



DATE: July 25, 2022

AGENDA ITEM #5

AGENDA REPORT

TO: Historical Commission

FROM: Jia Liu, Associate Planner

SUBJECT: HPA22-0001 – 151 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 151 Hawthorne Avenue

BACKGROUND

The historic property, which is identified as a Historic Resource on the City's Historic Resources Inventory (HRI) is located on Hawthorne Avenue between South San Antonio Road and Eleanor Avenue. The main house on the property was designed with the Craftsman bungalow architectural style and originally constructed in 1922.

At the time of construction, the house was located within Fremont Township in Santa Clara County surrounded by orchards. The ownership before 1965 is unknown, but at least a rear addition occurred in 1950s. In the 1970s, during the ownership of Bruce Wales Palmer, an inground swimming pool was constructed along with other changes occurred including the addition of a door on the west elevation, new fencing, a new roof, furnace, and at least two kitchen and two bath remodels.

On July 25, 2022, the Historical Commission will review an advisory review application under the Historic Alteration Permit H22-0001 for a 609 square-foot addition to the existing single-family residence, 26 square-foot addition to the existing basement, and a 544 square-foot, detached two-car garage and 296 square-foot, one-car carport attached to the proposed garage..

DISCUSSION

Historic Assessment

As outlined in the Historic Evaluation and Secretary of the Interior Standards for the Treatment of Historic Properties Review and the Mills Act Application Recommendation Letter prepared by Stacey De Shazo with Evans & De Shazo, Inc. (Attachment B and C, 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 Craftsman bungalow 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 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.

The character defining features of the structure are associated with Craftsman bungalow design, including the one-story structure form, multi-front-gabled form, low-pitched roof with wide overhanging eaves, exposed rafters and beams, recessed porch set under an extending porch roof, battered porch columns, wood casement windows, and double-hung wood windows.

The rehabilitation application includes a 609 square-foot addition to the existing single-family residence, 26 square-foot addition to the existing basement, and a 544 square-foot, detached two-car garage and 296 square-foot, one-car carport attached to the proposed garage. The addition will occur to the rear of the house that will result in 13 original double-hung windows with lugs located on non-visible elevations to be removed which is found consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. In addition to the modifications caused by the addition, non-original features including two picture windows and one entry door will also be replaced. New windows and doors are designed compatible with the Craftsman bungalow style but not be duplicated to the original windows which will not create the false sense of historic development.

The project also consists of the removal of the existing shed, infilling an inground swimming pool, and refining the associated landscaping. As evaluated by the subject historian, they are not associated with any known architectural style, form, or architectural landscape design or landscape planning; therefore, they are not historic characters. The proposed new garage is in the approximate location of the shed, and it is new construction and is designed to be compatible with the ca. 1922 house in design, form, scale, and materials. In addition, the new garage will be situated behind a wooden fence and not visible from Hawthorne Avenue.

Overall, the new addition and exterior modifications 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.

Analysis

The City of Los Altos currently has 14 Mills Act agreements for properties located in Los Altos. The Mills Act provides for a reduction in property taxes for qualified historic properties. The Act represents a current use assessment for qualified properties, also known as a contract assessment. The property owner must enter into a preservation agreement, which allows the owner to enjoy a reduced property tax rate from the County Assessor in exchange for the preservation, and in some cases, restoration and rehabilitation, of the historic structure. The County Assessor sets the property tax rate based on an appraisal of the market value of the land and improvements related to the historic structure. A property under an agreement will receive a property tax reduction based on an appraisal of the rental value of the land and improvements related to the historic structure. In

accordance with Municipal Code Chapter 12.44.170, the City Council may approve Mills Act agreements as an incentive for preserving historic properties.

The standard term of a Mills Act agreement is for ten years with an automatic renewal clause each year. It is important to note that, both parties have the option to exercise their right to revoke the agreement should they desire to do so at a future date. The agreement also includes a requirement that all money saved on property taxes must be invested into the preservation, restoration and/or enhancement of the historic structure. A schedule of improvements to the structure and property has been included as Exhibit B in the draft agreement (Attachment D).

Based on the recommendations from the historian (Attachment D), the historic resource at 151 Hawthorne Avenue continue to be architecturally significant, according to state and local criteria, and remains a significant historic resources and would be appropriate for consideration of a Mills Act contract.

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

RECOMMENDATION

Staff recommends that the Historical Commission recommend that the City Council request the City Manager execute a Mills Agreement with the property owners of 151 Hawthorne Avenue

Cc: Brown House Design, Applicant and Designer
Karen Scussel & Curt Riffle, Owners

Attachments

- A. Site Map
- B. Resolution No. 2022-__
- C. Historic Evaluation and Secretary of the Interior Standards for the Treatment of Historic Properties Review, Stacey De Shazo
- D. Mills Act Application Recommendation Letter, Stacey De Shazo
- E. Historic Preservation Agreement

TREE PLANTING SCHEDULE

*NOTE: TREE PLANTING SCHEDULE PROVIDED FOR REFERENCE. SEE SEPARATE LANDSCAPE DESIGN DRAWINGS AND TREE PLANTING SCHEDULE BY GARDEN SENSE, INC (ATTN: JANET BELL).

Tree Planting Schedule

Scussel-Riffle Residence, 151 Hawthorne Ave., Los Altos
Garden Sense, Inc. Landscape Plan v1.2-2022

Common Name	Number of Trees	Size (Gallons/Boxes)	Comment
Cork Oak	2	24" or 36"	Quercus suber – the branching structure is typically better on the larger trees
Chinese Pistache	3	36"	These grow relatively slowly so preferable to get a larger tree
Fuyu Persimmon	1	24" if available	Difficult to find larger than a 15-gallon and these are typically small
Laurus nobilis 'Saratoga' Tree	3	15-gallon or 24" box	Standard Tree; (2) at Rear yard and (1) at side yard
Orange	1	24" if available	
Fuji Apple	1	15-gallon	Espaliered
Santa Rosa Plum	1	15-gallon	Espaliered
Asian Pear	1	15-gallon	Espaliered
Tree A	3	15-gallon	Species TBD; front yard; height 10' to 12'
Tree B	3	15-gallon or 24" box	Species TBD; side yard; height: 10'to 16'
Henry Lauder's Walking Stick	1	15-gallon	Multi-trunk; height 8'
Redwood	3		Existing; (remove 2 of 5 for spacing)
Live Oak	1		Existing

- Notes:
- 11 trees will be removed (4 olive, 4 palm, 1 deodara cedar, 2 redwood)
 - 4 trees will be retained (1 live oak, 3 redwood) – see above
 - 20 new trees will be planted - see above

LINE OF DAYLIGHT PLANE = ROOF RIDGE OF NEW ACCESSORY STRUCTURE. REFER TO SHEETS A4.4 AND A4.5

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE OR LINE OF EASEMENT
- OUTLINE OF RESIDENCE FOOTPRINT
- UTILITY LINE - UNDER GROUND
- UTILITY LINE - OVERHEAD
- PUE & DRAINAGE EASEMENT, FENCE / GATE
- AREA OF (E) RESIDENCE
- AREA OF RESIDENCE TO BE REMODELED.
- AREA OF ADDITION
- DOWNSPOUT CONNECTED TO UNDERGROUND DRAINAGE PIPING
- TREE INVENTORY SYMBOL (NUMBER)

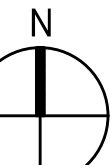
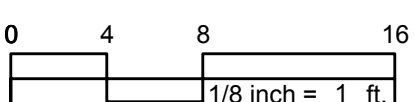
SITE PLAN NOTES

- VERIFY ALL SETBACK DIMENSIONS NOTED ON THE SITE PLAN, FLOOR PLANS, AND FOUNDATION PLAN IN THE FIELD PRIOR TO COMMENCING THE WORK. NOTIFY THE DESIGNER IMMEDIATELY OF ANY AND ALL DISCREPANCIES.
- VERIFY IN THE FIELD ALL GRADES AND STEP DIMENSIONS.
- ALL DOWNSPOUTS SHALL BE CONNECTED TO THE EXISTING UNDERGROUND DRAINAGE PIPING. COORDINATE SITE AND FOUNDATION UNDERGROUND RAINWATER DRAINAGE PIPING FROM THE DOWNSPOUTS TO THE EXISTING BUBBLERS W/ WHAT IS SHOWN ON THE SITE PLAN.
- SLOPE FINISH GRADE 6" PER 10'-0" (5%) A MINIMUM DISTANCE OF 5'-0" AWAY FROM THE RESIDENCE FOUNDATION AT AREAS OF NEW CONSTRUCTION.
- CONTRACTOR TO VERIFY SIZE AND LOCATION OF ALL UTILITY CONNECTIONS. CONTRACTOR TO PROVIDE ALL NEW UTILITY CONNECTIONS AND/OR UPGRADE EXISTING AS REQUIRED TO ACCOMPLISH WORK. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS AND APPROVALS AS REQUIRED BY THE JURISDICTION WITH AUTHORITY.
- DEMOLISH AND REMOVE EXISTING RESIDENCE, WALKWAYS, CONCRETE SLABS, WOOD DECKS, FENCES, ETC. AS REQUIRED TO FOR NEW CONSTRUCTION.
- EXCAVATE OR FILL SITE AS REQUIRED PER PLANS, SOILS REPORTS (IF ANY), AND CBC REQUIREMENTS.
- THE CONTRACTOR SHALL OBTAIN ALL NECESSARY DEMOLITION PERMITS AND APPROVALS INCLUDING ASBESTOS ABATEMENT, (IF NEC.), AS PART OF THE BID.
- REFER TO THE DEMOLITION PLAN ON SHEET A2.0 FOR FURTHER NOTES AND INFORMATION.
- ANY UNDERGROUND UTILITY TRENCH WORK SHALL AVOID THE DRIP-LINES OF ALL PROTECTED TREES UNLESS APPROVED BY PROJECT ARBORIST AND THE PLANNING DIVISIONS. PROTECTED TREES LISTED ON THIS SHEET TREE INVENTORY LISTED ON TREE INVENTORY.
- AIR CONDITIONER SHALL MEET THE REQUIREMENTS OF THE LOS ALTOS NOISE CONTROL ORDINANCE CHAPTER 6.16 AND BE IN COMPLIANCE WITH PLANNING DEPARTMENTS SET BACK REQUIREMENTS. (N/AIR CONDITIONER ON (N)CONCRETE CURB, FIELD VERIFY EXACT LOCATION WITH OWNER AND BROWNHOUSE DESIGN
- SEE SEPARATE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION.
- SEE SEPARATE SURVEY DRAWINGS FOR ADDITIONAL INFORMATION.
- SEE SEPARATORY TREE INVENTORY PROVIDED FOR REFERENCE. SEE SEPARATE TREE INVENTORY REPORT BY MCGUIRE TREE CARE, INC.

NEW/PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"

- NOTE:
- SEE SURVEY SHEET SUI FOR ADDITIONAL INFORMATION.
 - LANDSCAPE DESIGN PLANS SHALL BE PROVIDED BY OTHERS. LANDSCAPE DEPICTED ON NEW/PROPOSED PLAN PROVIDED FOR REFERENCE ONLY. SEE SEPARATE LANDSCAPE DESIGN PLANS FOR ADD'L INFORMATION.



SCUSSEL-RIFFLE RESIDENCE REMODEL

151 HAWTHORNE AVENUE
LOS ALTOS, CA 94022

DRAWN BY: LM
SCALE: AS NOTED
DATE: 07/06/2022

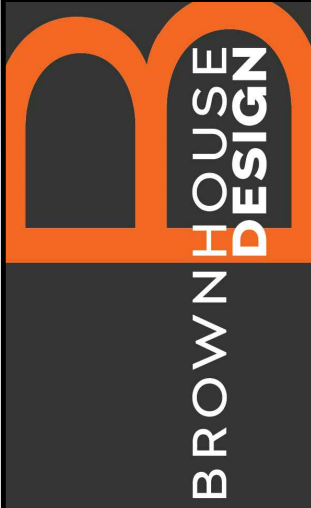
A1.1

APN: 170-41-030

DO NOT SCALE THE DRAWINGS! DIMENSIONS TAKE PRECEDENCE. REPORT ANY AND ALL DISCREPANCIES TO THE DESIGNER.
WHEN PRINTING PDF: SET SCALE TO "NONE" OTHERWISE DRAWING WILL NOT PRINT TO SCALE.

DESIGNER:
BROWNHOUSE DESIGN, INC.
164 MAIN ST. LOS ALTOS, CA 94022

REVISIONS	BY
90% SET 12/16/2021	LM
PLANNING 01/10/2022	LM
RESPONSE TO PLANNING 05/27/2022	LM
RESPONSE TO MILLS ACT 07/06/2022	LM



ATTACHMENT B

RESOLUTION NO. 2022-__

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 151 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 7, 1997 and made positive findings pursuant to Section 12.44.060(c.), that the proposed historic resource structure at 151 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 July 25, 2022 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.

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 151 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 _____ 2022 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Anita Enander, MAYOR

Attest:

Angel Rodriguez, CITY CLERK



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 151 HAWTHORNE AVENUE, LOS ALTOS,
SANTA CLARA COUNTY, CALIFORNIA**

SUBMITTED TO:

Karen Scussel and Curt Riffle
klscussel@gmail.com

SUBMITTED BY:

Stacey De Shazo, M.A.
Principal Architectural Historian
stacey@evans-deshazo.com

Updated July 8, 2022

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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 151 Hawthorne Avenue, Los Altos, Santa Clara County, California within a 0.3-acres Assessor's Parcel Number (APN) 170-41-030 (Property). The Property includes a ca. 1922 house, ca. 1922 shed, 1972 inground swimming pool, and associated landscape. The proposed project consists of alterations to the ca. 1922 house, including changes to the exterior primary façade, an addition along the rear of the house, demolition of the ca. 1922 shed, infilling of the 1972 inground swimming pool, and the construction of a new garage. The ca. 1922 house within the Property is currently listed on the Office of Historic Preservation's (OHP) Built Environment Resources Directory (BERD) (P-43-002072) and within the City of Los Altos Historic Inventory (2013). Therefore, the ca. 1922 house is considered a Historical Resource as defined in Section 15064.5 of the California Environmental Quality Act (CEQA); 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 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 listing as a historical resource, EDS also completed a Standards review to provide additional guidance and recommendations related to the proposed rehabilitation Project and assess potential impacts to historical resources.

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 and Standards review report was completed by EDS Principal Architectural Historian Stacey De Shazo, M.A., who exceeds the Secretary of Interior's qualification standards in Architectural History and History. The results of the report are presented herein.

PROPERTY LOCATION

The Property is located within the 0.3-acre APN 170-41-030 at 151 Hawthorne Avenue, Los Altos, Santa Clara County, California (Figure 1). The Property is situated on the north side of Hawthorne Avenue, approximately 322 feet west of Eleanor Avenue, and about 0.2 miles east of South San Antonio Road in Los Altos.

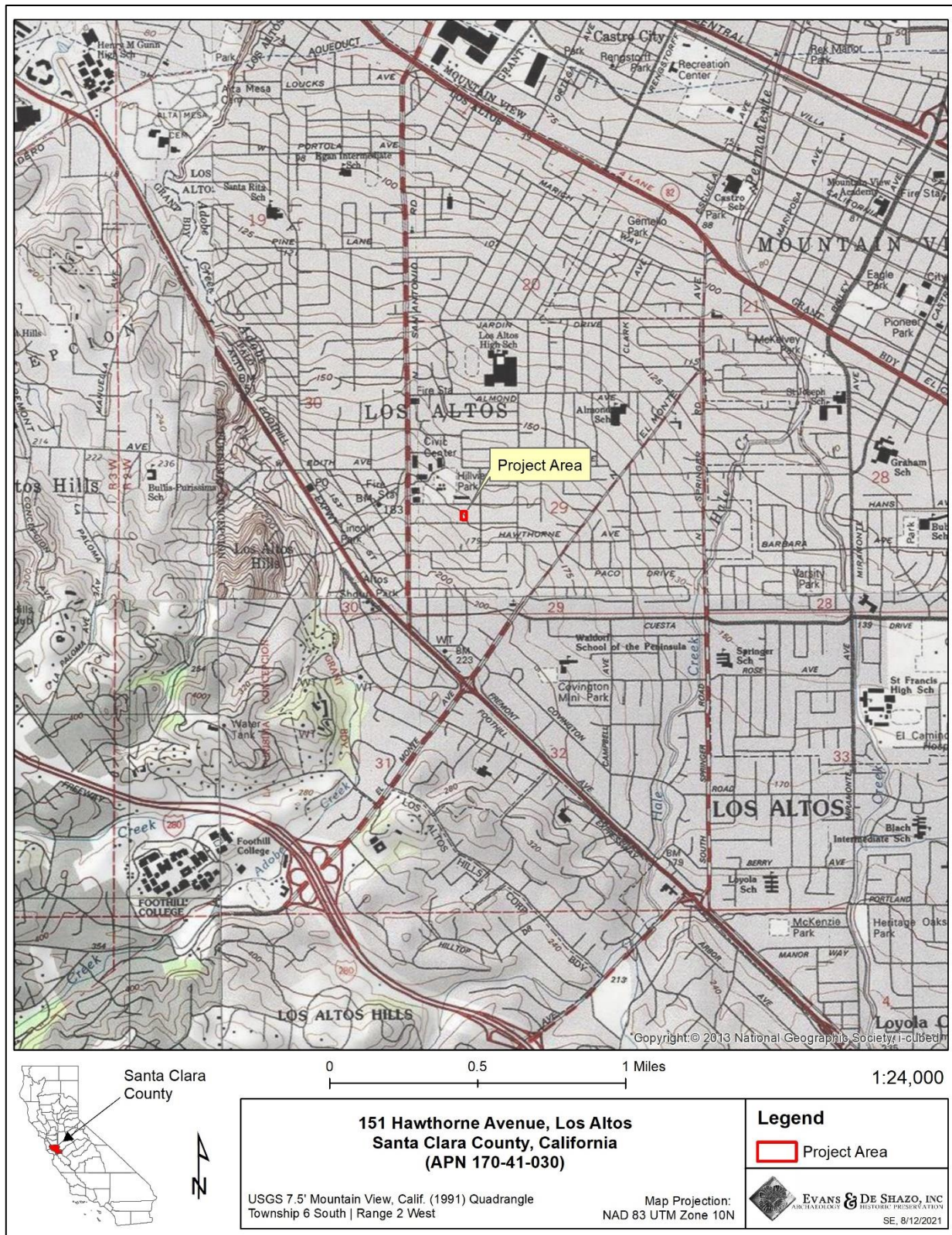


Figure 1. Location Map



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 #20-2471) to determine if the Property has been previously documented. Based on the record search, the ca. 1922 house within the Property is currently listed on the OHP BERD (43-002072) and within the City of Los Altos Historic Inventory (2013). EDS also conducted extensive online and in-person research, including the Santa Clara County Assessor/Recorder Office records and the San Jose Public Library California Room. EDS and the current owner also requested assistance from the Los Altos History Museum, who completed a records search on behalf of EDS and the Property owners. In addition, EDS, and the current owners, requested records from the City of Los Altos (detailed in the section below) and to obtain the permit history and ownership history of the Property. EDS also conducted extensive online resources (see list below) and reviewed digital documents on file with EDS, such as historical maps, Sanborn Fire Insurance maps, historical aerial photographs, and other primary source documents. The purpose of the research was to understand the Property history and the history of the surrounding area to assist in the develop 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, character-defining features, materials, and alterations of built environment resources, at least 45 years in age, within the Property. Department of Parks and Recreation (DPR) 523 forms were also completed



for the Property (Appendix A).

The **methods used to complete the Standards review** included a review of the architectural plans and renderings submitted to EDS by Brownhouse Design (dated 5/27/2022). The Standards review was completed by EDS Principal Architectural Historian, who worked directly with Brownhouse Design to identify and address potential adverse impacts on the ca. 1922 house and ensure the current scope of work complies with the Standards for Rehabilitation.

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)

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

- Santa Clara County Assessor/Recorder Office:
 - Research was requested by EDS during COVID-19 restrictions (on two separate occasions) that at the time did not allow for in-person research or for the county to complete the research for EDS. After the COVID-19 restrictions were lifted, the current owner completed in-person research completed by the current owner.
- San Jose Public Library, MLK, California Room: October 2021, EDS conducted in-person research on



October 1, 2021, with the assistance of the research librarian.

- EDS reviewed historical maps, aerial photographs, and Sanborn Fire Insurance maps
- EDS reviewed city directories available at the California Room including 1919, 1927, 1940, 1934, and 1952.
- EDS also reviewed the county tax reel.¹
- NWIC Record Search
 - On September 9th, 2021, the NWIC completed a database search (NWIC File #20-2471) of the Property. The record search results included a primary record (43-002072; 1997).
- City of Los Altos
 - On August 27, 2021, EDS reached out via email to the Los Altos Planning Department for assistance with research about the Property. EDS was advised by Guido Persicone, Design Review Commission Liaison, that the city did not have any information about the subject Property. GIS Technician Vency Woo also advised EDS that the city did not have records on the Property. In addition, the current owner requested a permit history in November 2021, received in December 2021, with limited results.
- Los Altos History Museum
 - EDS and the current owner requested research from the museum.

The results of the in-person local repositories, record searches on behalf of EDS and the current owner, and extensive online research are incorporated within the Historic Setting section of this report.

HISTORIC 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,”² 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. 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

¹ EDS was unable to find the Property other than information about recent owner, Bruce Palmer.

² 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.



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 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.³ During this time, many new settlers squatted on land, including Mexican rancho land and unclaimed land. To quickly resolve Mexican rancho land disputes, the U.S. Congress passed the California Land Act of 1851, which established a three-member Public Land Commission (Commission) to determine the validity of prior Spanish and Mexican land grants.⁴ 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 who were hired to defend their land claims in court.⁵

In 1850, the Property was within the Fremont township of Santa Clara County within 640-acres of public land

³ 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.

⁴ The Spanish government-controlled California land from approximately 1770 to 1821 and the Mexican government-controlled California land from 1821 to 1846.

⁵ Nancy Olmsted. *Vanished Waters: A History of San Francisco's Mission Bay*, Mission Creek Conservancy, San Francisco, 1986.



that was 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),⁶ 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 consisted of approximately 100 residents, mostly living on large parcels of land utilized for wheat farming and cattle ranching. During this time, the Property was located within 640-acres of public land covered in dense chamisal,⁷ 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 present-day 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.⁸ 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.⁹ Martin paid Juana \$7,000 for the land, adding to his approximately 4,800-acre land holdings in the present-day City of Sunnyvale, known then as Bay View Ranch.¹⁰ 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, 1871,¹¹ 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

⁶ CIRCA Preservation Consulting, "City of Los Altos Historic Resources Inventory", Prepared for the City of Los Altos, 2012.

⁷ Chamisal is a Mexican word that means overgrowth of chamiso, an evergreen shrub.

⁸ CIRCA Preservation Consulting, "City of Los Altos Historic Resources Inventory", Prepared for the City of Los Altos, 2012.

⁹ Gordon Richards, "Stephens-Townsend-Murphy Party", Truckee Donner Historical Society, accessed September 21, 2021, <https://www.truckeehistory.org/the-first-pioneer-wagons-crossed-the-sierra-over-160-years-ago.html>.

¹⁰ Los Altos Hills, "Lost Altos Hills History Anthology (1956-2016)", 2016.

¹¹ Sacramento State Office, "Report of the Surveyor-General of the State of California from August 1, 1898 – August 1, 1898." 1886.



living in Los Altos loaded their crops onto wagons that were then hauled 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 proximity 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 both 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 as “much as 200 dollars per acre from prunes, apricots, peaches, cherries, pears, and other fruits.”¹² By 1900, the land where the Property is located was planted with fruit trees.

In the early 1900s, land development companies and transportation companies began to buy land in Los Altos for future development. During this time, the area of present-day Los Altos saw large tracts of undeveloped land, including the area 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, who was an attorney for the Southern Pacific, purchased a right-of-way from Palo Alto to Los Altos to run a connecting line through Los Gatos 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 was 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 serving 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 instead offered to buy both lots from her. 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 for a day in the country, 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

¹² Jose Salameda, *Memories of Los Altos*, publisher Joe Salameda (January 1, 1982).



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, and 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, 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.¹³ 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 Americans found a way to purchase property, such as George Furuichi and his family. They moved to Los Altos in 1918 and purchased 5 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 who owned property within present-day Los Altos. By the late 1920s, Los Altos had remained a small town with 10-acre lots that were 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 the decrease of available capital that impacted agriculture and led to 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, along with 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

¹³ CIRCA Preservation Consulting, "City of Los Altos Historic Resources Inventory", Prepared for the City of Los Altos, 2012.



(NIRA). The PWA projects included extensive improvements and growth to the road system in the Santa Clara Valley and Los Altos.

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 they would have to “relocate” to military areas. Many of them were sent to the assembly center at Tanforan for 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 person \$25 in cash and a train or bus ticket back to their hometowns for the returning Japanese residents. 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.¹⁴ Unlike many Japanese Americans who lost everything during their internment, George Furuichi and his family could retain 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. 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, many, 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 construction, 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 in 1976, Apple co-founders Steve Jobs and Steve Wozniak built the first 50 “Apple I” computers in Steven Jobs’ parents’ garage in Los Altos.

¹⁴ 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).

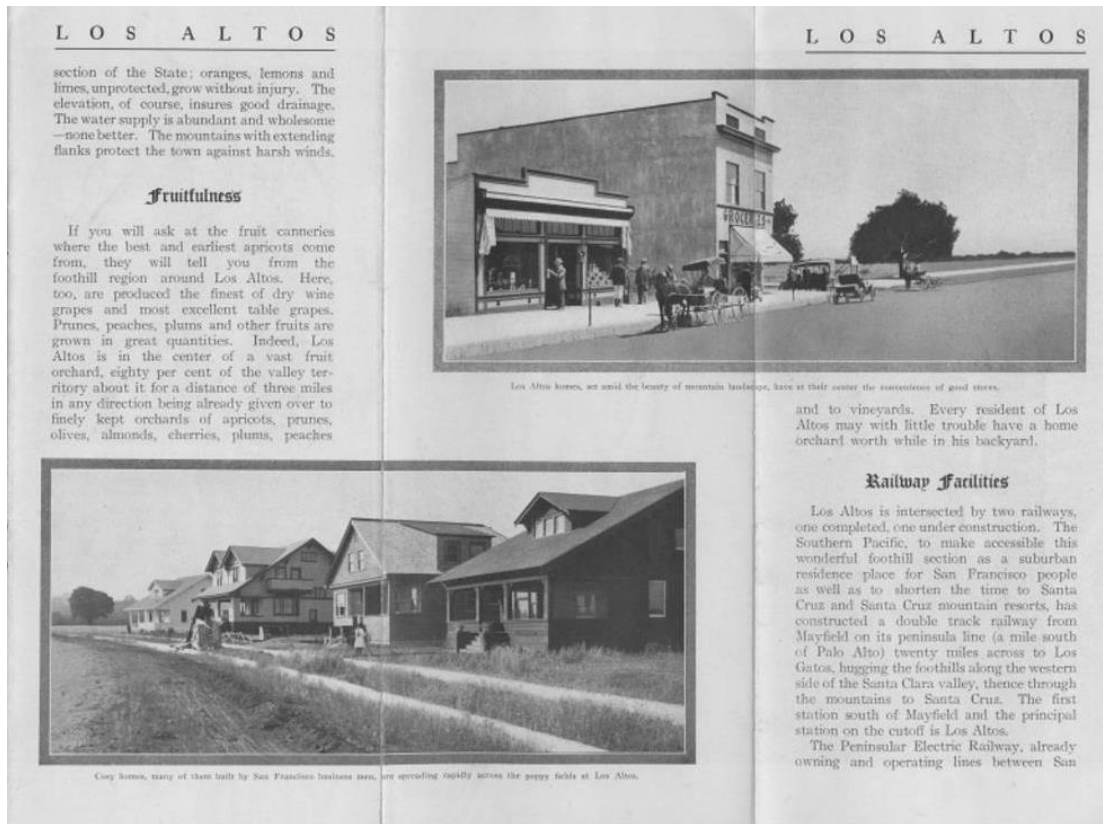


Figure 6. Advertisement from the Altos Land Company, advertising Los Altos as the loveliest place on the peninsula (courtesy of the Los Altos History House Museum Archives).



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 is unknown but may have been within his property on Hawthorne Avenue (courtesy of the Los Altos History House Museum Archives).



PROPERTY HISTORY

Prior to the construction of the current built environment resources, the Property was part of unclaimed public land acquired by the U.S. government in 1848. By 1865, the Property had been surveyed under the PLSS and became part of a 640-acre property that consisted of chamisal, a term for the overgrowth of chamiso, an evergreen shrub (Figure 9). By 1873, the 640-acre property was divided into two parcels, one belonging to "Graham" and the other belonging to "Bailey" (Figure 10). During this time, the Property was within the Fremont Township in the county of Santa Clara, 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 11). There were two private roads within the 40-acre property during this time, one of which became South San Antonio Road, located west of the Property, and the other was South El Monte Avenue. No additional information about T. & J.P. Dillon was found.

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 11 (Figure 12). Although the Property was part of an early subdivision, housing within this area was slow to develop. According to the 1897 and 1899 USGS 15' Palo Alto Quadrangle maps, there were no houses within Lot 11 at this time (Figure 13 and Figure 14). 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 0.72-acre property (Figure 15); however, it was not until ca. 1922 that the Property was developed with the construction of the ca. 1922 house and ca. 1922 shed.

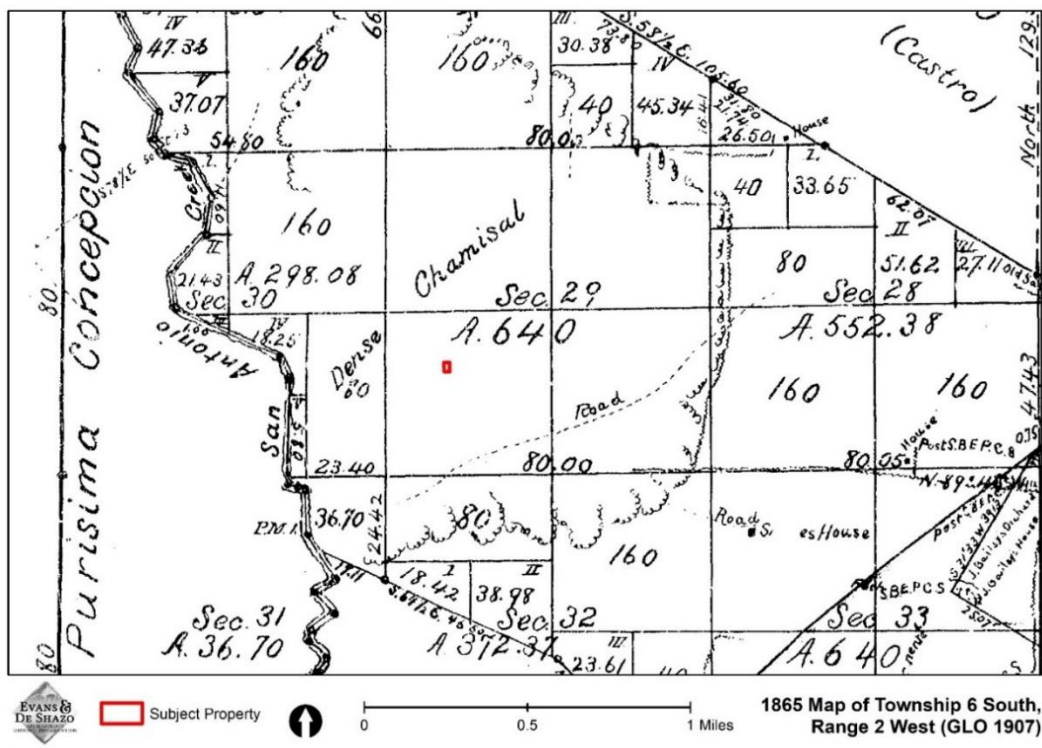


Figure 9. 1865 Government Land Office (GLO) map showing the Property within "Dense Chamisal".

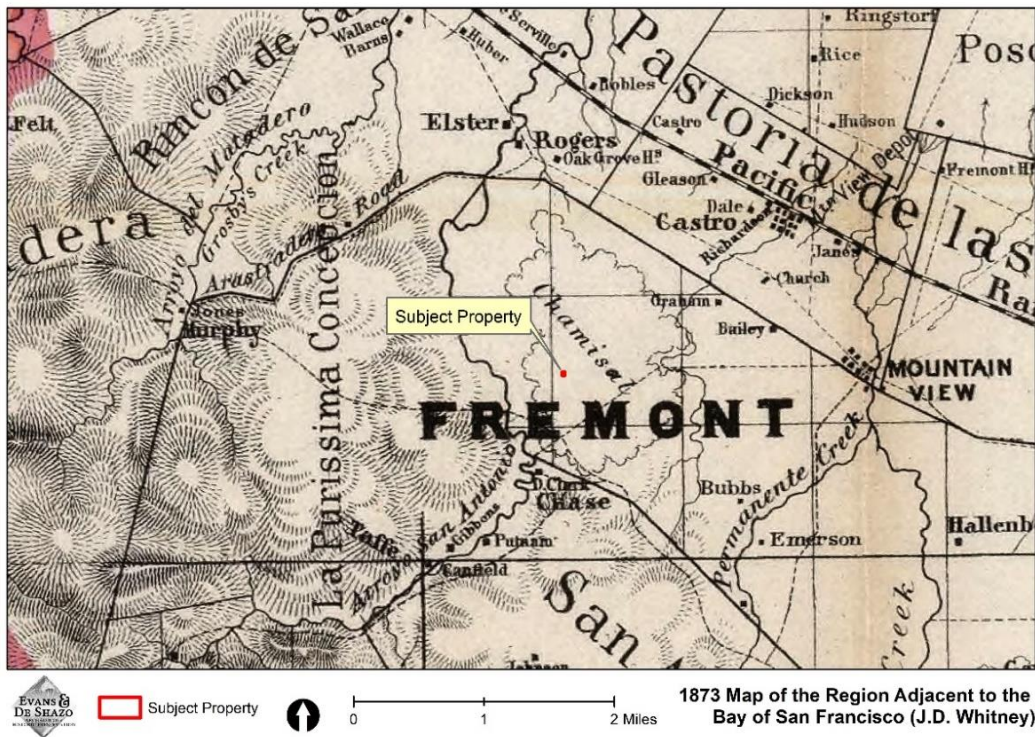


Figure 10. 1873 Hoffman and Whitney map showing the Property within an area still covered in chamisal.

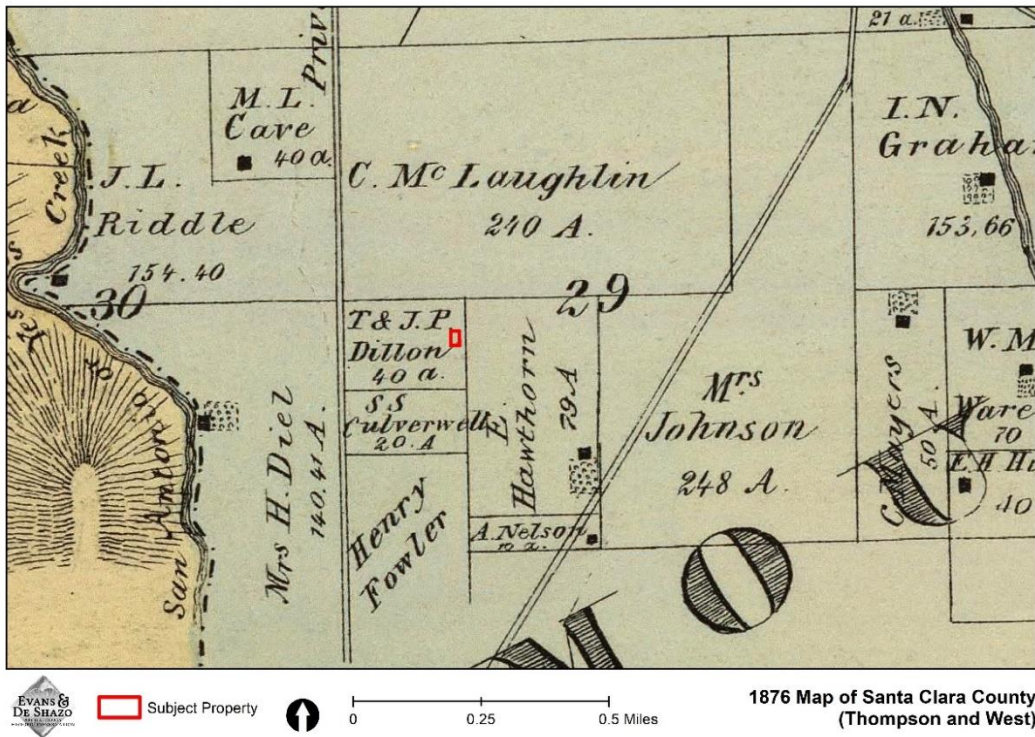


Figure 11. 1876 Thompson and West map showing the Property within T & J.P. Dillon's 40-acre property.

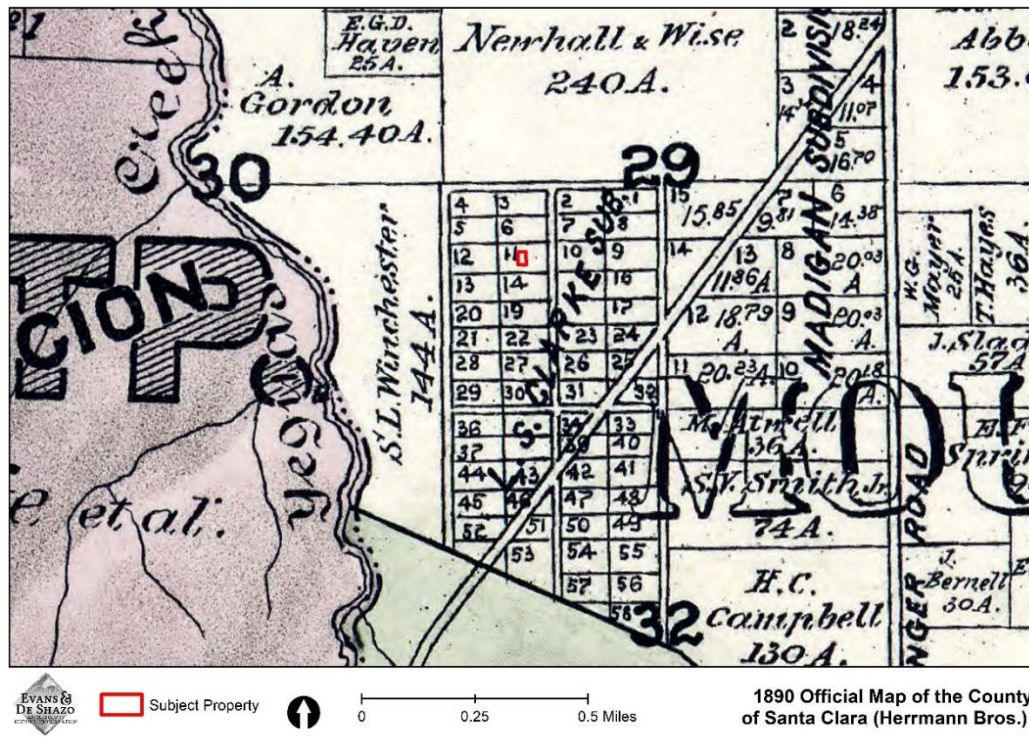


Figure 12. 1890 Hermann Bros. map shows the Property within lot 11 of L.S. Clarke Subdivision.

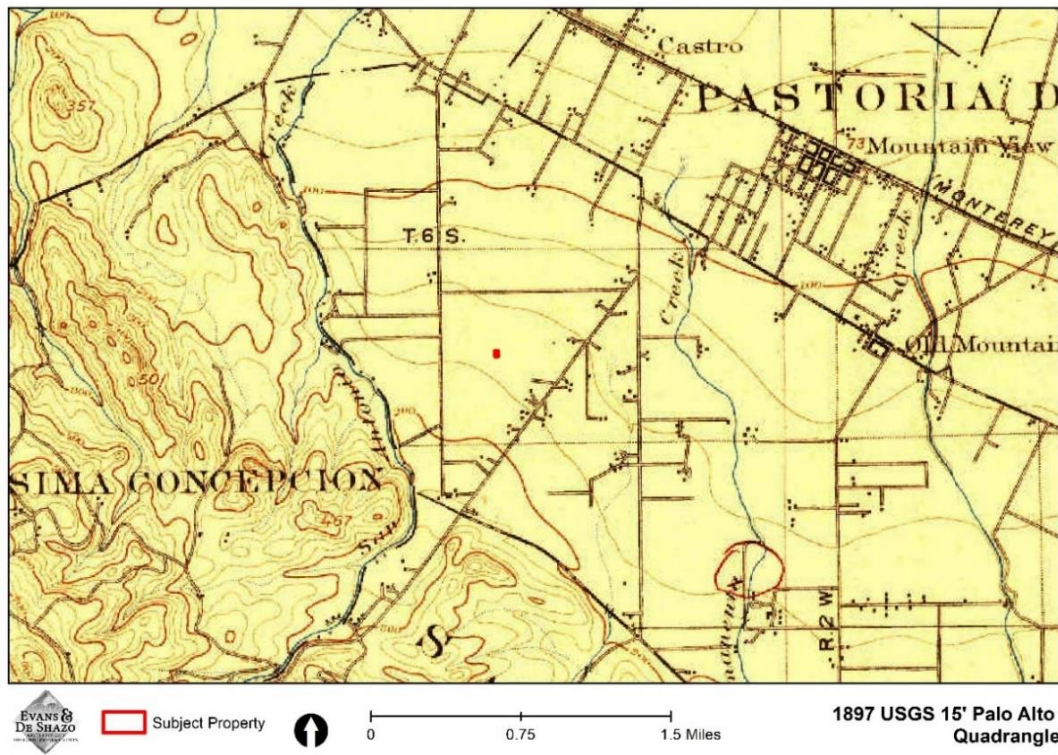


Figure 13. 1897 USGS 15' Palo Alto Quadrangle showing the Property.

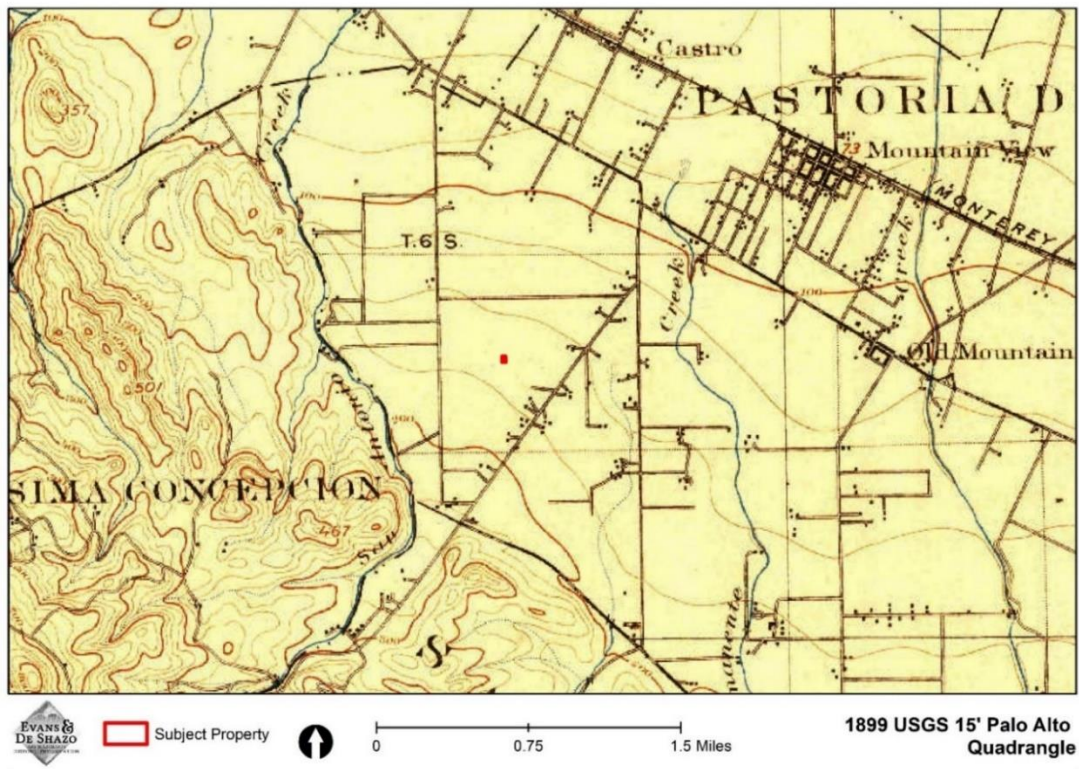


Figure 14. 1899 USGS 15' Palo Alto Quadrangle map showing the Property.

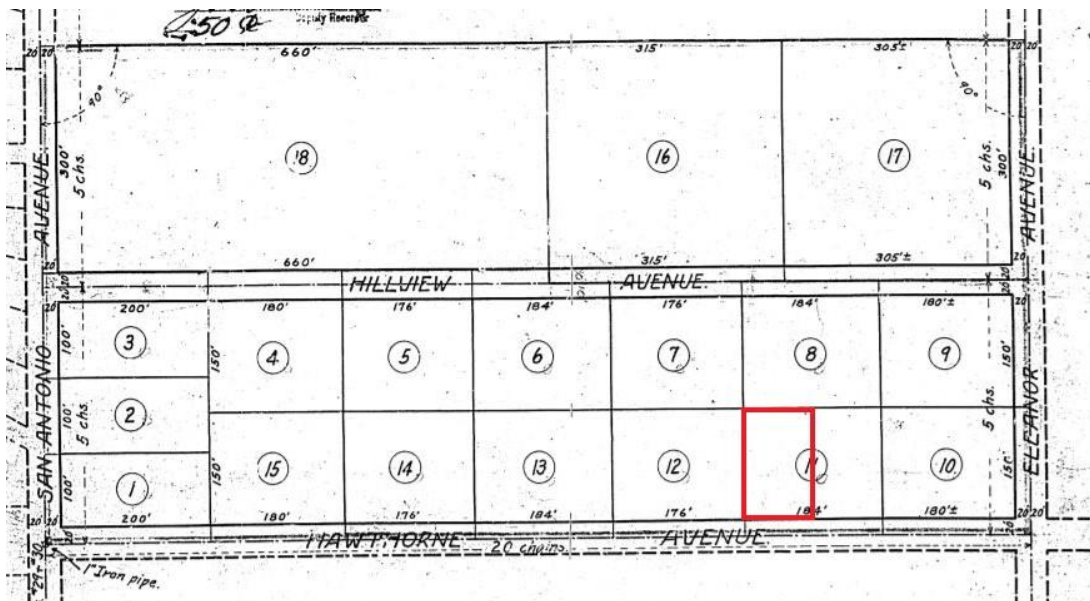


Figure 15. 1910 Subdivision Map of the Alto Acres Tract with the Property boundary outlined in red (courtesy of Santa Clara County).



Table 1. Owners and Occupants related to the ca. 1922 house, ca. 1922 shed, 1972 inground swimming pool, and associated landscape.

Year	Owner/Occupants	Details
ca. 1922-ca. 1965	Owners: unknown	<ul style="list-style-type: none">Although EDS conducted extensive online and in-person research, the current owner, the first owners of the ca. 1922 house, ca. 1922 shed, and associated landscape were not found.In 1922, the Property was located within Fremont Township in Santa Clara CountyBased on a review of the 1930 and 1940 U.S. Federal Census records, the house addresses on Hawthorne Avenue during this time were not the same as they are today, including 151 Hawthorne Avenue; however, the research did not reveal the original address of the Property.Aerial photographs between 1930 and 1941 show the Property, including the ca. 1922 house and ca. 1922 shed situated within an orchard. There were very few residential houses on Hawthorne Street or within the neighborhood during this time (Figure 16, Figure 17, and Figure 18).The 1956 aerial photograph shows the ca. 1922 house and ca. 1922 shed within the Property and a reduction in the orchards and increased houses within the neighborhood (Figure 19).
1964	Owner: C.H. Tabrett	<ul style="list-style-type: none">According to a city permit record (A 8254) for repair work on the ca. 1922 house, due to termite issues, C.H. Tabrett owned the Property in 1964. However, extensive research by EDS and the current owner did not find C.H. Tabrett listed in any city directory or on any deed or any other primary documentation associated with the Property. In addition, EDS did not find anyone with this exact name living in Los Altos during this time. However, it is possible that the initials or names were misspelled, as EDS did find a C.F. Tabrett living in Los Altos, but no documentation shows he lived within the subject Property.
ca. 1965 to 1972	Owners: David Redmond and Florence Eileen Redmond	<ul style="list-style-type: none">The owners of the Property between ca. 1965 and 1972 were David and Florence Redmond.David was born in Northampton, Northamptonshire, England, in 1904, and Florence was born in Northampton, Northamptonshire, England, in 1913. David and Florence were married in ca. 1935. From the 1930s to ca. 1950, they lived in Northampton, Northamptonshire, England.¹⁵ During this time, David was a foreman for an engineering press shop, and Florence was a housewife.It is unknown when David and Florence immigrated to the U.S., but in 1958, David and Florence traveled on the ship the Queen Mary from

¹⁵ Ancestry.com, General Register Office; United Kingdom; Volume: 4; Page: 1383.



Year	Owner/Occupants	Details
		<p>New York to England.¹⁶ According to the ship's manifest, David and Florence were citizens of the United Kingdom. David's occupation was a lathe operator, and Florence was a housewife.</p> <ul style="list-style-type: none">• By ca. 1965, David and Florence were living in Saratoga, California. When they purchased the property, there was a further reduction in the surrounding orchards and an increase in houses within the neighborhood (Figure 20).• In 1970, David and Florence became naturalized citizens of the U.S.• In 1972, David and Florence sold the Property to Bruce Palmer, and David and Mary returned to Northampton, Northamptonshire, England. Florence died in 1974 in England (Figure 21).¹⁷
1972 to 2019	<p>Owner: Bruce Wales Palmer</p> <p>Occupants: N/A</p>	<ul style="list-style-type: none">• Bruce Palmer was the owner of the Property from 1972 to 2019.• Bruce was born in 1945 in Santa Clara County and attended school at Palo Alto High School.• Bruce appears to have initially lived in the house from 1972 to ca. 2000, but he had moved out of the Property and rented the ca. 1922 house to various occupants from 2000 to 2019.• During Bruce's ownership is when the 1972 inground swimming pool was constructed, and other changes occurred, such as the addition of a door on the west elevation, new fencing, a new roof, furnace, and at least two kitchen and two bath remodels, which may have resulted in the reconfiguration of windows on the north and west elevations of the ca. 1922 house.• No additional information about Bruce was found.

¹⁶ Ancestry.com, The National Archives of the UK; Kew, Surrey, England; Board of Trade: Commercial and Statistical Department and successors: Inwards Passenger Lists.; Class: BT26; Piece: 1410

¹⁷ Ancestry.com, National Archives at College Park; College Park, Maryland, U.S.A.; NAI Number: 613857; Record Group Title: *General Records of the Department of State*; Record Group Number: *Record Group 59*; Series Number: *Publication A1 5166*; Box Number: 134; Box Description: 1974 PL – RZ.

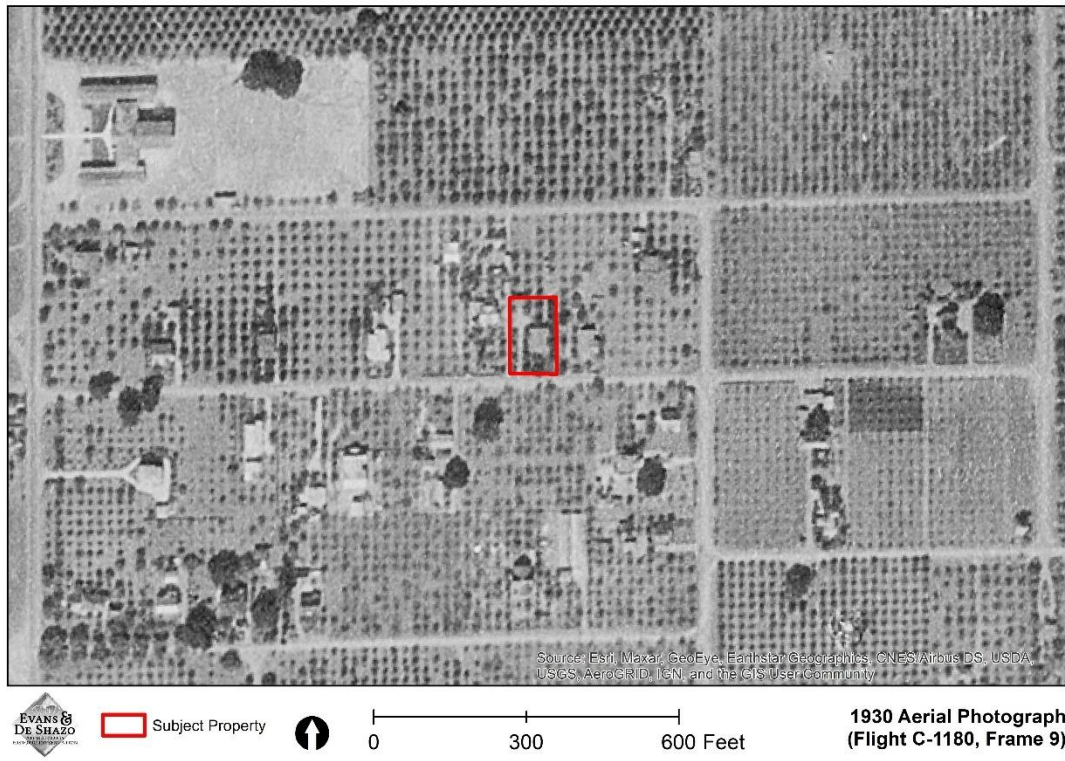


Figure 16. 1930 aerial photograph showing the Property (courtesy of the University of Santa Barbara Library).

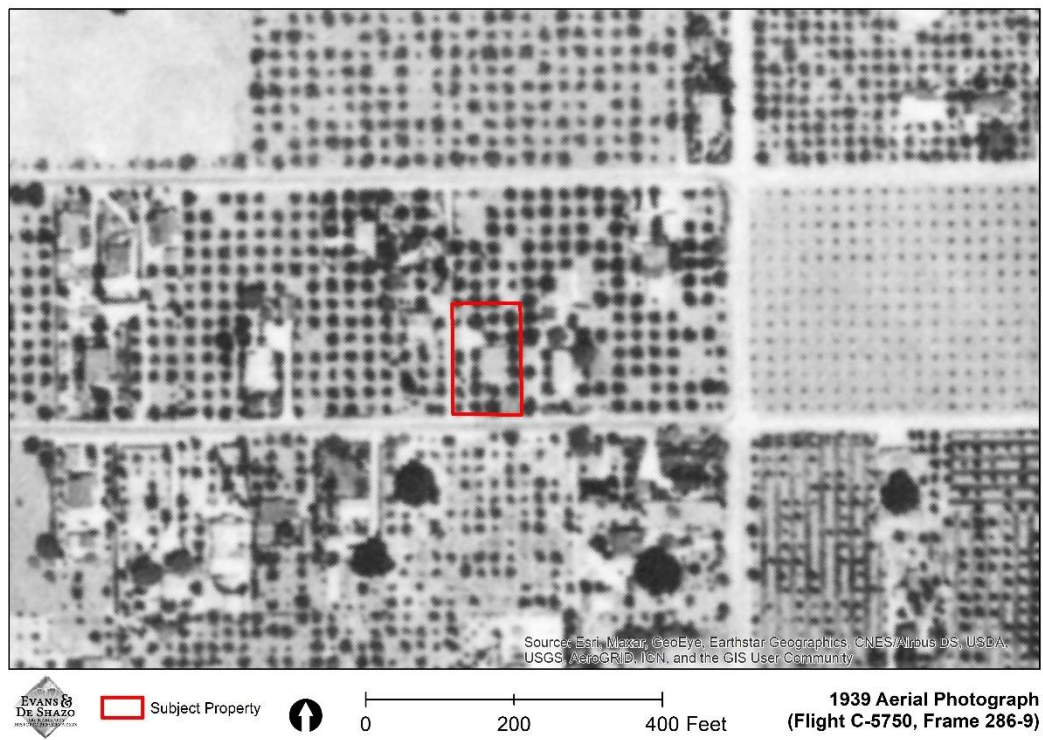


Figure 17. 1939 aerial photograph showing the Property (courtesy of the University of Santa Barbara Library).

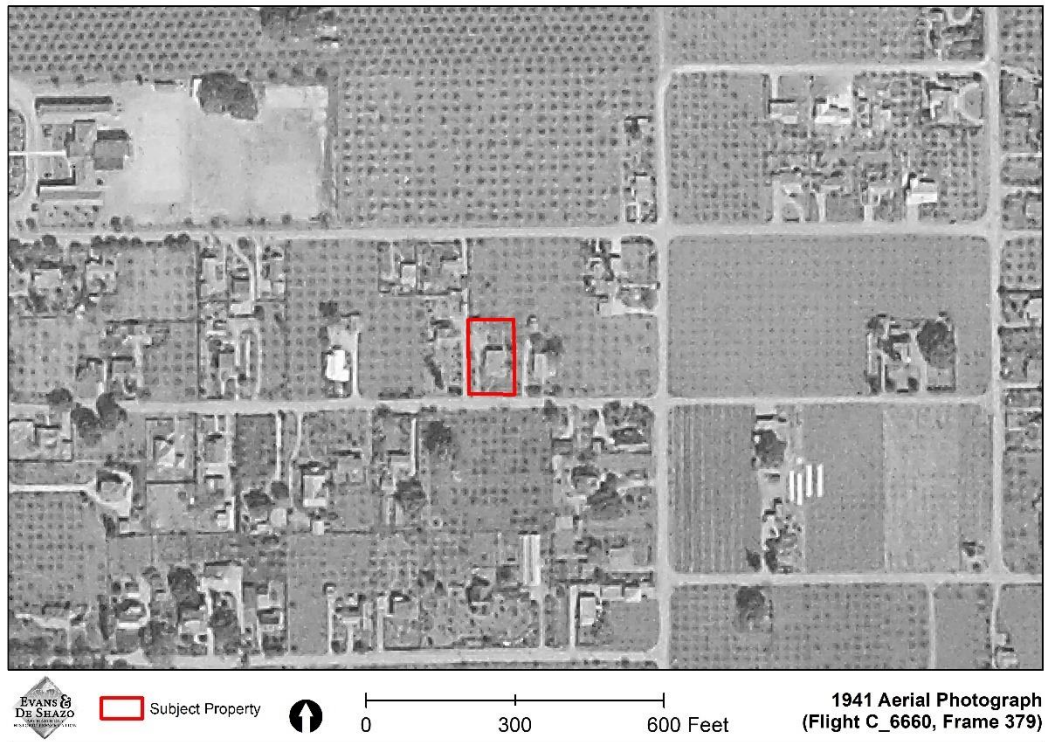


Figure 18. 1941 aerial photograph showing the Property's location surrounded by some houses, but still mainly orchards (courtesy of University of Santa Barbara Library).



Figure 19. 1956 aerial photograph showing the Property and surrounding residential growth (courtesy of the University of Santa Barbara Library).



Figure 20. 1968 aerial photograph of the Property with dense residential development around it (courtesy of University of Santa Barbara Library).

Form FS-102
11-18-51

DEPARTMENT OF STATE
FOREIGN SERVICE OF THE UNITED STATES OF AMERICA
REPORT OF THE DEATH OF AN AMERICAN CITIZEN
American Embassy, London, England, July 26, 1974
(Place and date)

Name in full Florence Eileen REDMOND Occupation Housewife
~~Naturalized~~ at Buffalo, NY on 11/11/54. Born UK 12/13/13 Last known address
in the United States 151 Hawthorn Avenue, Los Altos, California
Date of death July 3 02 00 1974 Age 60 years and 6 months
(Month) (Day) (Hour) (Minute) (Year) (As nearly as can be ascertained)
Place of death General Hospital Northampton England
(Number and street) or (Hospital or hotel) (City) (Country)
Cause of death 1a. Bronchopneumonia b. Renal and hepatic failure c. Disseminated
(Include authority for statement)
carcinomatosis. Adenocarcinoma of the Rectum. Certified by G.G.Wineards, M.B.
Disposition of the remains Cremated at Milton Crematorium, Northampton, England on
July 8, 1974. Ashes scattered in grounds of crematorium.
Local law as to disinterring remains N/A

Disposition of the effects in custody of David Redmond
Person or official responsible for custody of effects and accounting therefor as above
Informed by telegram:

NAME	ADDRESS	RELATIONSHIP	DATE SENT
<u>None</u>			

Copy of this report sent to:

NAME	ADDRESS	RELATIONSHIP	DATE SENT
<u>David Redmond</u>	<u>108 Charnwood Avenue,</u> <u>Westons, Northampton</u>	<u>Husband</u>	<u>July 26, 1974</u>

~~Persons~~ residing abroad with relatives ~~xxx~~ as follows:

NAME	ADDRESS	RELATIONSHIP
<u>David Redmond</u>	<u>As above</u>	<u>Husband</u>

Other known relatives (not given above):

NAME	ADDRESS	RELATIONSHIP
<u>Alfred Evans</u>	<u>106 Kingsley Park Terrace, Northampton</u>	<u>Brother</u>
<u>Lesley Evans</u>	<u>1 Woodside Crescent, Northampton</u>	<u>Brother</u>
<u>John Evans</u>	<u>74 Hawley Cres, New Dunston, Northampton</u>	<u>Brother</u>

This information ~~xxx~~ placed under
file ~~xxx~~ in the correspondence of this office.
Remarks: Included on US passport No. A230804 issued 3/11/70 in San Francisco
to David Redmond. Cert. of Naturalization No. 7342279 endorsed and returned to
husband. Death registered in Northampton on July 3, 1974 as entry No. 184.
SSA number 133-24-4776.

(Continue on reverse if necessary.)
Micaela A. Cella
Vice Consul
of the United States of America.

(SEAL)
No fee prescribed.

O - 542-F

SSA
JAH
8/1/74

REDMOND, Florence Eileen

Figure 21. Department of State, report of death of an American citizen, showing the last known address of Florence Redmond as 151 Hawthorne Avenue (Ancestry.com).



ARCHITECTURAL CONTEXT

The following section briefly explains the Craftsman architectural style associated with the ca. 1922 house.

CRAFTSMAN ARCHITECTURAL STYLE (1905 - 1930)

The American Craftsman style is the quintessential house style of America. More popular and more replicated than most others, it is the sum of all that America is. It stands for simplicity, excellence, and utility, and simplicity in design, excellence in craftsmanship, and utility in its functionality. Craftsman houses were inspired mainly by two California brothers – Charles Sumner Greene and Henry Mather Greene. They practiced together in Pasadena from 1893 to 1914 (i.e., California Craftsman, Craftsman Bungalows, or California Bungalow Craftsman). In about 1903, they began to design simple Craftsman-type bungalows. By 1909, they had designed and executed several exceptional landmark examples. Influenced by the English Arts and Crafts Movement, an interest in oriental wooden architecture and their early training in the manual arts appear to have led the Greene's to design and build these intricately detailed buildings. During the early twentieth century, these and similar residences were given extensive publicity in some of the most popular magazines, thus familiarizing the rest of the nation with this style. As a result, a flood of pattern books appeared, offering plans for Craftsman bungalows; some even provided completely pre-cut packages of lumber and detailing to be assembled by local labor. Through these vehicles, the Craftsman house quickly became the most popular and fashionable smaller house in the country.¹⁸

Common architectural design features of Craftsman architecture include the following:

- Low-pitched roof lines gabled or hipped roof
- Deeply overhanging eaves
- Decorative half-timbering and woodwork
- Front or side-gable roofs with exposed rafters or decorative brackets under eaves
- Front porch beneath the extension of the main roof
- Tapered, square columns ("battered" columns) supporting the roof
- Double-hung windows; 3-over-1 or 6-over-1 double-hung windows
- Hand-crafted stone or woodwork, including wood and shingle siding
- Mixed materials throughout the building

HISTORIC ARCHITECTURAL SURVEY

On June 21, 2021, EDS Principal Architectural Historian Stacey De Shazo, M.A., completed a historic architectural survey of the property, including the ca. 1922 house, ca. 1922 shed, 1972 inground swimming pool, and associated landscape. The results of the historic architectural survey are documented in the

¹⁸ Virginia McAlester and Lee McAlester, *A Field Guild to American Houses*, New York, Alfred A. Knopf. Munro-Fraser, J.P. 2013.



following section.

CA. 1922 HOUSE

The ca. 1922 house is designed in the Craftsman Bungalow architectural style. The house is asymmetrical with multiple roof plans, including a main front-gable roof form with a lower projecting front gable and an extending front gable porch roof. The roof is low-pitched with wide overhanging eaves and exposed roof beams and rafter tails. The roof is clad in an asphalt membrane material, and the house is clad in stucco in a dash finish. There appears to be at least one rear addition/porch enclosure, which was likely altered in the 1950s. The house is slightly elevated and is situated on a board-formed concrete perimeter and post and pier foundation.

South Elevation (Primary Facade)

The south elevation consists of an asymmetrical design with a main front-gabled roof form, a lower projecting front gable, and an extending front gable porch roof (Figure 22 and Figure 23). The extending porch roof consists of decorative vertical wood boards with open slates that provide ventilation to the porch roof. The porch is supported by three battered columns that rest on square piers clad with red brick (Figure 24). There is a solid porch balustrade clad in red brick laid out in a running bond pattern. The front porch floor is accessed via a set of concrete steps along the primary façade and a set of concrete steps and a secondary entrance along the rear of the porch at the southeast corner of the house. The porch floor is stamped concrete, and the porch ceiling is clad in contemporary stucco, which likely covers the original wood-clad porch roof (Figure 25). Fenestration along this elevation includes two large picture windows that are not original to the house, set in wood window casings (not original) and wide decorative window trim and an oversized wooden front door with three vertical beveled glass and asymmetrical patterns (Figure 26).



Figure 22. South elevation, facing north.



Figure 23. South elevation, facing north.



Figure 24. South elevation, facing north.



Figure 25. Photograph showing the front porch, facing west.



Figure 26. Photograph showing the front door, facing north.

East Elevation

The east elevation consists of a dormer side gable roof that sets above the porch roof and a projecting side gable addition/enclosed porch, both of which appear to be additions and not original to the design (Figure 27 and Figure 28). The side gable roof is set above the porch roof, consisting of exposed beams with the exterior of the original brick chimney projecting through the center of the roof along the roof ridge. The projecting side gable roof addition appears to be an enclosed porch that was altered in the ca. 1950s to allow access to the half-width basement that seems to have been initially accessed via an exterior cellar door that is no longer present. The projecting side gable addition consists of concrete steps and a contemporary hand railing that leads to a rear porch door. Fenestration along this elevation includes a series of three double-hung wood windows with lugs, two casement windows, and a basement window that appears original to the house, and a pair of double-hung wood windows with lugs and a wooden door with upper glazing and lower wood paneling that appear to have been added in the ca. 1950s or ca. 1960s as part of the rear porch enclosure.



Figure 27. East elevation, facing north.



Figure 28. Photograph showing the east elevation, facing southwest.



North Elevation

The north elevation consists of an extending gabled roof with wide overhanging eaves and wood beams (Figure 29). The rear gable mimics the front porch gable detail, with decorative, vertical wood boards with open slates that provide ventilation (Figure 30). There are changes to this elevation that includes a vinyl sliding glass door, added during the 2015 kitchen remodel, which is accessed via a set of steps constructed of what appears to be fiber cement or Hardie decking. There are two narrow, fixed windows that may be original to the house but appear to have been relocated due to either the 1985 or 2015 kitchen remodel. There are also a series of four double-hung wood windows with lugs that appear original to the house, as well as a narrow rectangular basement hopper window. There are two -square vents along this elevation that are not original and were likely added during one of the kitchen remodels.



Figure 29. Photograph showing the north elevation rear roof gable and decorative vertical wood boards along the gable, facing southwest.



Figure 30. North elevation, facing south.

West Elevation

The west elevation consists of a projecting porch side entry gable, which appears to be an addition added in 1985 or 2015 during one of the two-bathroom remodels (Figure 31). Fenestration along the west elevation consists of a pair of double-hung wood windows with lugs (of which one consists of a replacement sash without lugs), two narrow wood windows with lugs that appear to have been relocated during one of the bathroom remodels, a series of four double-hung wood windows with lugs, and a contemporary five-light glass and wood door, added in 1972, set below the projecting gable (Figure 32).



Figure 31. West elevation, facing southeast.



Figure 32. West elevation, facing east.



CA. 1922 SHED

The ca. 1922 shed is a wood-framed front gable form with a low-pitched roof and a wide eave overhang with exposed rafter tails. Along the south elevation, a portion of the building is clad in original horizontal wood boards, and the east, west, and north elevations are clad in contemporary stucco (Figure 33). There are two five-panel wood doors, one along the south elevation (primary façade) and another along the north elevation. There is a tarp covering a wide door opening (Figure 34). There are two windows, including a vinyl sliding window along the north elevation and a double-hung wood window along the east elevation.



Figure 33. Photograph showing the cladding along south and east elevations, facing northwest.



Figure 34. Photograph showing the tarp covering the wide door opening and the front entrance to the shed.

1972 INGROUND SWIMMING POOL

The 1972 inground swimming pool is kidney-shaped and includes a semicircular hot tub attached to the southern end of the swimming pool (Figure 35). The pool decking is constructed of stamped cobblestone and concrete. There is decorative blue tile along the top edge of the pool.



Figure 35. Photograph showing the 1972 inground swimming pool with the hot tub, facing north.

ASSOCIATED LANDSCAPE

The associated landscape includes original square concrete pillars clad in decorative red brick that appear original to the house (Figure 36). The brick-clad concrete pillars are linked together by contemporary iron fencing designed in a semicircular shape. A gravel driveway leads to a wooden fence, which appears to be new (Figure 37).



Figure 36. Photograph showing a concrete pillar and contemporary iron gate along the primary façade, facing north.



Figure 37. Photograph showing the gravel driveway and new wooden fence, facing north.



PREVIOUS ALTERATIONS TO THE CA. 1922 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 in a bulleted list. This is followed by an alternation diagram showing the ca. 1922 house and alterations (Figure 38).

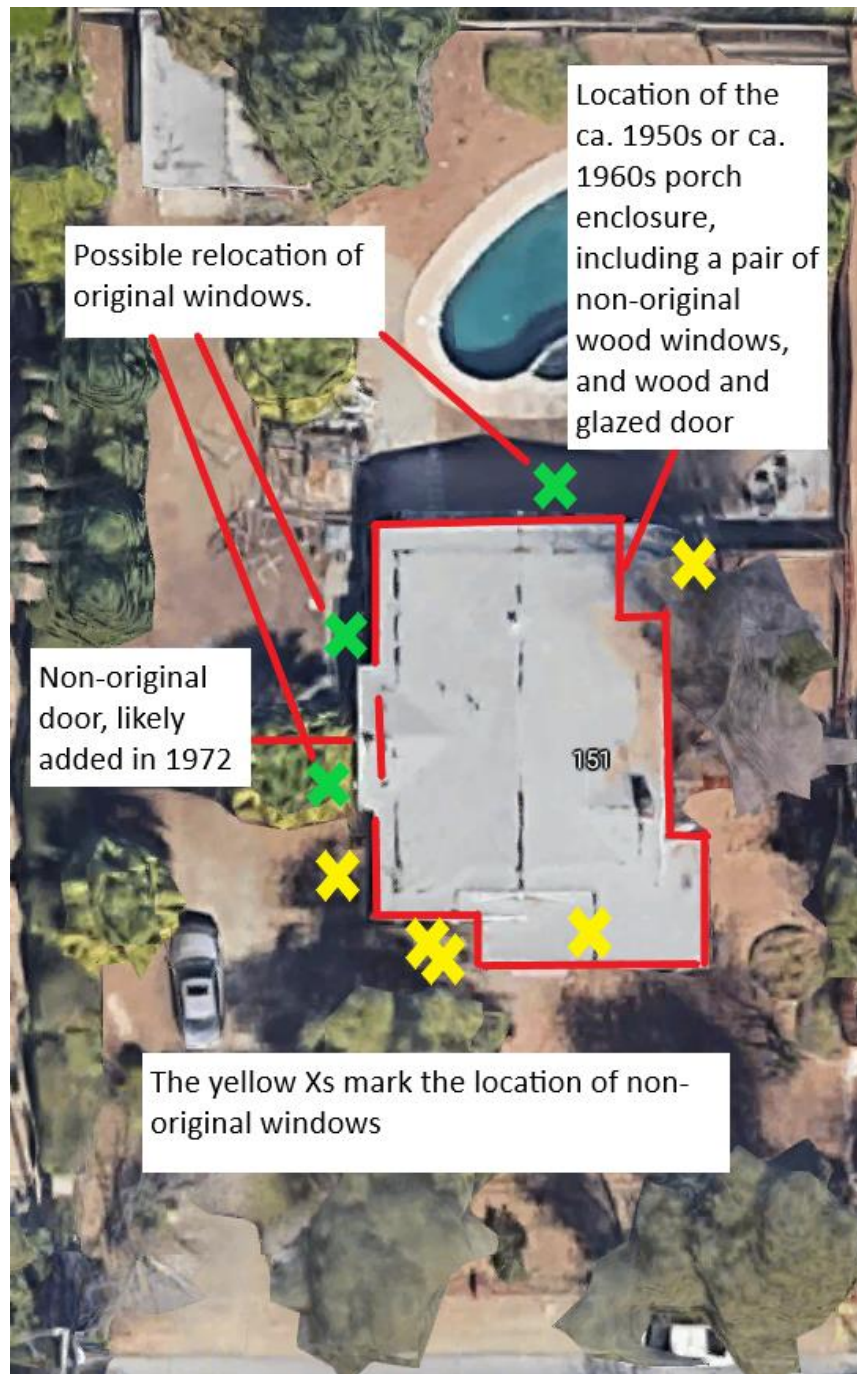


Figure 38. Google aerial view of the Property, showing the alterations.



- **Rear addition/porch enclosure:** The rear addition/porch enclosure, along the north elevation and a portion of the east elevation, consists of alterations in the ca. 1950s or ca. 1960s. These changes created a projecting side gable roof along the northeast corner of the house, enclosing what was likely an original rear porch entrance, providing interior access to the half-width basement, which was originally accessed from the house's exterior.
- **Windows:** There are 26 windows, of which four (detailed below and within Figure 38) are not original to the design of the ca. 1922 house and another four original windows appear to have been relocated due to remodeling efforts in 1985 and 2015.
 - **Replacement/Relocation of Windows:** The primary façade (south elevation) consists of two (2) large picture windows and trim work that is not original to the house (Figure 39); the east elevation consists of a pair of double-hung wood windows (2) with lugs associated with ca. 1950 or ca. 1960 addition (Figure 40); the north elevation consists of two (2) narrow, fixed windows that do not appear to be in their original location (Figure 41); the west elevation consist of two (2) new narrow wood windows with lugs that also do not appear to be in their original location due to changes that occurred in 1985 and 2015. There is also one (1) replacement window sash without lugs within the paired windows near the southwest corner of the house (Figure 42). Although the relocation of the four windows within the house is likely, there are no detailed permit or building records held by the City of Los Altos that can verify this likelihood.

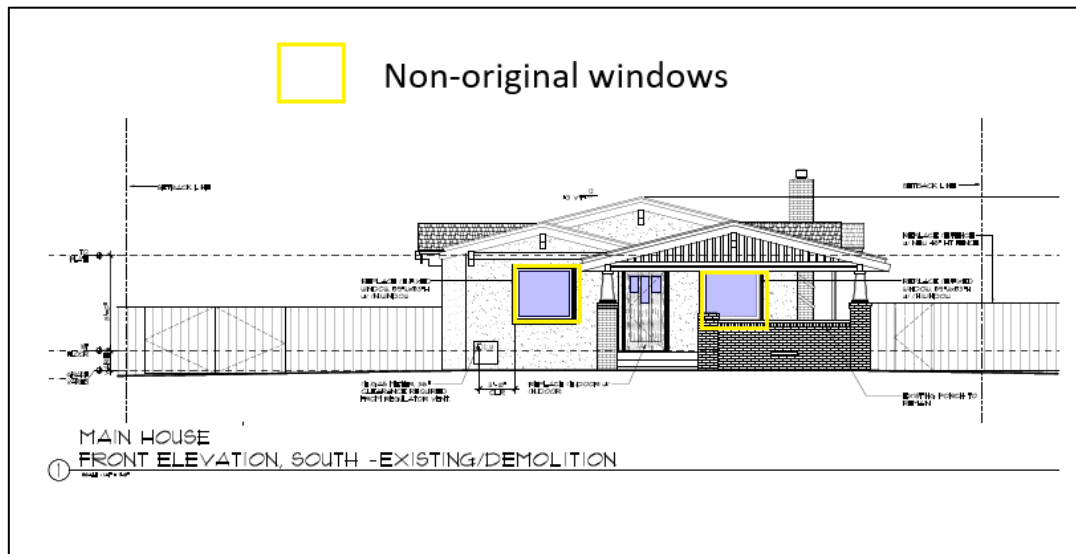


Figure 39. Primary façade (south elevation) showing the non-original windows outlined in yellow (Brownhouse Design; dated 5/27/2022).

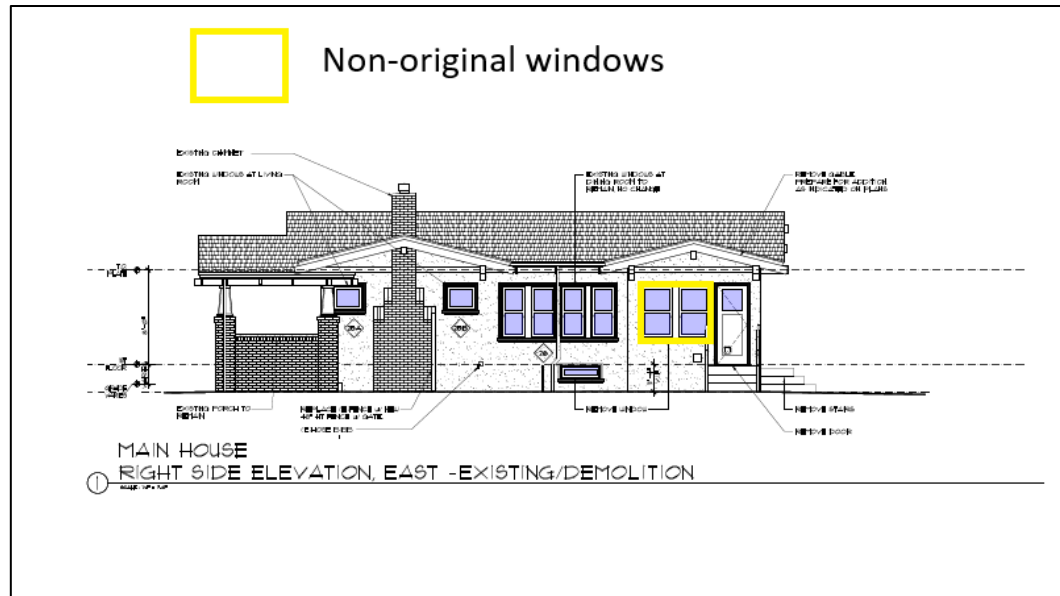


Figure 40. East elevation showing the non-original windows outlined in yellow (Brownhouse Design; dated 5/27/2022).

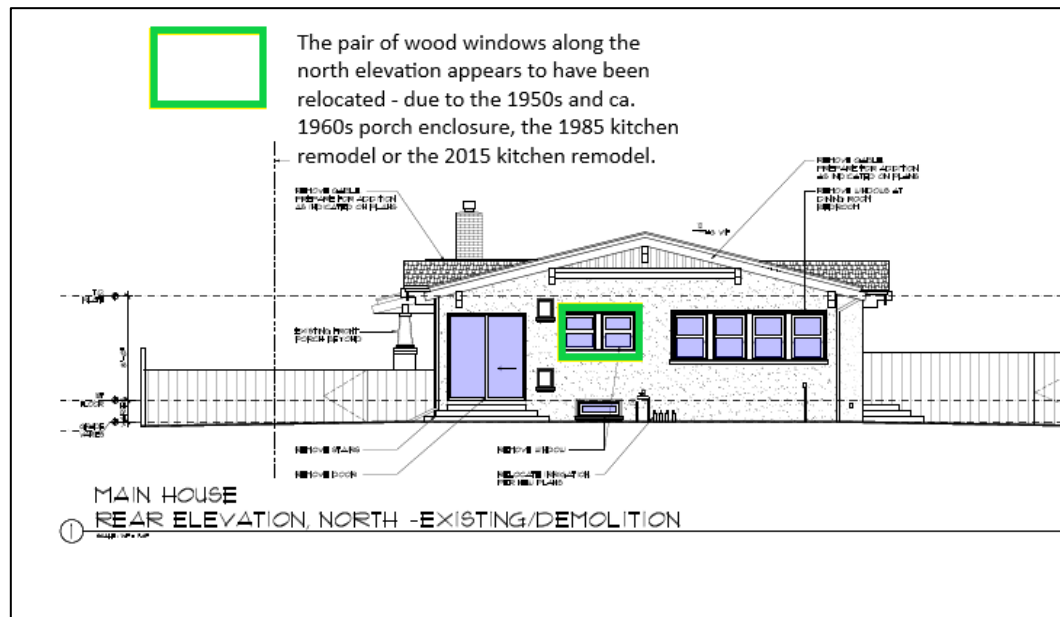


Figure 41. North elevation showing a pair of wood windows (outlined in green) that appear to have been relocated due to remodeling (Brownhouse Design; dated 5/27/2022).

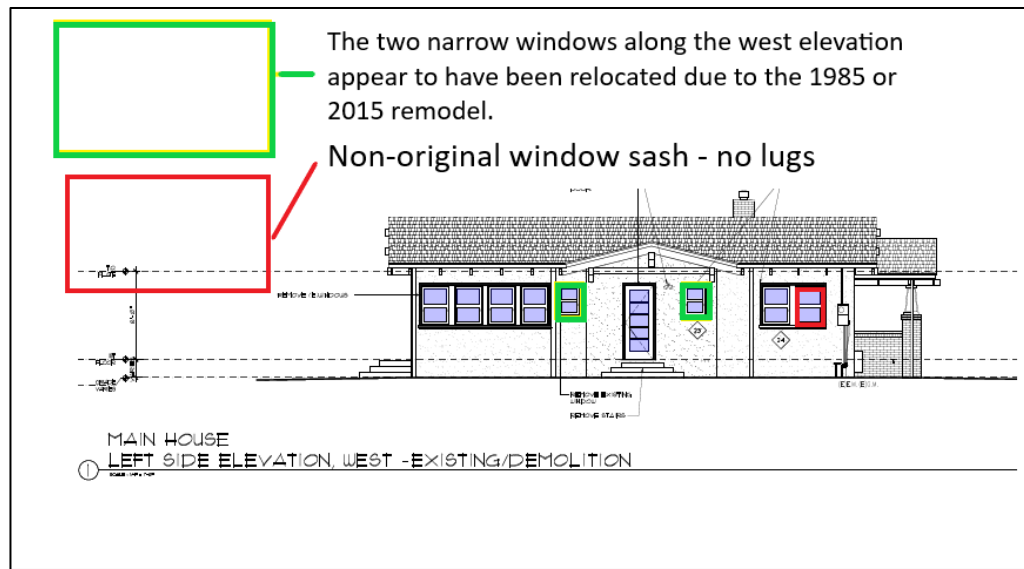


Figure 42. West elevation showing a non-original window sash (outlined in red) and two narrow wood windows (outlined in green) that appear to have been relocated due to remodeling (Brownhouse Design; dated 5/27/2022).

Stucco cladding – the addition to the rear, along the north and east elevations, and where windows were replaced or relocated, would have required the removal of stucco material; as such, within areas where there is window replacement and additions are documented, the stucco is not original.

- **New roof** - 1999, Permit No. 1999-636285
- **Kitchen and Bathroom Remodel and New Addition** – In 1985, Permit No. A 20848 was issued for the remodeling of a bathroom and kitchen within the ca. 1922 house. No further details are available, but it appears that during this addition, the changes to the north and west elevations may have occurred. In 2015 Permit No. 2015-664474 (issued 05/22/2015) to contractor Kevin Yapp. According to the City permit website, the permit is for an “addition” that includes, but not limited to, a kitchen and bath “addition,” as well as new plumbing, sheetrock, tile lath, “Rg Fr/El/Mech/Pl”, wall and ceiling insulation, and shower pan. The changes not listed, but those that also appear to have been completed under this permit, include a vinyl sliding glass door on the north elevation, providing access to the new kitchen, and a set of steps constructed of what appears to be fiber cement or Hardie decking. Although the permit was issued in 2015, and the work appears to have been completed at this time, the permit was not finalized by the City until 9/6/2020.

EVALUATION OF HISTORICAL SIGNIFICANCE

The Property includes the ca. 1922 house, ca. 1922 shed, 1972 inground swimming pool, and associated landscape were evaluated to determine eligibility for listing on the CRHR. The ca. 1922 house was evaluated for its association with Craftsman Bungalow architecture with a period of significance of ca. 1922, which is the date when the house is estimated to be constructed. The ca. 1922 shed, 1972 inground swimming pool, 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.¹⁹ 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”.²⁰

To qualify for listing in the CRHR, a property must possess significance under one of the four criteria and have historic integrity. 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.
- **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 ca. 1922 house, ca. 1922 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 ca. 1922 house and ca. 1922 shed within the Property were constructed in a planned subdivision

¹⁹ California Code of Regulations, Title 14, Chapter 11.5, Section 4850 et seq

²⁰ 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).



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 ca. 1922 house, ca. 1922 shed, 1972 inground swimming pool, 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.

An exhaustive record search and review was completed by EDS, as well as the current owner. Although research included Thorough research of the Property containing the ca. 1922 house, ca. 1922 shed, 1972 inground swimming pool, and associated landscape was completed; however, the research did not reveal that 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.

Architecture: The ca. 1922 house is associated with the Craftsman Bungalow architectural style, which was popular throughout the U.S. from 1905 to 1930. The ca. 1922 house retains character-defining features associated with Craftsman Bungalow design, including the multi-front-gabled form, low-pitched roof with wide overhanging eaves, exposed rafters and beams, recessed porch set under an extending porch roof, battered porch columns, wood casement windows, and double-hung wood windows.

The ca. 1922 shed and associated landscape are not associated with any known architectural style or form, landscape architectural style, or landscape planning design.

Therefore, the ca. 1922 house within the Property appears individually eligible for listing in the CRHR under Criterion 3.

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 ca. 1922 house does not appear to have the ability to convey information about Craftsman Bungalow architecture. 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.²¹ 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 ca. 1922 house within the Property was found to be eligible for listing on the CRHR under Criterion 3; as such, an integrity analysis was completed.

- **Location.** The ca. 1922 house remains at its original location where it was constructed.
Therefore, the ca. 1922 house retains integrity of location.
- **Design.** There do not appear to have been any significant changes to the 1922 house except for a rear porch enclosure that appears to have been constructed in the 1950s or 1960s and the removal of some original windows along the primary facade. However, the porch enclosure and changes to the primary facade windows are not significant changes. Overall, the ca. 1922 design retains its Craftsman Bungalow design elements such as the multi-gable form with a low-pitched roof with wide eaves and exposed rafters, decorative brackets, a recessed porch set under the roof extension support by battered wood columns, and original wood casement windows and double-hung wood windows.
Therefore, the ca. 1922 house retains integrity of design from ca. 1922.
- **Setting.** The surrounding area of the ca. 1922 house has not changed and retains its feeling of the setting. The area also retains its feeling of a neighborhood that developed within the early twentieth century. In addition, the 1972 inground swimming pool does not compromise the setting.
Therefore, the ca. 1922 house retains integrity of setting.
- **Materials.** The 1922 house retains integrity of materials from its original date of construction. The 1922 house materials include original wood windows, brick cladding, decorative wood elements such as roof beams, rafter tails, wood porch columns, and a brick chimney.
Therefore, the ca. 1922 house retains integrity of materials.
- **Workmanship.** Workmanship is evidenced by skill or craft from a particular period or region. The ca. 1922 house retains workmanship regarding the knowledge and application of materials associated with woodworking.
Therefore, the ca. 1922 house retains integrity of workmanship.
- **Feeling.** Integrity of feeling is the quality that a historic property has in evoking the aesthetic or

²¹ 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).



historical sense of a past period. The ca. 1922 house evokes the feeling of the Craftsman Bungalow architecture, including the low-pitched roof and multi-gable form, wide overhanging roof eaves, and front porch, casement, and double-hung wood windows.

Therefore, the ca. 1922 house retains integrity of feeling.

- **Association.** The ca. 1922 house retains association with Craftsman Bungalow architecture.

Therefore, the ca. 1922 house retains integrity of association from its date of construction.

An assessment of integrity found that the ca. 1922 house retains all seven aspects of integrity.

STANDARDS REVIEW

The Standards review was conducted to ensure compliance with Section 106 of the NHPA and address the proposed Project's potential impacts on the ca. 1922 house, which was determined to be eligible for listing on the CRHR. The Standards review utilized architectural drawings and renderings provided to EDS by Brownhouse Design (dated 5/27/2022).

Secretary of Interior Standards for Rehabilitation Review

The following section addresses the proposed 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 proposed 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 a "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 ca. 1922 house within the Property.

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 ca. 1922 house will continue to be for residential use.



EDS Analysis: The proposed 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.**

Potential Stucco Removal and Replacement – Evidenced by Exploratory or Construct Work

Currently the proposed project will retain the 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 ca. 1922 house is clad in stucco applied in a dash finish, which was used on Craftsman houses in the 1920s. However stucco was not the typical or preferred cladding for Craftsman architecture, which was more often clad in horizontal wood boards or wood shingles that better convey this style, which was focused on decorative wood elements and woodworking craftsmanship that Craftsman architecture is known for. As such, if the stucco is determined to be beyond repair, a suitable replacement material meeting the Standards for Rehabilitation would be stucco, wood shingles, or horizontal wood cladding.

***EDS Analysis:** If due to evidence obtained and submitted to the city during exploratory or construction work the stucco will need to be removed, it is not considered a character-defining feature of the ca. 1922 Craftsman house. As such, the stucco, if beyond repair, does not need to be retained or preserved under the Standards for Rehabilitation. Also, the Standards for Rehabilitation allow for changes to the material if the replaced material is a “compatible material” in keeping with the Craftsman design. However, to make this change, the condition of the stucco must be documented and submitted to the city prior to making any changes to the stucco cladding. Furthermore, EDS recommends the replacement with wood shingles or horizontal wood boards, which supports the Craftsman Bungalow design and is material that is compatible with the style.*

Window Replacement

The ca. 1922 house consists of 26 windows, of which four (4) are non-original windows added in ca. 1950s or ca. 1960s, and an additional four appear to have been relocated during remodeling efforts,

The Project proposes to remove **two non-original fixed picture windows along the primary façade (south elevation)** that do not conform with Craftsman architectural style and are replacement windows. These two picture windows will be replaced with multi-light wood windows that are appropriate for the Craftsman design of the house but do not mimic any original windows within the house. Instead, they are compatible with the original Craftsman design in material and style (Figure 43). The two new windows along the primary façade will be custom-made, multi-light, wood and replace the two non-original picture windows.

In addition, the Project proposes to add new window openings and a reconfiguration of windows that would require the removal of 13 double-hung wood windows (north, west, and east elevations), of which two (2), on the east elevation, were added in the 1950s or 1960s and are not original to the ca.



1922 house and the remaining eleven (11), which are original double-hung wood windows, are mainly along the rear (north elevation) and the northwest corner of the house and are not visible from the street view. The windows will be replaced with Marvin wood windows, including divided light fixed, casement, French casement, and awning type windows that are compatible with the Craftsman design.

In summary, the Project proposes to replace two (2) non-original picture windows along the primary façade that do not conform with the Craftsman architectural style and the removal of 13 double-hung windows, of which eleven (11) are original double-hung windows (though four of these appear to have been relocated) and two (2) are non-original windows that will be replaced with Marvin windows.

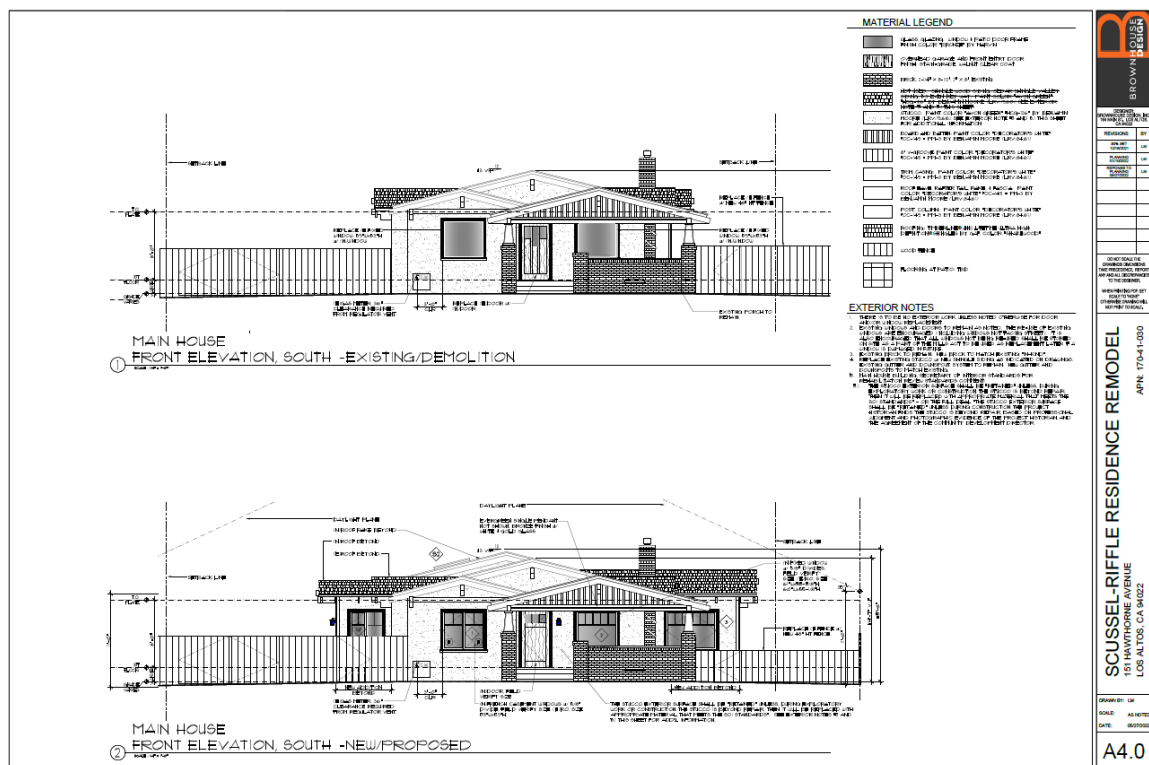


Figure 43. Existing and proposed primary façade (south elevation) of the ca. 1922 house, showing changes to the windows and front door and the side gable additions (Brownhouse Design; dated 5/27/2022).

The Project proposes the removal of two (2) picture windows along the primary façade (south elevation) and replacement with 13 (11 original, of which four have been relocated, and two non-original) double-hung wood windows allowing for the expansion of the house's original form without compromising the integrity of the original Craftsman design. Eight double-hung wood windows (making up a ribbon of four on each elevation) at the northwest corner of the ca. 1922 house will be removed as part of the expansion of the house, which will be set behind the original extending projecting roof form and will not be visible from the public right-of-way. The new window



replacements will be hand-crafted, double-sash Marvin wood windows, with a divided light upper sash and a lower sash without lugs, complementing the Craftsman architectural style and will not impact its integrity or its' CRHR eligibility.

EDS Analysis: "When alterations or additions to the property are planned for a new or continued use",²² Rehabilitation is the appropriate method under the Standards. The current Project is rehabilitation, not preservation, and as such this method allows for a range of changes provided the project does **"not radically change, obscure, or destroy character-defining spaces, materials, features, or finishes."**²³ This does not mean there cannot be changes, this means that the changes must not affect the integrity of the resource that would make it is no longer eligible for listing under its associated significance.

The house currently consists of 26 windows, of which the Project proposes the **removal of eleven (11) original windows**. The new wood windows are designed to conform with the Craftsman architectural style and will be constructed of a wood material that is consistent with the design within its period of significance of ca. 1922. In addition, the primary façade (south elevation) will consist of the restoration of the original Craftsman design but removing the non-conforming picture windows that were added in the 1950s or 1960s. All windows will have wood exteriors, though windows along the side elevations and the rear that are not visible from the street view can have exterior wood cladding. However, wood exteriors are preferable. Although 11 of the 26 windows are original to the house, their removal and replacement will also not affect the integrity of the Craftsman design.

The proposed Project complies with Standard 2.

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.

The design of the new addition and proposed alterations to the primary façade of the ca. 1922 house, including the new windows and doors, have been carefully considered to complement the original Craftsman Bungalow design of the ca. 1922 house and will not create a false sense of historical development (Figure 44). The new detached garage consists of a modern garage door and extended covered parking supported by narrow and shorten tapered columns set on tall pillars clad in 1/3 running bond pattern, which does not mimic the original tapered columns along the primary façade of the ca. 1922 house (Figure 45).

EDS Analysis: The proposed Project complies with Standard 3.

²² National Park Service, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings*, 2017.

²³ Ibid.



Figure 44. The rendering shows the proposed primary façade with shingle cladding and new windows, with narrow upper sash windows (Brownhouse Design; dated 5/27/2022).

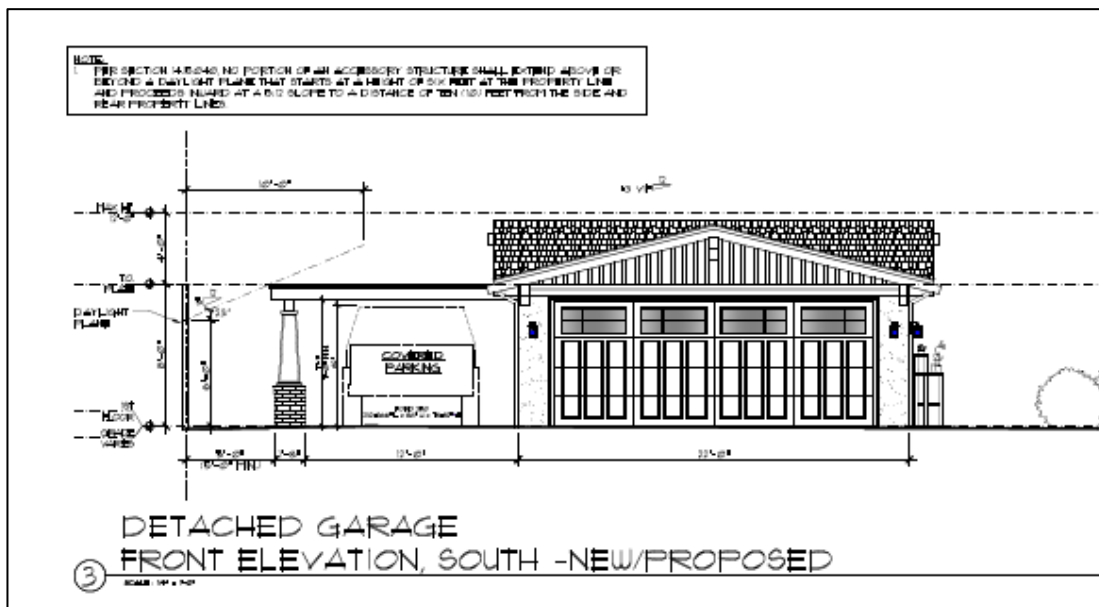


Figure 45. The drawing shows the new detached garage, with a subordinate roof, contemporary garage door, and variation of the porch columns that conform but do not mimic the original tapered columns along the primary façade of the ca. 1922 house (Brownhouse Design; dated 5/27/2022).



- 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 ca. 1922 house after its construction that have become “significant in their own right”, including the in-ground swimming pool in 1972.

EDS Analysis: The proposed Project complies with Standard 4.

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

Although 11 double-hung wood windows will be removed, these windows are not original to the house. In addition, if the the stucco is removed – after review and approval by the city – it is not a feature that is typical of Craftsman Bungalow architecture, and the stucco is not a distinctive feature of the ca. 1922 house. In addition, the majority of the distinctive features, finishes, and construction techniques, including the form, massing, porch with tapered columns and brick cladding, and decorative wood brackets and timbering, will be preserved.

EDS Analysis: The proposed 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.**

Exterior Alternations

The Project consists of changes to the exterior of all four elevations of the ca. 1922 house. The Project proposes changes that are designed in a way to be differentiated from the original ca. 1922 Craftsman



Bungalow design, but compliments and conforms with the style.

If it is determined that the existing stucco needs to be replaced, addressed in item 2, EDS recommends wood shingle exterior cladding or horizontal wood boards. Since the the stucco does not characterize the Craftsman Bungalow design and is not a character-defining element of the ca. 1922 house there would be no effect to integrity. In addition, stucco cladding is not typical of this style and does not contribute to the significance of the ca. 1922 house as a good example of Craftsman Bungalow design. According to the Standards, replacing exterior cladding can be done if an acceptable substitute material, such as horizontal wood boards or wood shingles, is utilized so that the new material does not impair the historic character of the resource and will also not impact its ability to be recognized as a Craftsman Revival design.

The **proposed changes to the north and west elevations** would require the removal of historical materials, such as double-hung wood windows, and the introduction of new window openings. However, given these changes are focused on areas of the building that are not visible from the public right-of-way, these changes would not destroy historic materials that characterize the property. The design changes to the north elevation (rear façade) are also compatible with the ca. 1922 house. They include compatible materials, such as multi-light wood windows and differentiated but compatible gabled roof form that is flush with the existing massing and scale of the ca. 1922 house. These changes along the rear and west elevation would not be visible from the public right-of-way. Thus, they would protect the property's historical integrity and its environment.

The proposed **new garage** is new construction and is designed to be compatible with the ca. 1922 house in design, form, scale, and materials. The new garage is constructed of wood framing, with horizontal wood cladding and a low-pitch roof. The building is set back from the ca. 1922 house. It does not intrude on the ca. 1922 house or compete with the character-defining elements of the primary façade (south elevation), allowing the ca. 1922 house to remain the centerpiece of the Property (Figure 46). In addition, the new garage will be situated behind a wooden fence and not visible from Hawthorne Avenue.

EDS Analysis: The proposed Project complies with Standard 9.

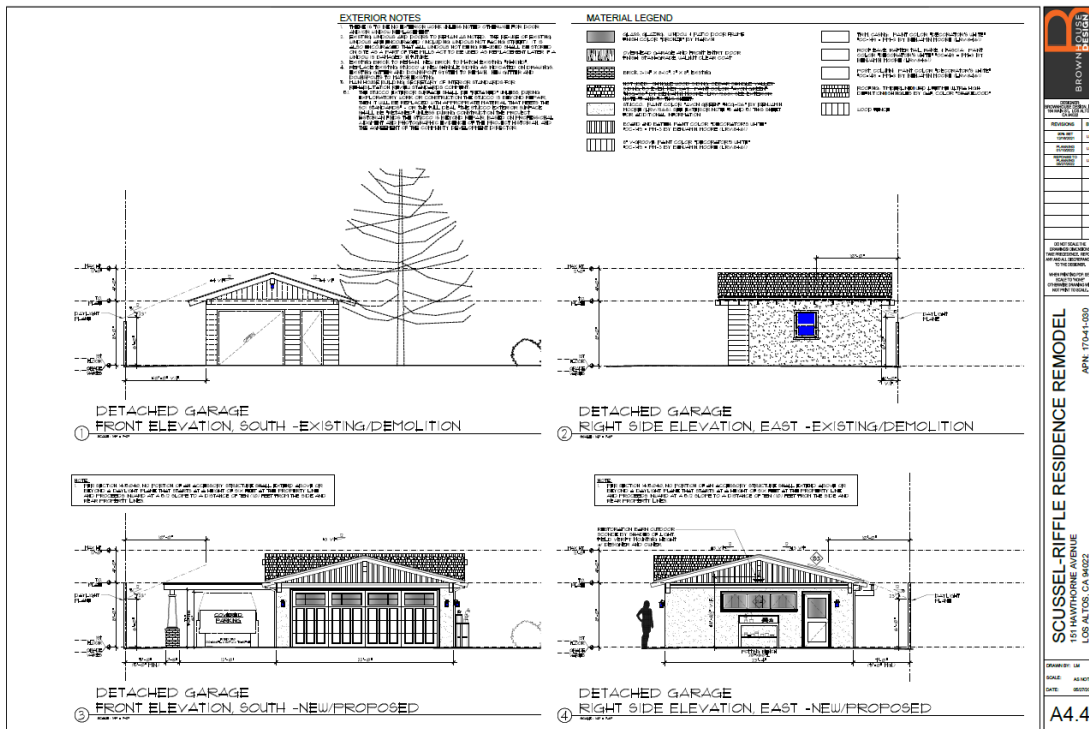


Figure 46. Architectural drawing of the existing detached ca. 1922 shed and the proposed detached garage (Brownhouse Design; dated 5/27/2022).

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 new additions along the side elevations (east and west) are minor side gable additions, which would not impair the original design or form of the ca. 1922 house if removed in the future. The new detached garage will be constructed so that if in the future it is removed, it will not adversely affect the integrity of the ca. 1922 house.

EDS Analysis: The proposed Project does comply with Standard 10.



CONCLUSION

In accordance with CEQA regulations and guidelines, EDS completed an HRE for the Property at 151 Hawthorne Avenue, Los Altos, Santa Clara County, California, within the 0.3-acre (APN 170-41-030) containing the ca. 1922 house, ca. 1922 shed, 1972 inground swimming pool, 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 ca. 1922 house is currently listed on the OHP's BERD (P-43-002072) and within the City of Los Altos Historic Inventory (2013); therefore, the ca. 1922 house is considered a Historical Resource as defined in Section 15064.5 of the CEQA. Furthermore, the HRE determined that the ca. 1922 house appears individually eligible for listing on the CRHR under Criterion 3 for its association with Craftsman Bungalow architecture with a period of significance of ca. 1922 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 proposed Project would impact the integrity of the ca. 1922 house. Based on the Standards review of the architectural drawings by Brownhouse Design (dated 5/27/2022), EDS determined that the proposed Project meets the Standards for Rehabilitation. As such, the proposed Project will have no impact on historical resources. In addition, the property is a qualified historic property and appears eligible for Mills Act tax program.



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Appendix A:

DPR Forms



July 8, 2022

RE: Mills Act Application Recommendation Letter for the Property at 151 Hawthorne Avenue, Los Altos, Santa Clara County, California.

To Whom it May Concern,

In 2022, 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 151 Hawthorne Avenue, Los Altos, Santa Clara County, California within Assessor Parcel Number (APN) 170-41-030 consisting of a ca. 1922 house, ca. 1922 shed, 1972 inground swimming pool, 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 ca. 1922 house within the property is currently listed on the Office of Historic Preservation's (OHP) Built Environment Resources Directory (BERD) (P-43-002072) and within the City of Los Altos Historic Inventory (2013). As such, the ca. 1922 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 ca. 1922 house is individually eligible for listing on the CRHR under Criterion 3 for its association with Craftsman Bungalow architecture with a period of significance of ca. 1922 and retains all seven aspects of integrity. Therefore the ca. 1921 house is a qualified historic property 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 ca. 1922 house, EDS completed a Secretary of Interior's Standards for the Treatment of Historic Properties (Standards), which is within the HRE report (updated 7/8/2022).¹ The Standards review was based on the architectural drawings by Brownhouse Design (dated 5/27/2022), submitted to the city. The Standards review determined that the proposed project meets the Standards for Rehabilitation. As such, the proposed project will not impact historical resources and is eligible for the Mills Act.

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 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

¹ 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.



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 properties while receiving 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 qualified historic property 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 ca. 1922 house at 151 Hawthorne Avenue, a qualified historic property, 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

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 _____, 2022, by and between the CITY OF LOS ALTOS, a municipal corporation ("City") and Curtis R. Riffle and Karen L. Scussel, Co-Trustee of the Curtis R. Riffle and Karen L. Scussel Family Revocable Living Trust dated November 16, 1998 (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 151 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 7, 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 upon Owner at least sixty (60) days prior to the Renewal Date. If either City or Owner timely serves 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. **Assessment of Valuation.** 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. **Standards for Historical Property.** Owner shall preserve, repair and maintain the Historic Property and its 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. **Periodic Examinations.** 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. **Cancellation.** 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.

10. **Binding Effect of Agreement; Covenants Running With the 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. **Sale or Transfer of Ownership.** 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. **Cost Reimbursement.** 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.

To City:

City of Los Altos

Attn: Historical Commission Liaison

One North San Antonio Road

To Owner:

Curtis R. Riffle, Trustee

Karen L. Scussel, Trustee

Los Altos, CA 94022

Mailed notices shall be deemed delivered three (3) days after the date of posting by the United States Post Office.

14. **Notice to Office of Historic Preservation.** 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. **Effect of Agreement.** 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. **Binding Upon Successors.** 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. **Severability.** 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. **Governing Law.** This Agreement shall be construed and governed in accordance with the laws of the State of California.

21. **Recordation.** 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. **Amendments.** This Agreement may be amended, in whole or in part, only by a written recorded instrument executed by all of the parties hereto.

23. **Captions.** 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: _____ Dated: _____

By: _____ Dated: _____

CITY OF LOS ALTOS:

By: _____ Dated: _____
City Manager

Attest:

By: _____ Dated: _____
City Clerk

Approved as to Form:

By: _____ Dated: _____
City Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

For APN/Parcel ID(s): 170-41-030

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF LOS ALTOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THE WEST ONE-HALF OF LOT 11, AS DESIGNATED ON THE MAP ENTITLED "MAP OF ALTOS ACRES, LOS ALTOS, SANTA CLARA COUNTY, CALIFORNIA, " WHICH MAP WAS FILED FOR RECORD ON MAY 8, 1911, BOOK "N" OF MAPS, PAGE 49, SANTA CLARA COUNTY RECORDS.

EXHIBIT “B”

SCHEDULE OF IMPROVEMENTS 2023 – 2033

Amortization Schedule for Rehabilitation/Restoration/Maintenance Cost

Description	House	Garage	Amort. Yrs.	Annual Cost
Stucco	\$40,000.00	\$38,000.00	100	\$780.00
Wooden Windows and Doors (new, restored)	\$69,000.00	\$10,000.00	100	\$790.00
Roof (composite shingles)	\$45,000.00	\$15,000.00	30	\$2,000.00
Painting (stucco, windows, decorative tails)	\$50,000.00	\$30,000.00	10	\$8,000.00
Dryrot repairs (tails, beams, framing)	\$50,000.00	\$ -	10	\$5,000.00
Foundation (basement, garage))	\$107,500.00	\$65,000.00	100	\$1,725.00
Framing	\$200,000.00	\$100,000.00	100	\$3,000.00
Trellis	\$ -	\$20,000.00	50	\$400.00
Total	\$561,500.00	\$278,000.00		\$21,695.00

Rehabilitation/Restoration/Maintenance Plan and Timeline

Item	Work Task	Type of Work	Year Commenced	Year Completed	Estimated Cost	Annual Amortized Costs**
1	Replace tar and gravel roof with composite shingles	Rehabilitation	2023	2023	\$ 45,000	\$ 2,000
2	Restore or replace windows and doors (front portion)	Rehabilitation	2023	2023	\$ 39,000	\$ 790
3	Dryrot repair (front portion)	Rehabilitation	2022	2023	\$ 50,000	\$ 5,000
4	Stucco repair (front portion)	Rehabilitation	2023	2023	\$ 10,000	\$ 780
5	Paint external (front portion)	Rehabilitation	2023	2023	\$ 20,000	\$ 8,000
	Sub-total	Rehabilitation			\$ 164,000	\$ 16,570

Item	Work Task	Type of Work	Year Commenced	Year Completed	Estimated Cost	Annual Amortized Costs**
7	Framing - expansion of house (rear portion)	Remodel	2022	2023	\$ 200,000	\$ 3,000
8	Stucco (rear portion)	Remodel	2023	2023	\$ 30,000	Included
9	Replace windows and doors (rear portion)	Remodel	2023	2023	\$ 30,000	Included
10	Basement upgrade (floors, walls, stairs)	Remodel	2022	2023	\$ 107,500	\$ 1,725
11	Paint external (rear portion)	Remodel	2023	2023	\$ 30,000	Included
	Sub-total	Remodel			\$ 397,500	\$ 4,725
13	Foundation/slab (Garage & Patio)	New construction	2022	2023	\$ 65,000	Included
14	Framing (Garage)	New construction	2022	2023	\$ 100,000	Included
15	Stucco & Brick (Garage)	New construction	2023	2023	\$ 38,000	Included
16	Windows & doors (Garage)	New construction	2023	2023	\$ 10,000	Included
17	Roof (Garage) - Composite Shingles	New construction	2023	2023	\$ 15,000	Included
18	Trellis (Garage)	New construction	2023	2023	\$ 20,000	\$ 400
19	Paint external (Garage)	New construction	2023	2023	\$ 30,000	Included
	Sub-total	New Construction			\$ 278,000	\$ 400
	Sub-total	Design, Rehab., Remodel, New			\$ 839,500	\$ 21,695
23	Repairs, paint touch-up, caulking	Maintenance	2023	2032	\$ 1,000	\$ 1,000
24	Annual external cleaning (windows, doors, stucco)	Maintenance	2023	2032	\$ 1,000	\$ 1,000
25	Annual gutter, roof, and solar panel cleaning	Maintenance	2023	2032	\$ 1,000	\$ 1,000
26	Landscape repairs and maintenance	Maintenance	2023	2032	\$ 8,000	\$ 8,000
	Sub-total	Maintenance			\$ 10,000	\$ 10,000
	Total	All			\$ 849,500	\$ 31,695

EXHIBIT “C”

SECRETARY OF THE INTERIOR’S STANDARDS FOR REHABILITATION AND RESTORATION

Rehabilitation:

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.