



EVANS & DE SHAZO

ARCHAEOLOGY HISTORIC PRESERVATION

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

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updated November 29, 2023

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INTRODUCTION

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

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

PROPERTY LOCATION

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

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

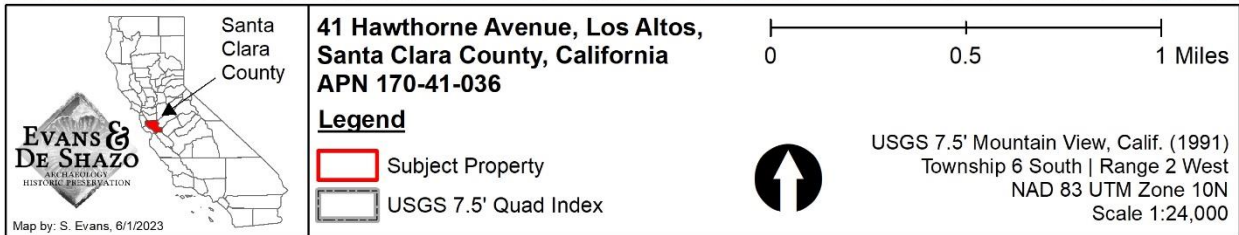


Figure 1. Location Map



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



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

CULTURAL RESOURCE INVENTORIES

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

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

ONLINE RESEARCH

Online research was conducted utilizing the following sources:

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

REPOSITORIES

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



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

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

HISTORICAL SETTING

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

MEXICAN PERIOD (1822 – 1846)

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

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.



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 and unclaimed land. To quickly resolve Mexican rancho land disputes, the U.S. Congress passed the California Land Act of 1851, establishing a three-member Public Land Commission (Commission) to determine the validity of prior Spanish and Mexican land grants.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 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 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 comprised approximately 100 residents, mostly living on large

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.

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



parcels of land for wheat farming and cattle ranching. During this time, the Property was located within 640 acres of public land covered in dense chamisal,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 living in Los Altos loaded their crops onto wagons, hauling them to the Mountain View Station stage stop, located along the San Francisco-San Jose Stage Road, known today as El Camino Real. In 1864, the Southern Pacific Railroad established a rail line within present-day Mountain View, approximately one mile north of the Mountain View Station stage stop. In 1865, the City of Mountain View was officially laid out. Due to its 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 grain and fruit crops. By the 1880s, fruit crops began to replace wheat and grain as the dominant agricultural crop in Santa Clara Valley, and by 1890, many of the larger farms and cattle ranches were subdivided and sold as small farms. During this time, the small farms produced "much as 200 dollars per acre from prunes, apricots,

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, <https://www.truckeehistory.org/the-first-pioneer-wagons-crossed-the-sierra-over-160-years-ago.html>, (accessed 5/22/2023).

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.



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

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

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



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 five acres of land on Hawthorne Avenue, 0.2 miles southeast of the Property, where they planted fruit trees. During this time, the Furuichi family appeared to have been the only Japanese family that owned property within Los Altos. By the late 1920s, Los Altos had remained a small town with 10-acre lots slowly being developed with housing.

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

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

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



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

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

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

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).

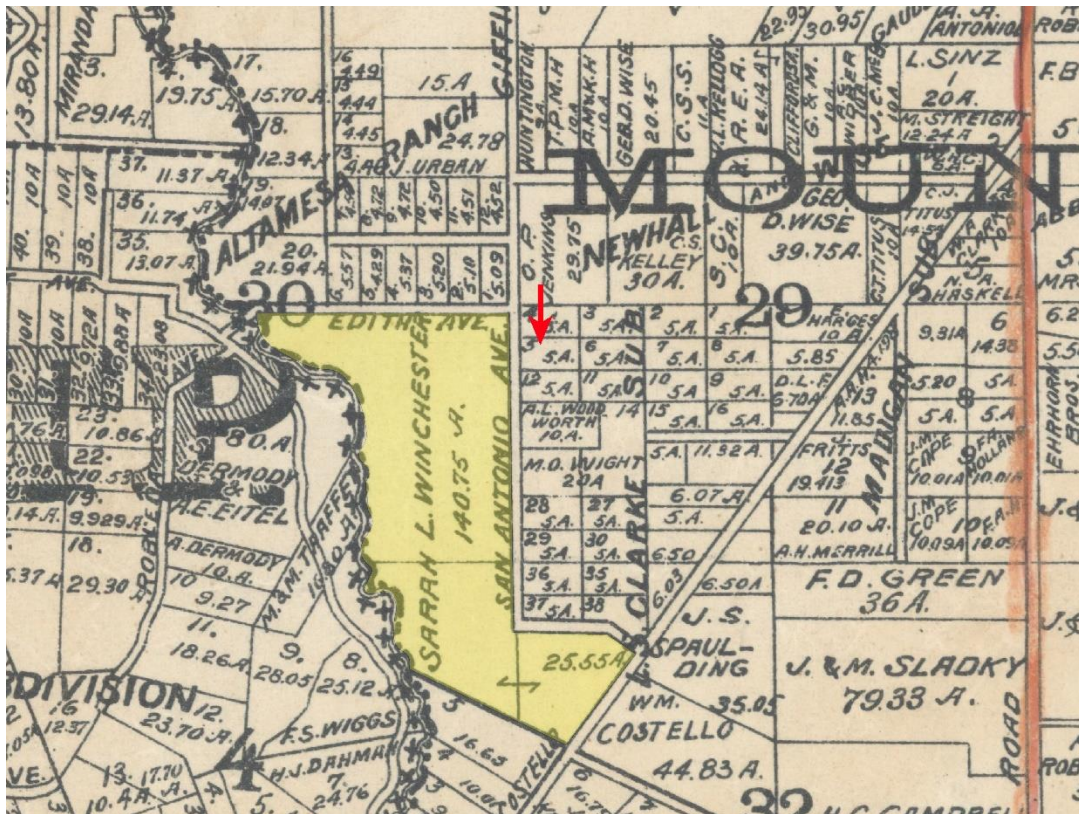


Figure 3. A 1906 tract map is showing the Property (red arrow) concerning the Sarah Winchester parcel (highlight center parcel) that was sold to the Altos Land Company and later became the townsite for Los Altos (courtesy of the Los Altos History House Museum Archives).



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).

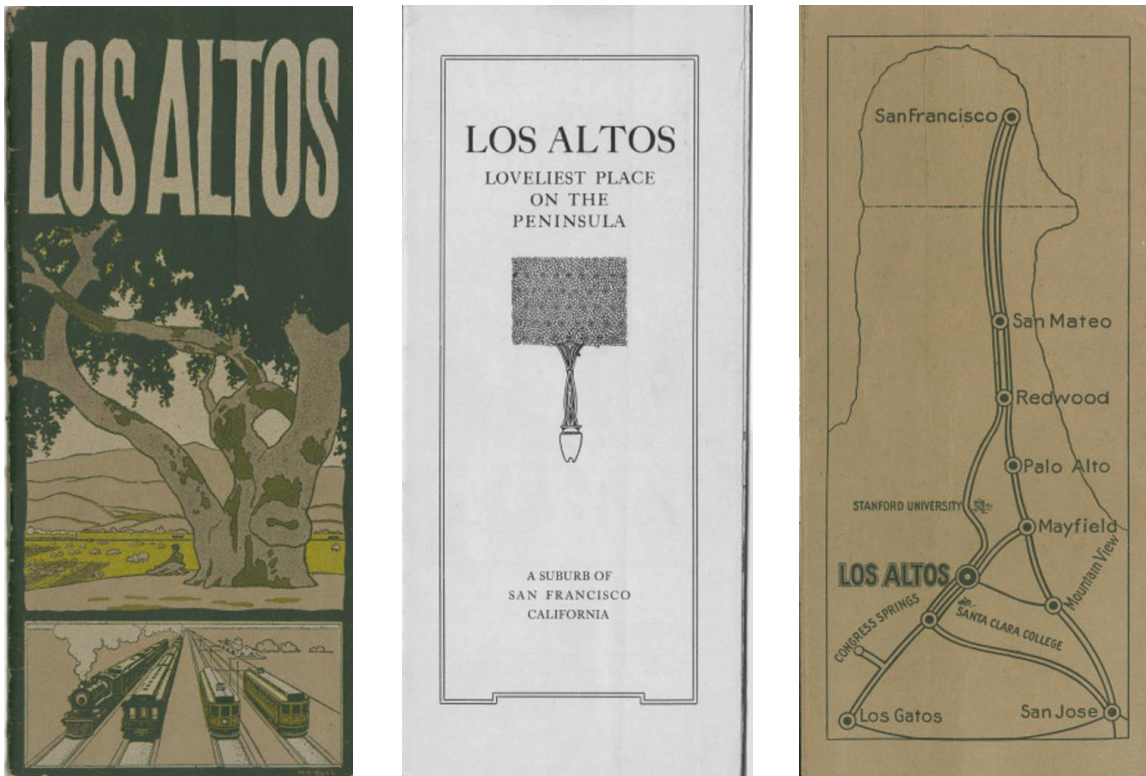


Figure 5. A marketing brochure from the Altos Land Company advertising the Los Altos as the loveliest place on the peninsula (courtesy of the Los Altos History House Museum Archives).



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



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



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

PROPERTY HISTORY

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

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

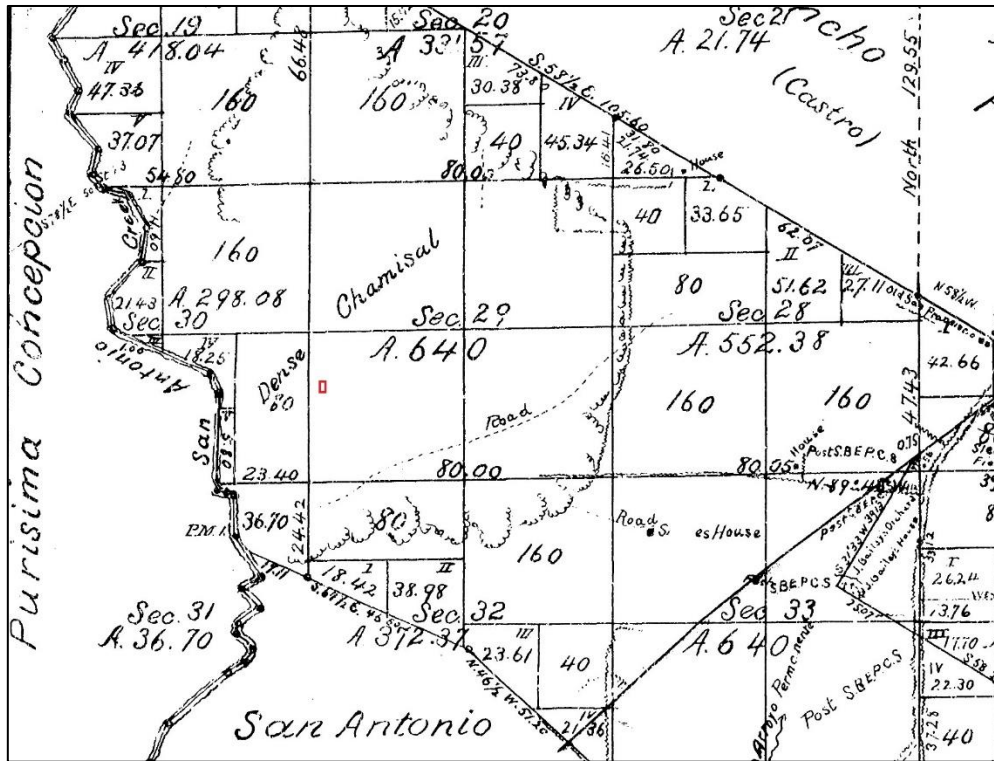


Figure 11. 1865 Government Land Office (GLO) map showing the Property (in red) within "Dense Chamisal."

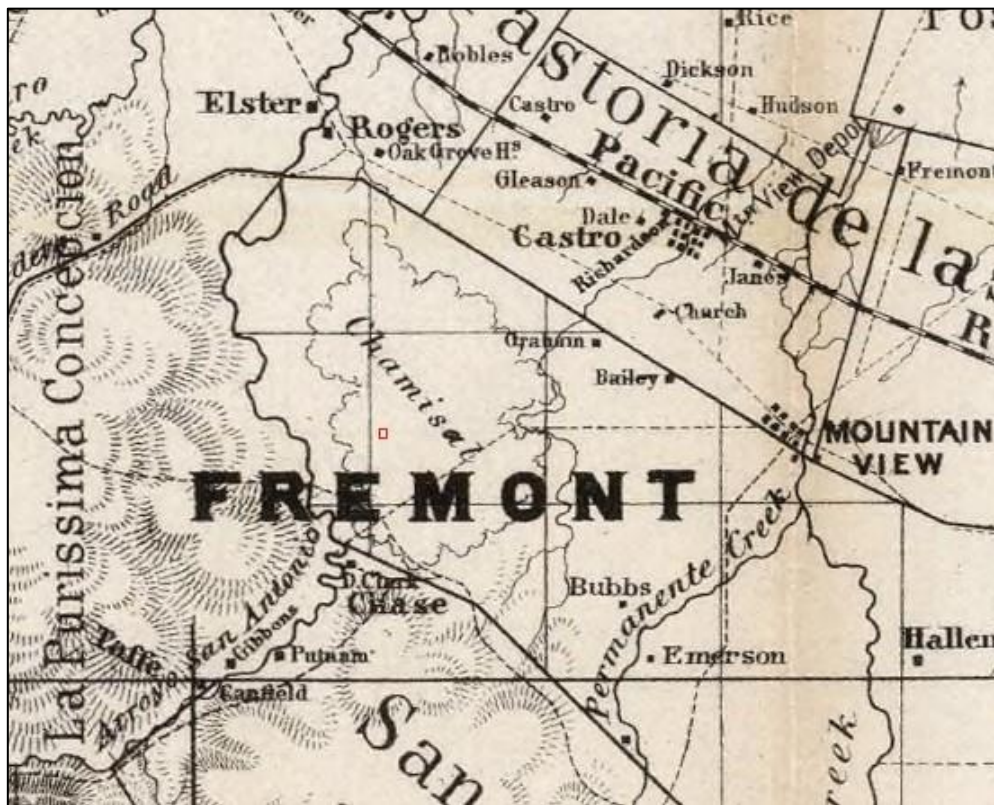


Figure 12. 1873 Hoffman and Whitney map showing the Property (in red) within an area covered in chamisal.

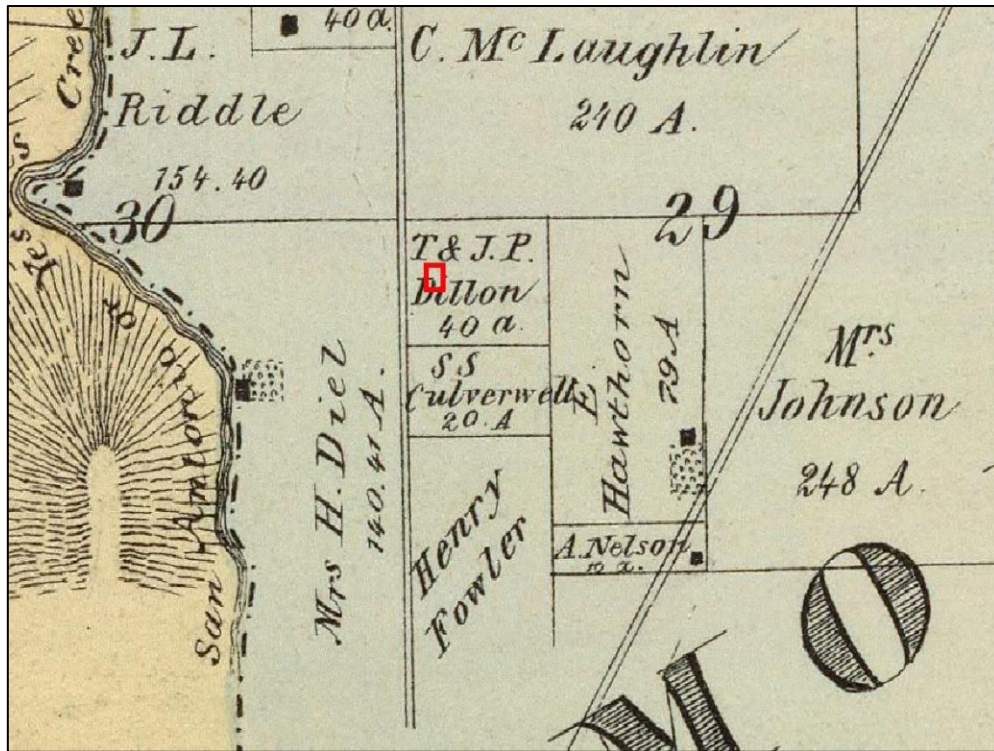


Figure 13. 1876 Thompson and West map showing the Property (in red) within T & J.P. Dillon's 40-acre property.

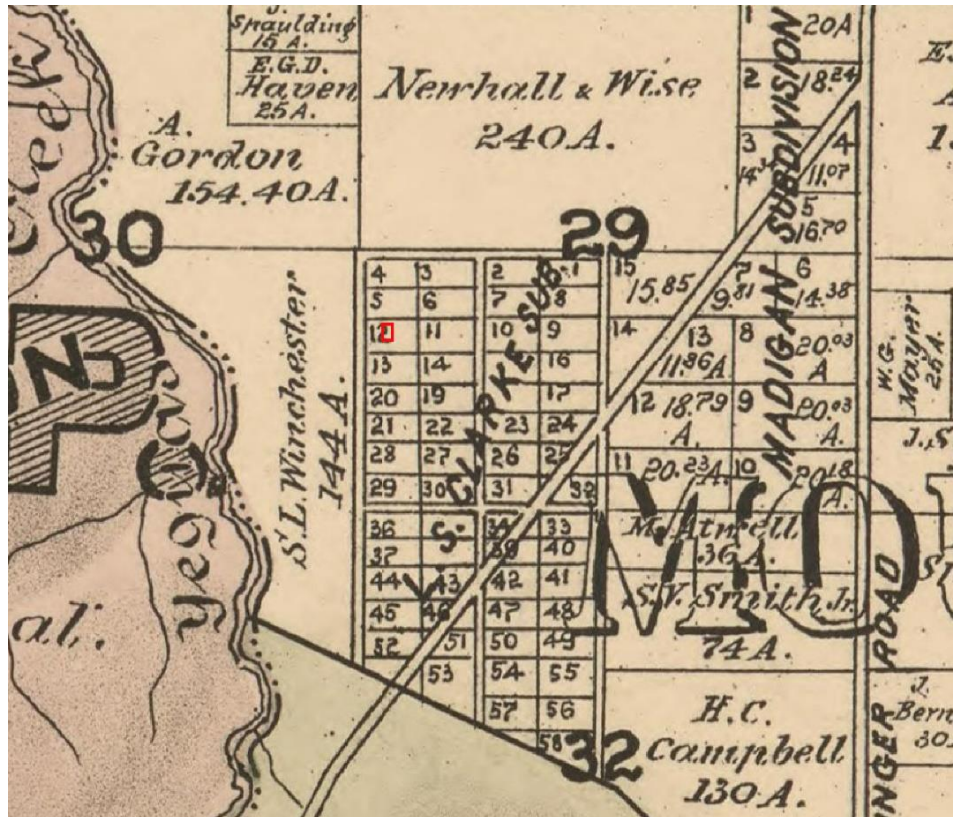


Figure 14. 1890 Hermann Bros. map shows the Property within lot 12 of the L.S. Clarke Subdivision.

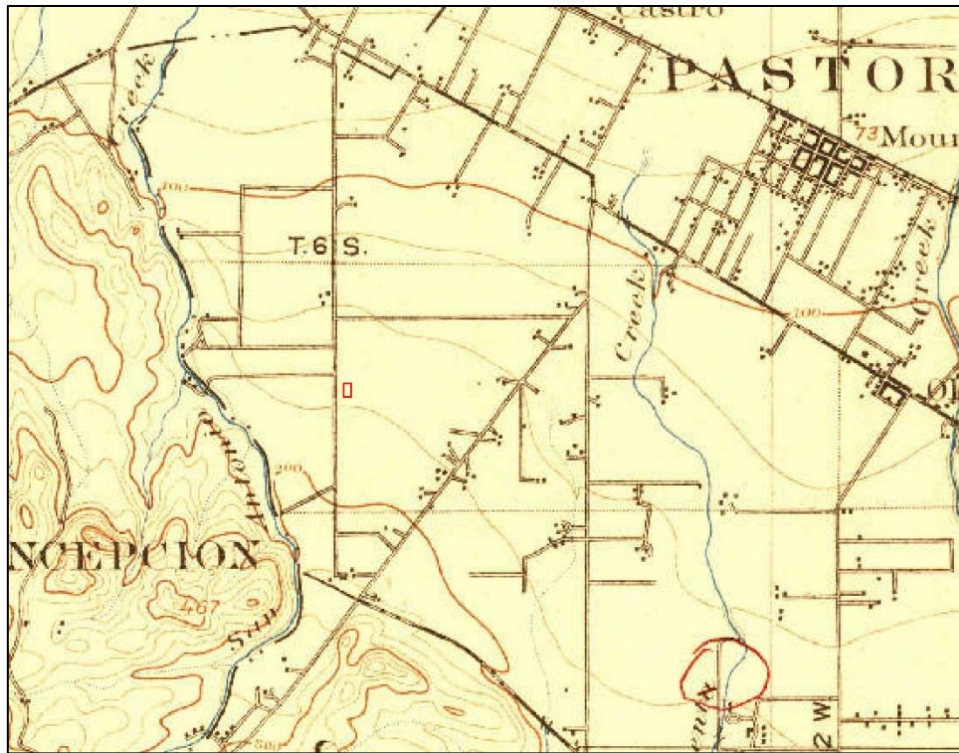


Figure 15. 1897 USGS 15' Palo Alto Quadrangle showing the Property.

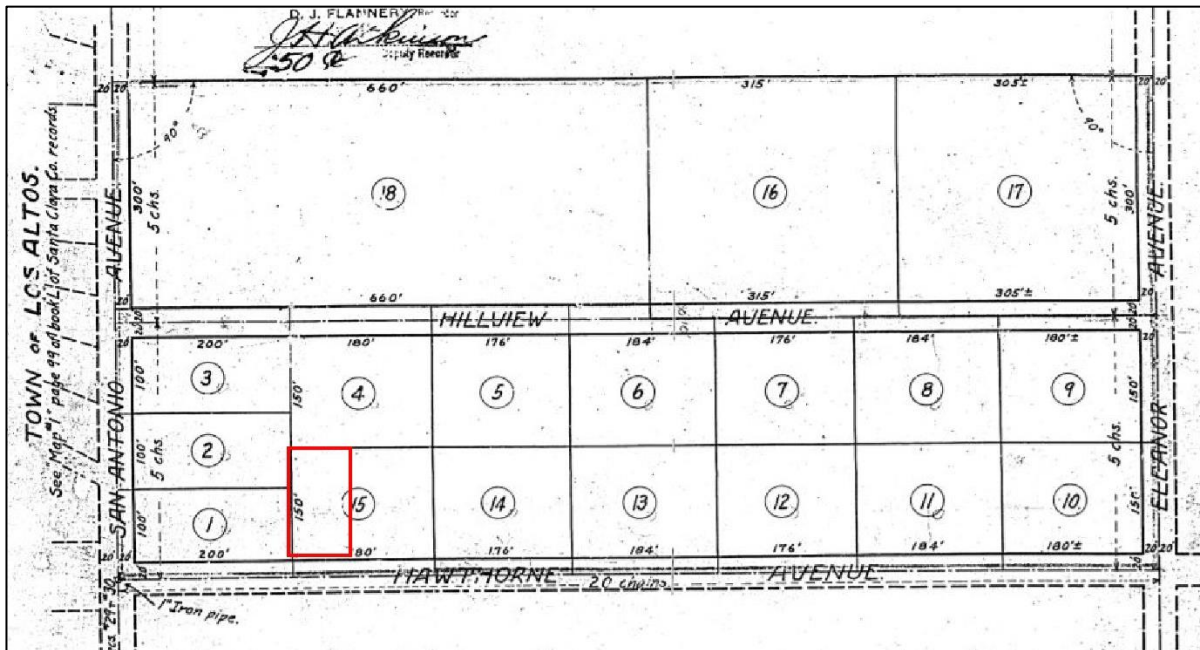


Figure 16. A 1910 Subdivision Map of the Alto Acres Tract, showing the location of the Property (outlined in red; courtesy of Santa Clara County).



Table 1. Owner and Occupant History

1926 house, ca. 1950 detached garage, ca. 1980 storage shed, and associated landscape		
Year	Owners/Occupants	Details
1926-1946	Owners: Carrie H. Willey Payson and Holland Searles Payson	<ul style="list-style-type: none"> • The first owners of the property were Carrie and Holland Payson. During this time, the Property was part of a larger 0.7-acre parcel known as Lot 15 that extended east. • Carrie and Holland purchased the property from Purl Nathaniel (P.N.) Doyle. Doyle designed and constructed the 1926 house as a development project (Figure 17).¹⁵ According to an advertisement in <i>The Daily Palo Alto Times</i>, the 1926 house was constructed with “materials and millworks furnished by the D. and S. Lumber Company in Mountain View,”¹⁶ and the 1926 house “contained seven rooms on the first floor and two rooms on the second floor with a Modern-Way Furnace.”¹⁷ A rectangular-shaped detached garage (no longer extant) was constructed at the rear of the property. • During the 1930s, orchard trees surrounded the property, and the neighborhood consisted of only a few houses (Figure 18, Figure 19, and Figure 20). In 1940, the address was P.O. Box 253 (Figure 21), and in 1945, the property’s address was changed to P.O. Box 301.¹⁸ • Carrie was born in San Francisco in 1881, and Holland was born in San Francisco in 1879. Carrie and Holland married in 1905. They had two children, Roberta and Stephen. The family lived in Berkeley, where Holland worked as an engineer.¹⁹ Before purchasing the then 0.7-acre Property from Doyle in 1926, Carrie and Holland lived in Mountain View.²⁰ During Carrie and Holland’s property ownership, Holland worked for the California State Highway as an engineer. However, he also served in the military during WWII (Figure 22),²¹ and Carrie kept house. In 1940, Carrie and Holland’s son Stephen and his wife Mauren also lived in the 1926 house. • Holland died in 1942,²² and Carrie died in 1970.²³
1946-1950	Owner: Andrew C. Blake and Katherine Elizabeth “Betty” Perot Blake	<ul style="list-style-type: none"> • The subsequent owners of the property were Andrew C. and Katherine Blake. Andrew and Katherine purchased the 0.7-acre property for

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

¹⁶ Newspapers.com, “Beautiful Los Altos Homes Built by P.N. Doyle”, *The Daily Palo Alto Times*, December 2, 1927.

¹⁷ Ibid.

¹⁸ Dr. Martin Luther King Junior Library, California Room, 1940 City Directory.

¹⁹ Newspapers.com, “Midpeninsula Death”, *The Peninsula Times Tribune*, June 12, 1970.

²⁰ Newspapers.com, “Midpeninsula Death”, *The Peninsula Times Tribune*, June 12, 1970.

²¹ Ancestry.com. U.S., World War II Draft Registration Cards, 1942

²² Newspapers.com, “Holland S. Payson is Claimed by Death”, *The Peninsula Times Tribune*, December 26, 1942.

²³ Newspapers.com, “Midpeninsula Death”, *The Peninsula Times Tribune*, June 12, 1970.



1926 house, ca. 1950 detached garage, ca. 1980 storage shed, and associated landscape		
Year	Owners/Occupants	Details
	Doolittle	<p>\$18,500.²⁴ By 1950, the property’s address was 121 Hawthorne Avenue.²⁵ During the Blake’s ownership of the property it was subdivided, and the lot where the 1926 house is located was reduced to its current 0.344-acre size. It appears that when the lot was split the address may have been changed to 41 Hawthorne Avenue.</p> <ul style="list-style-type: none"> • Andrew was born in 1907 in Colorado, and Katherine was born in 1914 in New York. Andrew and Katherine married in 1934 in New York City, and they had four children, Edward, Peter, Fred, and Andrew Jr. Andrew worked for the Shell Oil Company and Katherine kept house. • During the 1940s, the original detached garage was demolished, and in the 1950s, the current ca. 1950 detached garage was constructed (Figure 23 and Figure 24). • Andrew died in 1950.²⁶ This same year, Katherine married Duane Dolittle,²⁷ and sometime in the early 1950s, they sold the 0.344-acre Property and moved to New York, where Duane taught at Syracuse University.²⁸
1950s-1956	Owners: Nelson D. Gustin and Pauline Waters Gustin	<ul style="list-style-type: none"> • The next owners of the Property were Nelson and Pauline Gustin. However, Nelson and Pauline did not live in the 1926 house; instead, they resided at 2054 Euclid Avenue in Palo Alto. • Nelson was born in 1904 in Pennsylvania, and Pauline was born in 1902 in Pennsylvania. Pauline and Nelson married in 1929 and had one child, Nelson Jr. During Pauline and Nelson’s ownership of the Property; they owned and operated Gustin’s drive-in restaurant at 1520 Bayshore Highway in Palo Alto.²⁹ • In 1956, Pauline and Nelson sold the Property to Kenneth and Miriam Patton.
1956-1965	Owners: Kenneth F. Patton and Miriam F. Derr Patton Occupants: unknown	<ul style="list-style-type: none"> • The subsequent owners of the Property were Kenneth and Miriam Patton. Kenneth and Miriam do not appear to have lived within the 1926 house. Instead, they lived at 942 Van Auken Circle in Palo Alto.³⁰ In the 1950s, an awning roof (no longer extant) was attached to the southeast corner of the 1926 house, and a fabric porch awning was located along the primary facade (Figure 25 and Figure 26). • Kenneth was born in 1918 in California and Miriam was born in 1918 in

²⁴ Newspapers.com, “Noted Engineer and Family Moving Into Los Altos Home”, The Peninsula Times and Tribune, May 14, 1946.

²⁵ Ancestry.com. 1950 United States Federal Census.

²⁶ Ancestry.com. California, U.S., Death Index, 1940-1997.

²⁷ Ancestry.com. California, U.S., Marriage Index, 1949-1959.

²⁸ Newspapers.com, “Katherine E. “Betty” Doolittle”, The Bangor Daily News, September 17, 2000.

²⁹ Ancestry.com. U.S., City Directories, 1822-1995.

³⁰ Ancestry.com. U.S., City Directories, 1822-1995.



1926 house, ca. 1950 detached garage, ca. 1980 storage shed, and associated landscape		
Year	Owners/Occupants	Details
		<p>California. In 1941, Miriam graduated from University of California San Francisco School of Nursing and in December of that year, Miriam and Kenneth married in San Jose at the ages of 24 and 22, respectively.³¹ Kenneth and Miriam had four children, Sally, Judith, Danice, and David. During Miriam and Kenneth's ownership of the Property, Kenneth worked as a photographer for Ampex Corporation in Redwood City,³² and Miriam kept house.</p> <ul style="list-style-type: none">• The Finley Realty company managed the rental of the Property for Kenneth and Miriam. In 1956, a permit (no. A2440) was issued to Finley Realty to repair termite damage to the 1926 house for \$280.• No information about the occupants of the 1926 house was found.
1965-1968	Owners: George Russell Otto and Cora Ann Hart Otto	<ul style="list-style-type: none">• The next owners of the Property were George and Cora Otto. During Cora and George's ownership of the Property, they did not live in the 1926 house. Instead, they lived at 1007 Judson in Mountain View while George worked as a psychologist for the Palo Alto Unified School District.³³• George was born in 1930, and Cora was born in 1937. Cora and George married in 1955 in San Luis Obispo when he was 25 and Cora was 18. At the time, Cora had recently graduated from Arroyo Grande Union High School, and George was enlisted in the Army, where he was stationed at Fort Sill in Oklahoma.³⁴ After George finished his service, he went into the ministry and worked as a student pastor for the Presbyterian Church in Summerland.• Cora and George had three children together, John, Greg, and Robles.• Cora died in 1999.³⁵• No additional information about George or Cora was found.
1968-1974	Owners: Wayne Miller, Roland P. Boutin, and Dorothea Tibbs	<ul style="list-style-type: none">• The subsequent owners of the Property were Wayne Miller, Roland Boutin, and Dorothea Tibbs. The three owners did not live in the 1926 house. Instead, Roland lived in Palo Alto at 580 Arastradero Road.³⁶ Dorothea and Wayne's addresses during their ownership were not found. During this time, orchards near the Property were removed and the surrounding neighborhood developed with more residential and commercial buildings, though the Property remained surrounded by

³¹ Newspapers.com, "Marriage Licenses", The Peninsula Times Tribune, December 17, 1941.

³² NCS Import, "Kenneth Patton", The Union, May 21, 2002, https://www.theunion.com/news/kenneth-patton/article_b9c0c0fa-ac40-5efb-abaf-af38152ba8b1.html, (accessed 04/12/2023).

³³ Ancestry.com. U.S., City Directories, 1822-1995.

³⁴ Newspapers.com, "Miss Cora Hart Becomes Bride of G. Otta at Arroyo Grande", The Tribune, July 22, 1955.

³⁵ Newspapers.com, "Cora Ann Otto", The Tribune, October 07, 1999.

³⁶ Ancestry.com. U.S., City Directories, 1822-1995.



1926 house, ca. 1950 detached garage, ca. 1980 storage shed, and associated landscape		
Year	Owners/Occupants	Details
		<p>trees (Figure 27).</p> <ul style="list-style-type: none"> Wayne owned and operated Miller Properties Inc. and was a shareholder of Small Holder Associated Real Estates Inc. (SHARE), a small company created in 1963. During their ownership, Dorothea worked for Wayne at SHARE. At this time, Roland owned and operated Paramount Tax Service. In 1970, Wayne and Roland established Miller Boutin Investment Management Company.³⁷ No additional information about Roland was found. Wayne was born in 1929 in Manito, Illinois. He attended Bradley University and graduated in 1952 before enlisting in the Navy. After graduating, Wayne attended Stanford University School of Business, earning his M.B.A., and created Miller Properties in 1957. Wayne married Lois Trussell Krebs and they had two children together, David, and Jared, and also raised Lois' child, Whitney, from a previous marriage. Wayne retired in 1995 and died in 2002.³⁸ Dorothea was born in 1919 in California. Dorothea and Thomas Tibbs married (date unknown) and together they had two children, Thomas Jr. and Richard.³⁹ Dorothea died in 2008.⁴⁰
1974	Owners: Hyman Mitchner and Myrna E. Toban Mitchner	<ul style="list-style-type: none"> The next owner of the Property was Hyman and Myrna Mitchner, who briefly owned the Property in 1974. During Hyman and Myrna's ownership of the Property, Hyman worked as one of three vice presidents of Syntex Laboratory.⁴¹ Hyman was born in 1930 in Vancouver, Canada, and Myrna was born in 1933 in Vancouver. Myrna and Hyman married in 1955 in Canada and immigrated to the U.S. this same year.⁴² They had four children, Leslie, Seth, Laura, and Zale. Hyman was a member of the Gideon Hausner School in Palo Alto and raised money for Technion University in Israel.⁴³ Myrna died in 2019,⁴⁴ and Hyman died in 2021.⁴⁵

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

³⁸ Newspapers.com, "Wayne Henry Miller", Ventura County Star, July 10, 2002.

³⁹ Ancestry.com. 1950 United States Federal Census.

⁴⁰ Ancestry.com. U.S., Social Security Death Index, 1935-2014.

⁴¹ Newspapers.com, "San Jose men charge in confidence swindle", Peninsula Times Tribune, March 21, 1984.

⁴² Newspapers.com, "Wisconsin Home for Couple Married at Sunday Service", The Vancouver Sun, June 28, 1955.

⁴³ Los Altos Town Crier Report, "Hyman Mitchner", Mary 26, 2021, https://www.losaltosonline.com/people/obituaries/hyman-mitchner/article_c38eb3e4-be41-11eb-9e8e-cf312185caa7.html, accessed 04/12/2023.

⁴⁴ Los Altos Town Crier, Myrna Toban Mitchner, April 13, 2019, https://www.losaltosonline.com/people/obituaries/myrna-toban-mitchner/article_2c9480fc-a9d2-5e3c-a014-1500e6a9f512.html, accessed 04/12/2023.

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



1926 house, ca. 1950 detached garage, ca. 1980 storage shed, and associated landscape		
Year	Owners/Occupants	Details
1974-2000	Owners: Derek Bray and Rosamond Bray	<ul style="list-style-type: none">• The subsequent owners of the Property were Derek and Rosamond Bray.• In 1976, Derek and Rosamond added a 24-foot-wide by 20-foot-tall second-story addition to the 1926 house at a total cost of \$16,800 (permit no. A14468). In 1979, Derek and Rosemond re-roofed the 1926 house (permit no. A16717), added a ca. 1980 storage shed, and repaired the fireplace chimney in 1996 (permit no. 1996-629231).• Derek was born in 1934 in Yorkshire, England. In 1961, Derek and Rosemond had two children, Alexander and Victoria, and in 1963, Derek and Rosemond and their two children immigrated to the U.S. from England.⁴⁶• No additional information about Derek or Rosemond was found.
2000-2022	Owner: Anne C. M. Wilson	<ul style="list-style-type: none">• The subsequent owner of the Property was Anne C. M. Wilson. In 2000, Anne removed one layer of shake roof and added Celotex,⁴⁷ and one-half-foot of plywood to the 1926 house and ca. 1950 garage (permit no. 2000-637161). In 2002, Anne made additional changes to the 1926 house, including a second-floor bathroom, adding a furnace to the attic, replacing the pipes with copper pipes, replacing the water heater, and installing an electronic pump and panels (permit no. 67218).• No additional information about Anne was found.

⁴⁶ Ancestry.com. California, U.S., Federal Naturalization Records, 1843-1999.

⁴⁷ A roofing material made of fiberboard from sugar cane waste.



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



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



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



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

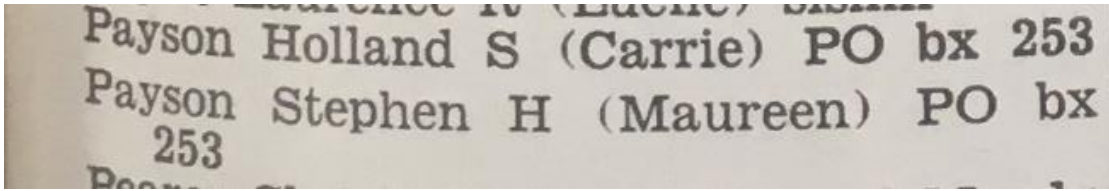


Figure 21. 1940 Polk Directory for San Jose, showing the Property with the address of PO Box 253 (courtesy of the San Jose State University, California Room).

REGISTRATION CARD—(Men born on or after April 28, 1877 and on or before February 16, 1897)

SERIAL NUMBER U 174	1. NAME (Print) Holland Searles Payson <small>(First) (Middle) (Last)</small>		ORDER NUMBER
2. PLACE OF RESIDENCE (Print) Hawthorn Ave Los Altos Santa Clara, Calif. <small>(Number and street) (Town, township, village, or city) (County) (State)</small>			
3. MAILING ADDRESS P.O. Box 301 - Los Altos, Calif. <small>(Mailing address if other than place indicated on line 2. If same insert word same)</small>			
4. TELEPHONE 2241 <small>(Exchange) (Number)</small>	5. AGE IN YEARS 62	6. PLACE OF BIRTH San Francisco Calif - <small>(Town or county) (State or country)</small>	
7. NAME AND ADDRESS OF PERSON WHO WILL ALWAYS KNOW YOUR ADDRESS Carrie H. Payson - P.O. Box 301, Los Altos, Calif -			
8. EMPLOYER'S NAME AND ADDRESS State of California Division of Highways - 2001 Van Ness Ave, Calif			
9. PLACE OF EMPLOYMENT OR BUSINESS 2001 Van Ness Ave San Francisco Calif <small>(Number and street or R. F. D. number) (Town) (County) (State)</small>			
I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE.			
D. S. S. Form 1 (Revised 4-1-42)		16-21630-2 <i>S. Payson</i> <small>(Registrant's signature)</small>	

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



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



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



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



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



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

ARCHITECTURAL CONTEXT

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

TUDOR REVIVAL (1890 – 1940)

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

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

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

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



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

Character-defining features of Tudor Revival architecture often include:

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

BUILDER: PURL NATHANIEL DOYLE

The designer and builder of the 1926 house was Purl Nathaniel (P.N.) Doyle (Figure 28). Purl was born in 1874 in Illinois. In 1896, Purl and Hattie E. Harrison married in Colorado and they had one child, Clarence.⁵⁰ In 1896, Hattie died in Colorado, and sometime between 1896 and 1900, Purl moved to California, leaving Clarence to be raised by Purl’s parents, William and Emily Doyle, in Illinois.⁵¹ By 1905, Purl lived in San Francisco and worked as a carpenter.⁵² In 1906, Purl and Ethel Baxter married in Berkeley, California, when he was 31 years old and she was 22.⁵³ Purl and Ethel had one child, Clifford. In 1910, during a time of growth in Los Altos, Purl and Ethel purchased a 50 foot by 142 foot lot on Second Street and constructed a five-bedroom house.⁵⁴ In 1914, Purl and Ethel sold their Los Altos house, and by 1920, Purl and Ethel settled permanently in Mountain

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

⁵⁰ Ancestry.com. Colorado, County Marriage Records and State Index, 1862-2006.

⁵¹ Ancestry.com. 1900 United States Federal Census.

⁵² Ancestry.com. U.S., City Directories, 1822-1995.

⁵³ Newspapers.com, “Marriage Licenses”, The San Francisco Call, July 18, 1906.

⁵⁴ Newspapers.com, “Los Altos Enjoys Wonderful Boom”, The San Francisco Examiner, April 17, 1910.



View, where Purl continued working as a carpenter.^{55 56}

By the 1920s, Purl was a well-known local builder in Santa Clara County, focusing mainly on remodeling buildings, including a warehouse behind the Eschenbruecher's Hardware Store at 316 Main Street.^{57 58} In 1942, Purl's wife, Ethel, died. In 1948, Purl was elected secretary and treasurer for the Palo Alto Carpenter Local 688. He was also a member of Mountain View Carpenters Union Local 1280 and Woodmen of the World. Purl died in 1950.⁵⁹

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

BEAUTIFUL LOS ALTOS HOME
BUILT BY P. N. DOYLE

PICTURED here is the new home of Mr. and Mrs. H. S. Payne, Los Altos. There are seven fine rooms on the first floor and two on the second. The new home has a large basement, with a Medora-Way Furnace. The Vac-Blast fireplace in the living room is a new and delightful feature. This fireplace is equipped on the order of a hot-blast furnace, converting cold air into hot air and radiating it throughout the room. The kitchen in this home is equipped with every sort of electrical appliance and device for utility, comfort and convenience.

Mr. Doyle, designer and builder, is very proud of this beautiful home, as is the D. S. Lumber Co., which furnished ALL of the materials and millwork used in the structure.

F. N. DOYLE
217 West 14th St. - Los Altos - Cal. 4

TELL YOUR BUILDER
to see the D. S. Lumber Company about your mill work. There are always special features in your plans that call for mill work that is not at the ordinary. D. S. is equipped to turn out any special design you have in mind... for mill or interior work. This special mill work costs no more than the ordinary pattern.

D. S. LUMBER CO.

Highway at El Monte Avenue
Mountain View

Phone Mountain View
449

"THE CUSTOMER MUST BE SATISFIED"

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

⁵⁵ Ancestry.com. 1920 United States Federal Census.

⁵⁶ Newspapers.com, "Los Alto Real Estate", The San Francisco Examiner, July 04, 1914.

⁵⁷ Newspapers.com, "Building Permits" The Daily Palo Alto Times, May 8, 1921.

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

⁵⁹ Newspapers.com, "Carpenters Union Agent Succumbs", Daily Palo Alto Times and Palo Alto News and Palo Alto Shopping Review, July 2, 1950.



HISTORIC ARCHITECTURAL SURVEY

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

1926 HOUSE

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

South Elevation (Primary Facade)

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



Figure 29. South elevation, facing north.



Figure 30. South elevation, facing northeast.



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

East Elevation

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



Figure 32. East elevation, facing west.



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



Figure 34. East elevation, facing southwest.

North Elevation

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



Figure 35. North elevation, facing south.



Figure 36. North elevation, facing south.

West Elevation

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



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



Figure 37. West elevation, facing southeast.



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



CA. 1950 DETACHED GARAGE

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



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



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

CA. 1980 STORAGE SHED

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



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

ASSOCIATED LANDSCAPE

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



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



Figure 43. Wood trellis with wisteria, facing south.

PREVIOUS ALTERATIONS: 1926 HOUSE

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

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



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

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

EVALUATION OF HISTORICAL SIGNIFICANCE

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

CALIFORNIA REGISTER OF HISTORICAL RESOURCES

The CRHR is an inventory of significant architectural, archaeological, and historical resources in California. Resources can be listed in the CRHR through several methods. State Historical Landmarks and NRHP listed properties are automatically listed in the CRHR. Properties can also be nominated to the CRHR by local governments, private organizations, or citizens. The CRHR follows *similar* guidelines to those used for the NRHP.⁶⁰ 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”.⁶¹

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

- **Location** is the place where the historic property was constructed.

⁶⁰ California Code of Regulations, Title 14, Chapter 11.5, Section 4850 et seq

⁶¹ California Office of Historic Preservation Technical Assistance Series #6 California Register and National Register: A Comparison (for purposes of determining eligibility for the California Register).



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

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

CRHR EVALUATION

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

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

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

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

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

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

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

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



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

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

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

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

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

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

INTEGRITY

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

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

⁶² 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).



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

Therefore, the 1926 house retains integrity of location.

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

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

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

Therefore, the 1926 house retains integrity of setting.

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

Therefore, the 1926 house retains integrity of materials.

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

Therefore, the 1926 house retains integrity of workmanship.

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

Therefore, the 1926 house retains integrity of feeling.

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



Therefore, the 1926 house retains integrity of association.

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

STANDARDS REVIEW

Based on the current Project, a Standards review was conducted to ensure compliance with CEQA and the City of Los Altos historic preservation ordinances, addressing the current preliminary Project's potential impacts on the 1926 house, which was determined to be eligible for listing on the CRHR. The Standards review utilized preliminary details provided by the owner regarding the restoration of the 1926 house, including the restoration of the original front door opening, the addition of solar panels, and a new ADU within the Property that should be used as general guidance and not Project specific (required by CEQA) to meet the Standards. On October 24, 2023, *Roof and Realm Manufacturing* provided EDS with architectural drawings (Appendix B) for the construction of the new detached garage, allowing EDS to update the Standards review, which is reflected in the section below (primarily within Standard 10).

Secretary of Interior Standards for Rehabilitation Review

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

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

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

The following Standards review assesses potential impacts on the CRHR-eligible 1926 house and provides guidance to the city in compliance with the owner's Mills Act application.

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

The 1926 house will continue to be for residential use.

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



2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

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

Solar Panels: The addition of solar panels along the east, west, or south-facing slopes of the side gable form of the 1926 house will not alter the historic character of the house. In addition, the installation will not call for the removal of any historic materials or alteration of features and spaces that characterize the 1926 house. The panels could also be placed on the roof of the new detached garage or ADU.

Rehabilitation: Potential Stucco Removal and Replacement with Appropriate Material

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

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

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

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

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



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

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

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

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

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

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

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

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

There are no proposed changes to deteriorated features.

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

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

EDS Analysis: Not applicable to the Project.

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

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

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

New Exterior Alternations

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

Solar Panels



The installation and placement of the solar panels on the 1926 house considers the overall goal to preserve the character-defining features and historic fabric of the building, while also accommodating the need for solar. To conform with the Standards, the solar panels should be low-profile panels and installed flat. The panels should also be easily removable and should not destroy any original roof trussing or timber framing. The panels could also be placed on the new detached garage or ADU.

Exterior Cladding

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

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

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

The Project proposes two new ancillary buildings, including a new detached garage - detailed below, and a new ADU, still in the design phase but a general description is included in the section below.

New Detached Garage

The following review is based on the drawings for constructing the new detached garage provided to EDS by *Roof and Realm Manufacturing* (dated 10/24/2023). The new detached garage (two options, front-facing gable [A3.5; Option 1] or side-facing gable [A.3.6; Option 2]). Each of these plans, show the new garage located along the current driveway and within a portion of the current lawn. The building will be situated on a concrete slab foundation.

Option 1: For the **front-facing gable** [A3.5] plan the west elevation of the garage will be approximately 8 feet east of the east elevation of the 1926 house and set back about 10.09+ feet north of the front elevation of the house (Figure 44). The new two-car garage is a single-story front-facing gable form constructed of steel framing and clad in three-coat stucco. The stucco will match the material and texture (aka style) of the stucco cladding on the 1926 house. The roof of the new garage will be clad in a composite shingle. The building will have an automatic roll-up garage door along the front façade (south elevation) and will consist of a simple design so as not to detract visually from the character of the 1926 house (Figure 45). The roll-up garage door is constructed of metal and has a row of fixed-light narrow windows along the top section of the door. It consists of decorative metal details that conform with the design of the 1926 house.

Option 2: For the **side-facing gable** [A3.6] plan the west elevation of the garage will be approximately 8 feet east of the east elevation of the 1926 house and set back about 10.09+ feet north of the front



elevation of the house (Figure 46). The new two-car garage is a single-story side-facing gable form constructed of steel framing and clad in three-coat stucco. The stucco will match the material and texture (aka style) of the stucco cladding on the 1926 house. The roof of the new garage will be clad in a composite shingle. The building will have an automatic roll-up garage door along the front façade (east elevation) and will consist of a simple design so as not to detract visually from the character of the 1926 house (Figure 47). The roll-up garage door is constructed of metal and has a row of fixed-light narrow windows along the top section of the door; however, it will not be visible from the street. It consists of decorative metal details that conform with the design of the 1926 house.



Figure 44. Option 1 - front-facing gable plan by Roof and Realm, dated 10/24/2023.

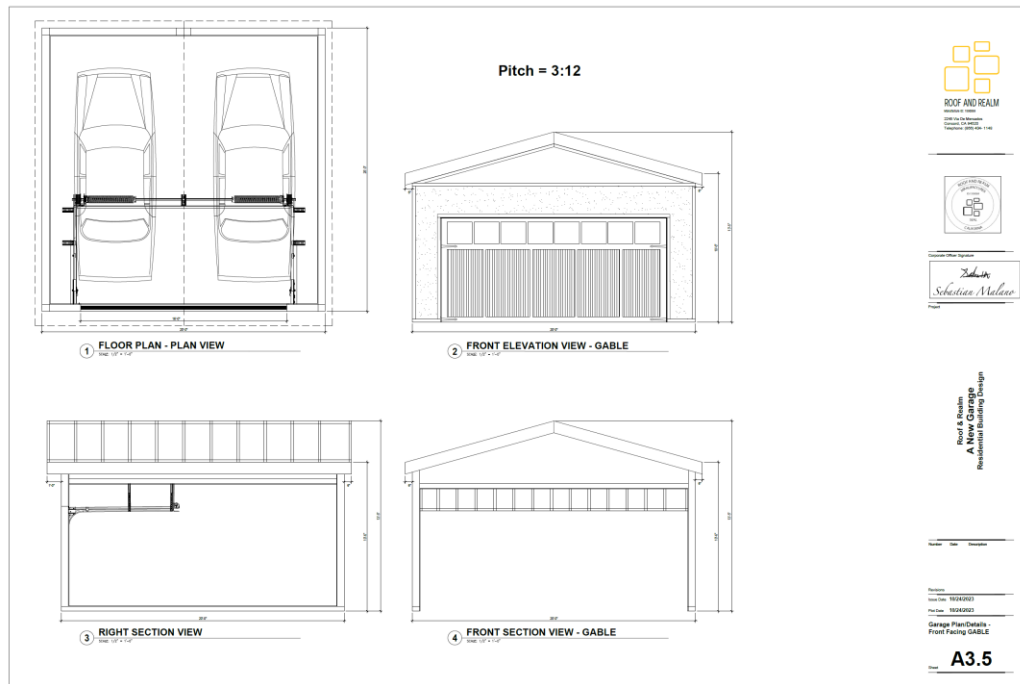


Figure 45. Option 1 – front-facing gable plan by Roof and Realm, dated 10/24/2023.



Figure 46. Option 2 – side-facing gable plan by Roof and Realm, dated 10/24/2023.

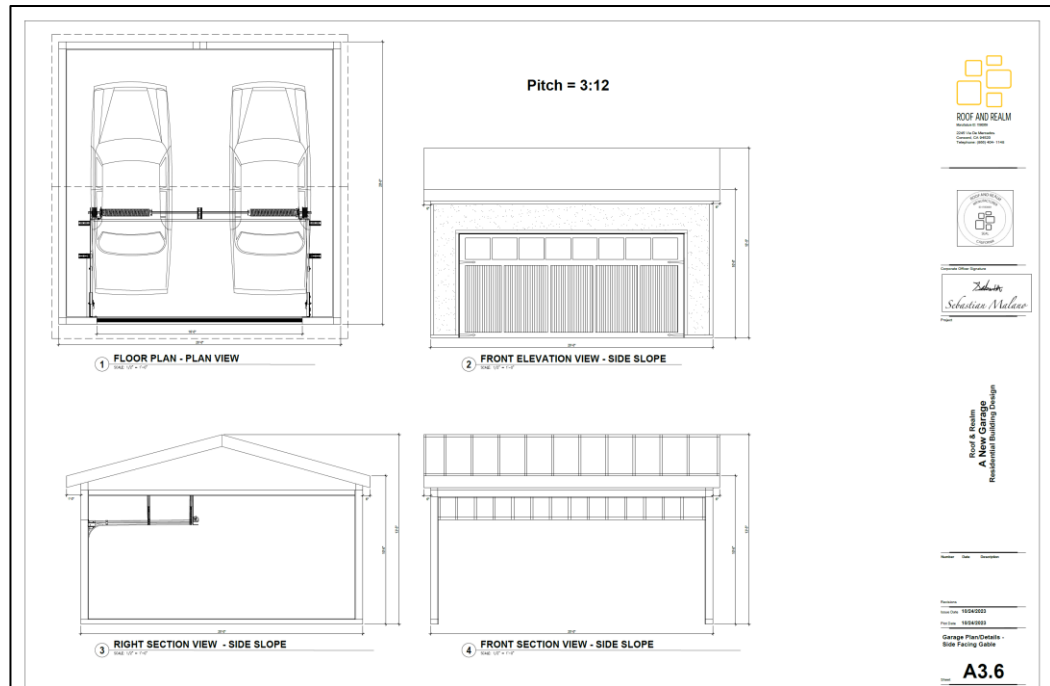


Figure 47. Option 2 – side-facing gable plan by Roof and Realm, dated 10/24/2023.

EDS Analysis: The following analysis applies to options 1 and 2. The new detached garage does not create a false sense of history. In addition, if the detached garage is removed in the future, it will not adversely affect the integrity of the 1926 house. As such, the new detached garage complies with Standard 10.

New ADU

The new ADU has not yet been designed; however, the following information is provided as guidance to meet the Standards.

The new ADU should be a simple single-story design, and the massing, including the size, scale, and form, and the roof height should be set below and subordinated to the 1926 house. The exterior cladding for the ADU can be wood or wood-like material, stucco, plaster, brick, river rock, or stone. The wood cladding is appropriate for this building as it will not be visible from Hawthorne Avenue. In addition, the location of the ADU is important, EDS recommends the new building is situated at the rear of the Property, and if possible not visible from the public right-of-way.

EDS Recommendations: After the ADU is designed, it is recommended that this Standards review is updated to ensure compliance with the Standards, as well as ensuring the new building meets the local requirements of the City of Los Altos as part of the Mills Act agreement.

CONCLUSION

In accordance with CEQA regulations and guidelines, EDS completed an HRE for the Property at 41 Hawthorne Avenue, Los Altos, Santa Clara County, California, within the 0.344-acre (APN 170-41-036) that includes a 1926 house, ca. 1950 detached garage, ca. 1980 storage shed, and associated landscape to determine if the



Property or any of the built environment resources within the Property are eligible for listing on the CRHR. The methods used to complete the HRE included extensive research and an intensive level historic architectural survey conducted by EDS Principal Architectural Historian Stacey De Shazo, M.A., who exceeds the Secretary of the Interior's qualification standards in Architectural History and History. The HRE was completed following CEQA regulations (PRC § 21000) and the Guidelines for Implementing CEQA (14 CCR § 15000 et seq.).

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

Based on the current drawings completed by Roof and Realm (dated 10/24/2023) for the new detached garage (options 1 or 2), and detailed within the Standards review section of this report, EDS has determined that the new garage will not impact the integrity of the 1926 house. As such, the Project will not impact the integrity of the 1926 house within the Property, and the house will remain eligible for listing on the CRHR and for the Mills Act tax program.



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Appendix A:

DPR Forms

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # 43-002069

HRI #

Trinomial

NRHP Status Code

Other Listings: _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 15

*Resource Name or #: 41 Hawthorne Avenue

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

*a. County Santa Clara and

*b. USGS 7.5' Quad Mountain View Date 1991 T 6S; R 2W; _____ of _____ of Sec un; MD B.M.

c. Address 41 Hawthorne Avenue City Los Altos Zip 94022

d. UTM: Zone 10, 578492 mE/ 4137275 mN

e. Other Locational Data: The resource is located within the 0.3-acre Accessor's Parcel Number (APN) 170-41-036 in the City of Los Altos. The Property is bounded by Hawthorne Avenue on the south, single-family houses on the east and west, and a commercial building on the north.

*P3a. Description: The resource includes a 1926 house, ca. 1950 detached garage, ca. 1980 storage shed, and associated landscape. The 1926 house is associated with Tudor Revival Architecture. The ca. 1950 detached garage, ca. 1980 storage shed, and associated landscape are not associated with any architectural style or planned architectural landscape. (Continued on Continuation Sheet, Page 2)

P5a. Photograph or Drawing



*P3b. Resource Attributes: HP2. Single family property (1926 house); HP4. Ancillary buildings (ca. 1950 detached garage, ca. 1980 storage shed).

*P4. Resources Present:
Building Structure Object Site
District Element of District Other (Isolates, etc.)

P5b. Description of Photo 1926 house,
facing north

*P6. Date Constructed/Age and Source:
 Historic Prehistoric Both 1926
house, ca. 1950 detached garage, ca. 1980
storage shed, and associated landscape

*P7. Owner and Address:
Name withheld by Owner

*P8. Recorded by: Stacey De Shazo, M.A.;
Evans & De Shazo, Inc., 1141 Gravenstein
Highway S, Sebastopol, CA 95472

*P9. Date Recorded: 04/05/2023

*P10. Survey Type: Intensive

*P11. Report Citation: Stacey De Shazo, M.A., Nicolle LaRochelle, and M.S, Bee Thao, M.A. (2023): Historic Resource Evaluation and Secretary of Interior's Standards for the Treatment of Historic Properties Review of the Property at 41 Hawthorne Avenue, Los Altos, Santa Clara County, California

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other (List): _____

CONTINUATION SHEET

Property Name: 41 Hawthorne Avenue

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(Continue from Primary Record, Page 1)

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

South Elevation (Primary Facade)

The south elevation consists of two front-facing gables with steep multi-gable roofs (Figure 1). The western gable is flush with the eaves of the side roof gable, while the eastern gable projects forward from the eave, and the east roof curves down and across an open, central portico (Figure 2). The central porch has two three-centered arches, one to the south and one to the west. These arches are supported by a stucco column to the southwest and the house walls to the north and east. A single wood door is within the portico, on the west wall. There are two picture windows, consisting of a central, square, fixed single-light window in between two three-over-one, double-hung wood windows; between each of these three windows is a thick wood mullion (Figure 3). Although not original, these windows were replaced in-kind in material and style. Each window is located at the first-story level and centered below the roof gable. Within each gable, there is a three-over-one, double-hung wood window. At the south peak of the 1976 addition, there is a small, square

CONTINUATION SHEET

Property Name: 41 Hawthorne Avenue

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vent.



Figure 1. South elevation, facing north.



Figure 2. South elevation, facing northeast.

CONTINUATION SHEET

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Figure 3. Picture window on south elevation, facing north.

East Elevation

The east elevation consists of a double gable and eave section of the 1976 addition (Figure 4). The east elevation includes ten windows, of which four are new, and six are original. Three new windows appear to be in-kind replacements, and two are new to the elevation. The five windows on the first story of the eastern projecting gable consist of a pair of three-over-one, double-hung wood windows with a thick wood mullion, to the south of a three-over-one, double-hung wood window with horned stiles and a four-over-one, double hung wood window, with horned stiles (Figure 5). Below the peak and set between the exposed timber is a three-over-one, double-hung wood window. The gable between this projecting gable consists of a four-over-one, double-hung wood window at the southern section of the first story and a four-over-one, double-hung wood window with horn stiles at the north section. On the second story and off-center is a four-over-one, double-hung wood window. Directly below this peak, there is a small, square vent. The eave section of the 1976 addition has a sliding glass door at the first story and a pair of three-over-one, double-hung wood windows with a thick wood mullion between them (Figure 6).

CONTINUATION SHEET

Property Name: 41 Hawthorne Avenue

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Figure 4. East elevation, facing west.



Figure 5. Three-over-one windows with horned stiles (aka lugs) on the east elevation, facing west.

CONTINUATION SHEET

Property Name: 41 Hawthorne Avenue

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Figure 6. East elevation, facing southwest.

North Elevation

The north elevation consists of three eave sections of the original 1926 house and the gable section of the 1976 addition (Figure 7). The north elevation includes six windows, of which two appear to be original to the house and were repurposed along this elevation. The easternmost eave consists of a three-over-one, double-hung wood window with horn stiles beside a wood door with six square slights along the top of the paneled door. Along the first story of the gabled section, there is a single wood panel door with six square lights along the top of the door beside a square, four-light-hinged window; these two are between two three-over-one, double-hung wood windows (Figure 8). There are two three-over-one, double-hung wood windows at the second-story level. A square, fixed four-light window below the peak is set between the exposed timbers. Two vents are built into the stucco on either side of the window. A contemporary deck is accessed via two brick steps. The deck wraps around from the east elevation north and extends past the rear entry door within the 1976 gable addition. The west eave section of the addition includes a single wood panel door with six square lights along the top, opening onto a paver stoop.

CONTINUATION SHEET

Property Name: 41 Hawthorne Avenue

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Figure 7. North elevation, facing south.



Figure 8. North elevation, facing south.

West Elevation

The west elevation consists of the original side gable of the 1926 house and an eave end of the 1976 north-facing gable addition (Figure 9). The gable section includes exposed half-timber framing and stucco.

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Along the first story are two pairs of three-over-one, double-hung wood windows with thick wood mullions between them. The windows of the second story consist of two, three-over-three, double-hung wood windows set between the exposed timbers. Three vents are on either side of the windows and above, directly below the gable peak. An original cast-iron crawl-space vent is along the house foundation (Figure 10). The eave section of the 1976 addition consists of a four-over-one, double-hung wood window at the second-story level.



Figure 9. West elevation, facing southeast.

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Figure 10. A cast-iron vent cover, along the foundation wall.

ca. 1950 Detached Garage

The ca. 1950 detached garage is not associated with any architectural style or form. The one-story detached garage has a front-facing gable form and a concrete slab foundation (Figure 11). The walls are clad with clapboard siding, while the moderately pitched roof is clad with asphalt shingles. Surrounding the windows and doors and around the perimeter of the roof is a simple, thick trim. The south elevation is the primary façade and consists of an off-center, two-car aluminum garage door. The gable vent consists of vertical boards along the peak. The east elevation consists of the eave of the garage and has a centered, projecting metal and glass greenhouse window. The north elevation was not visible during the survey. The west elevation consists of a central, single metal door between a fixed, square window and a small vertical, rectangular window (Figure 12). This elevation opens to a walkway that is covered by a wood trellis.

CONTINUATION SHEET

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Figure 11. South elevation of detached garage, facing north.



Figure 12. West elevation and trellis-covered walkway, facing east.

ca. 1980 Storage Shed

The ca. 1980 storage shed is not associated with an architectural style or form. The one-story shed has no

CONTINUATION SHEET

Property Name: 41 Hawthorne Avenue

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foundation, as it was placed directly on the soil. The shed has a front-facing, gambrel roof form with half-timbered elements. The shed is constructed of vertical wood, which also operates as the exterior finish, and the roof is clad with composite shingles. The southwest elevation is the primary façade, consisting of double-entry wood doors (Figure 13). The remaining elevations do not have any fenestration.



Figure 13. Photograph showing the double-entry doors along the southwest elevation (primary façade) of the ca. 1980 storage shed, facing north.

Associated Landscape

The associated landscape includes paths for pedestrians and cars, a lawn, a covered trellis with wisteria, and a designed brick patio with flower boxes. The front yard, south of the house, consists of three paths from the street to and around the house. The fence along the front yard's perimeter consists of brick posts supporting two horizontal rails (Figure 14). Between the paths is a sundial built upon a brick pedestal surrounded by bushes and trees. Along the east perimeter of the property, there is a concrete driveway that extends westward toward the ca. 1950 garage. The wisteria-covered wood trellis runs from the garage to the deck north of the house (Figure 15). Between the house and the driveway is a patio with brick pavers in a design with concrete. Amongst the brick pavers, there are bushes and flowers. The northwest corner of the property consists of a lawn.

CONTINUATION SHEET

Property Name: 41 Hawthorne Avenue

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Figure 14. Fence with brick posts and wood rails along southern perimeter of the property.



Figure 15. Wood trellis with wisteria, facing south.

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California Register of Historic Resources (CRHR) Evaluation

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

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

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

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

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

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

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

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

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

CONTINUATION SHEET

Property Name: 41 Hawthorne Avenue

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

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

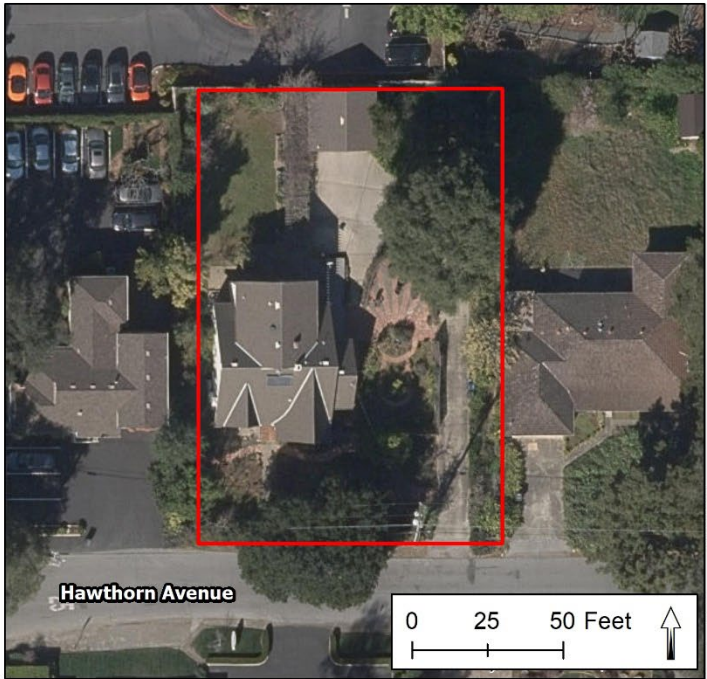
4. (Information potential): Has yielded, or may be likely to yield, information important in prehistory or history.

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

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

Integrity

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



Map by S. Evans, 6/17/2023

Resource Location Map

1926 House, ca. 1950 Detached
 Garage, ca. 1980 Storage Shed,
 and Associated Landscape.

Legend

 Resource Area





Appendix B:
Roof and Realm
Drawings



**CITY OF LOS ALTOS
GENERAL PLANNING APPLICATION**

Type of Review Requested: *(Check all boxes that apply)*

<input checked="" type="checkbox"/>	Design Review - One-Story	<input type="checkbox"/>	Lot-Line Adjustment	<input type="checkbox"/>	Tentative Map/Division of Land
<input type="checkbox"/>	Design Review - Two-Story	<input type="checkbox"/>	Outdoor Display Permit	<input type="checkbox"/>	Tree Removal Permit
<input type="checkbox"/>	Design Review-Comm/Multi-Fam	<input type="checkbox"/>	PC Study Session	<input type="checkbox"/>	Use Permit
<input type="checkbox"/>	Accessory Dwelling Unit	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Variance/Extension
<input type="checkbox"/>	General Plan/Code Amendment	<input type="checkbox"/>	SB9	<input type="checkbox"/>	Zoning Verification Letter
<input checked="" type="checkbox"/>	Historic Review	<input type="checkbox"/>	Sign Permit	<input type="checkbox"/>	Other:

Project Address/Location: 41 Hawthorne Ave. Los Altos, CA 94022

Assessor Parcel Number(s): 17041036 Zoning District(s): R1

Project Description: ADDING A 400 SQ FT GARAGE TO THE PROPERTY

Applicant's Name: HEATHER YOUNGQUIST

Telephone No.: 925-849-6390 Email Address: PERMITS@ROOFANDREALM.COM

Mailing Address: 2245 VIA DE MERCADOS

City/State/Zip Code: CONCORD CA 94520

Property Owner's Name: SREENIVAS TALLAM

Telephone No.: 408-930-2688 Email Address: sreen.tallam@gmail.com

Mailing Address: 41 Hawthorne Ave.

City/State/Zip Code: Los Altos, CA 94022

Architect/Designer's Name: RORE MANAGEMENT- SEBASTIAN MALANO

Telephone No.: 925-849-6390 Email Address: DESIGN@ROOFANDREALM.COM

Mailing Address: 2245 VIA DE MERCADOS

City/State/Zip Code: CONCORD CA 94520

HOLD HARMLESS AGREEMENT

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

REQUIRED SIGNATURES

I (we) declare, under penalty of perjury, that in securing this permit, I am (we are) the owner of this property(ies) and the information stated on forms, plans, and other materials submitted herewith in support of the application is true and correct to the best of my (our) knowledge. It is my (our) responsibility to inform the City, through the assigned project planner, of any changes to information represented in these submittals.

If an authorized agent is signing on behalf of the property owner, written documentation evidencing authority to sign on behalf of the property owner must be provided with this form.

Sreenivas Tallam

Signature of Property Owner

10 / 20 / 2023

Date

Signature of Property Owner

Date

Hyl

Signature of Applicant (If different from the Property Owner)

10 / 20 / 2023

Date

Title	Y120 TALLAM- GENERAL Planning Application
File name	general_application.pdf
Document ID	0286ec1b337b581b57a7b1d2f986a26690522a35
Audit trail date format	MM / DD / YYYY
Status	● Signed

Document History



SENT

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Sent for signature to SREEN TALLAM (sreen.tallam@gmail.com) and Heather Youngquist (permits@roofandrealm.com) from sales@roofandrealm.com
IP: 73.231.121.104



VIEWED

10 / 20 / 2023
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Viewed by SREEN TALLAM (sreen.tallam@gmail.com)
IP: 163.114.132.130



SIGNED

10 / 20 / 2023
21:21:42 UTC

Signed by SREEN TALLAM (sreen.tallam@gmail.com)
IP: 163.114.132.130



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IP: 73.231.121.104



SIGNED

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Signed by Heather Youngquist (permits@roofandrealm.com)
IP: 73.231.121.104



COMPLETED

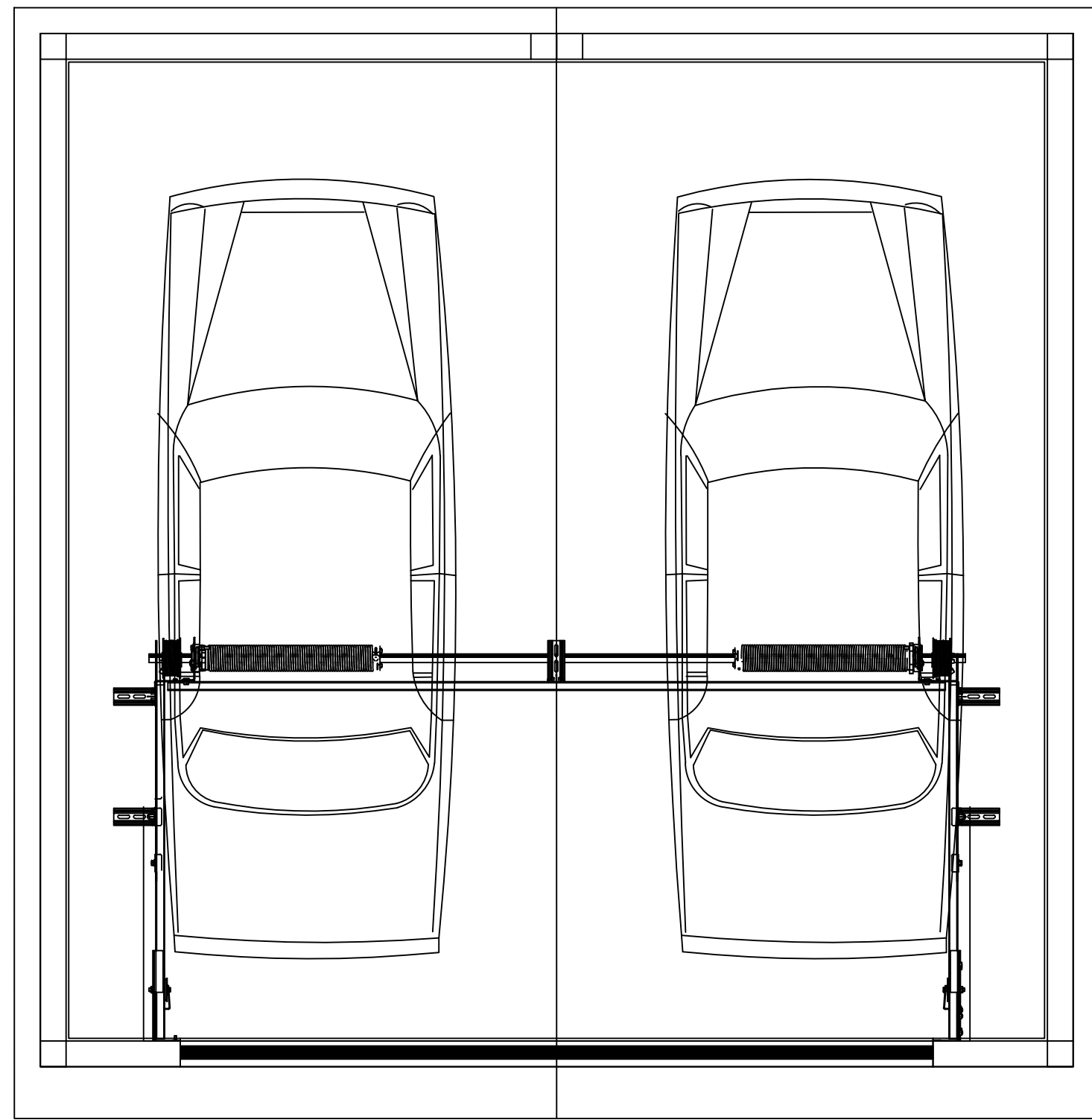
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Attachment A

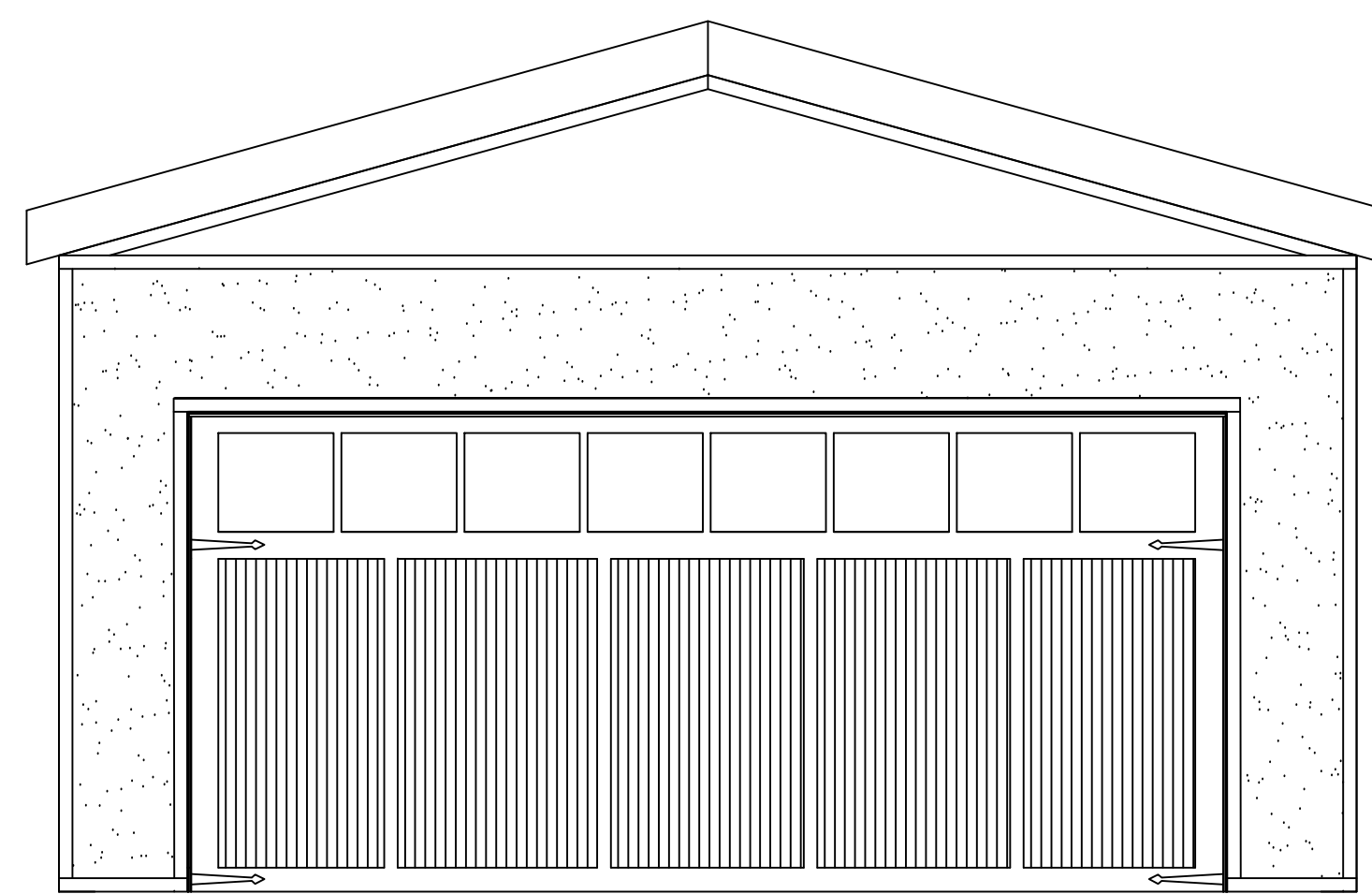
Project Summary Table Template

ZONING COMPLIANCE			
	Existing	Proposed	Allowed/Required
LOT COVERAGE: <i>Land area covered by all structures that are over 6 feet in height</i>	<u>3174</u> square feet (___ %))	<u>400</u> square feet (___ %))	<u>3574</u> square feet (<u>24</u> %))
FLOOR AREA: <i>Measured to the outside surfaces of exterior walls</i>	1st Flr: <u>3,174</u> sq ft 2nd Flr: _____ sq ft Total: _____ sq ft (___ %))	1st Flr: <u>400</u> sq ft 2nd Flr: _____ sq ft Total: _____ sq ft (___ %))	_____ square feet (___ %))
SETBACKS: Front Rear Right side (1 st /2 nd) Left side (1 st /2 nd)	<u>38.97</u> feet <u>61.17</u> feet <u>54.82</u> feet/___feet <u>7.10</u> feet/___feet	<u>39</u> feet <u>78.74</u> feet <u>26.42</u> feet/___feet <u>8.40</u> feet/___feet	_____feet _____feet _____feet/___feet _____feet/___feet
HEIGHT:	_____feet	_____feet	_____feet
SQUARE FOOTAGE BREAKDOWN			
	Existing	Change in	Total Proposed
HABITABLE LIVING AREA: <i>Includes habitable basement areas</i>	<u>3174</u> square feet	_____square feet	_____square feet
NON- HABITABLE AREA: <i>Does not include covered porches or open structures</i>	_____square feet	<u>400</u> square feet	_____square feet
LOT CALCULATIONS			
NET LOT AREA:	<u>14810.40</u> square feet		
FRONT YARD HARDSCAPE AREA: <i>Hardscape area in the front yard setback shall not exceed 50%</i>	_____square feet (___ %))		
LANDSCAPING BREAKDOWN:	Total hardscape area (existing and proposed): <u>45</u> sq ft Existing softscape (undisturbed) area: <u>55</u> sq ft New softscape (new or replaced landscaping) area: <u>0</u> sq ft <i>Sum of all three should equal the site's net lot area</i>		



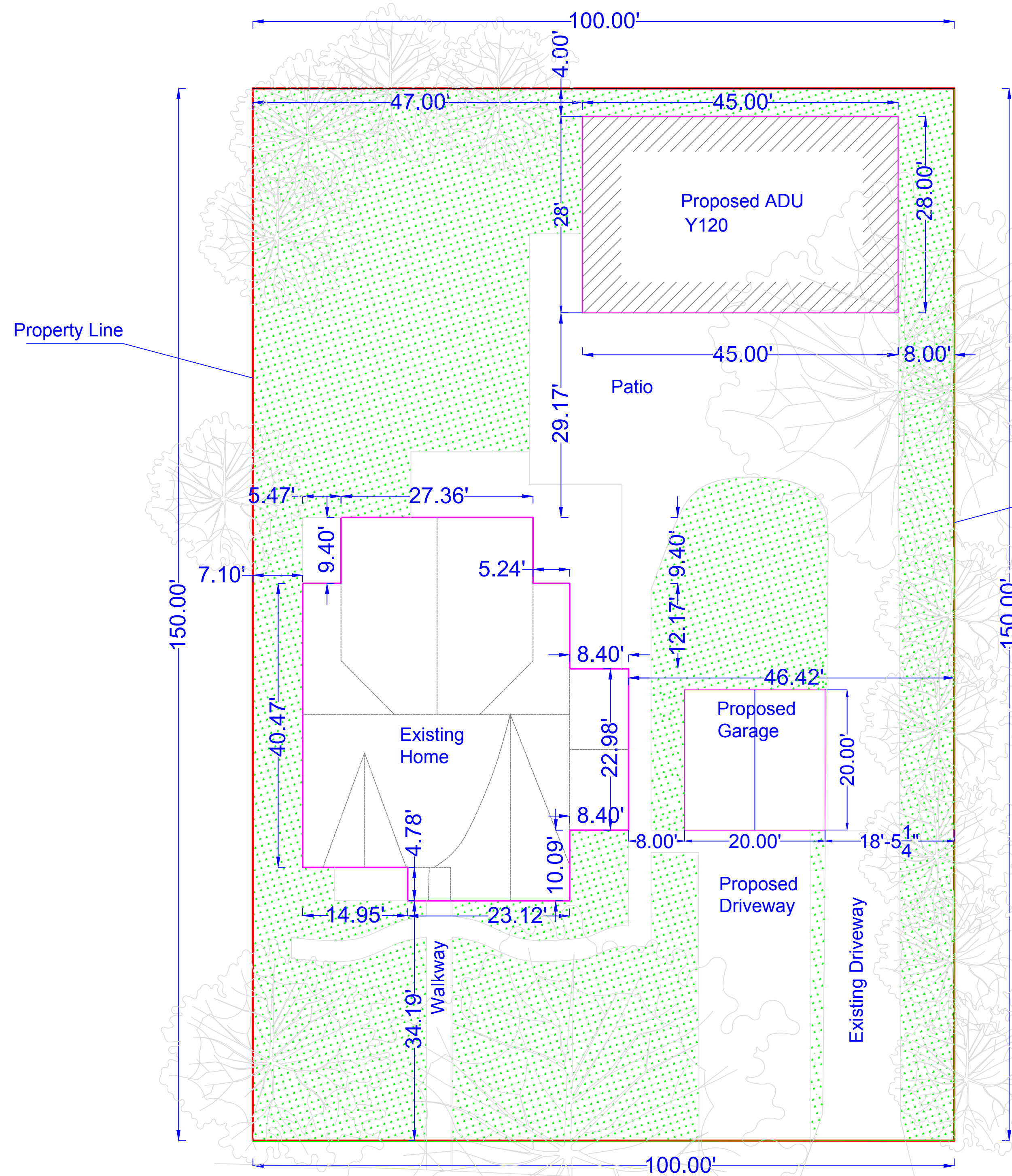
3 FLOOR PLAN - PLAN VIEW

SCALE: 3/8" = 1'-0"



2 FRONT EXTERIOR ELEVATION

SCALE: 3/8" = 1'-0"

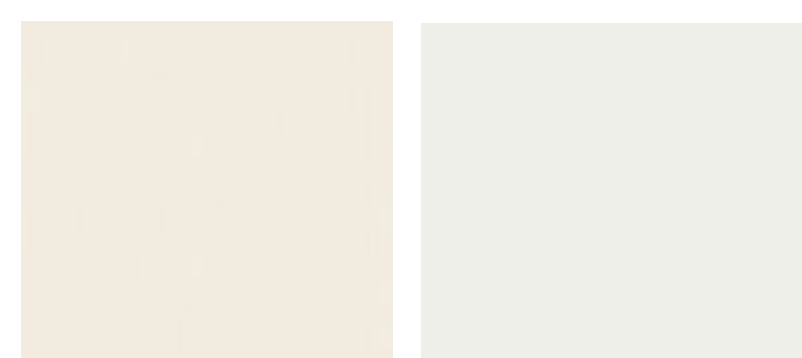


Hawthorne Ave

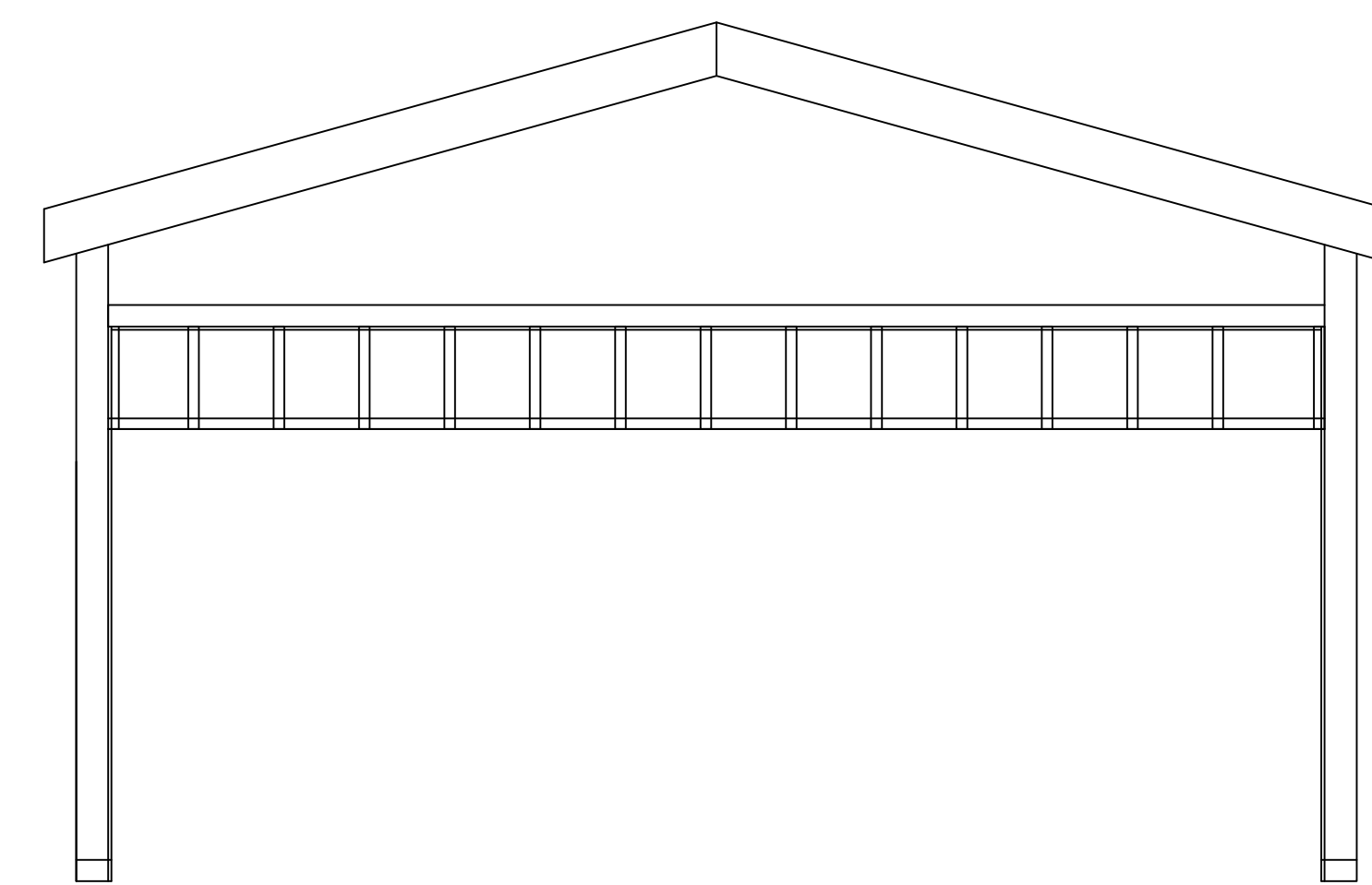
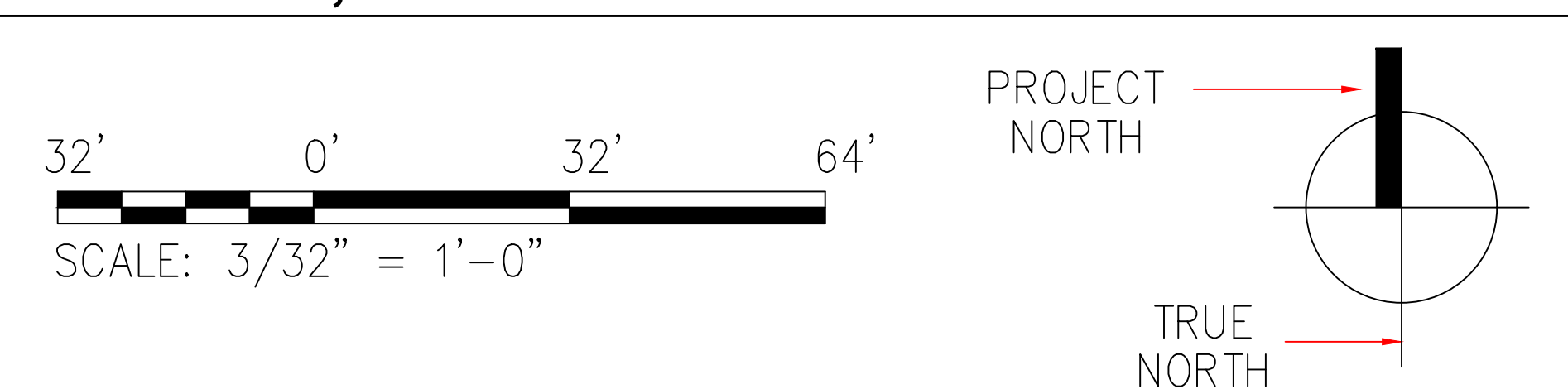
1 SITE PLAN

SCALE: 3/32" = 1'-0"

PAINT TO MATCH THE EXSITING HOUSE



ADDRESS:
41 Hawthorne Ave
Los Altos, Ca 94022



4 BUILDING SECTION - FRONT VIEW

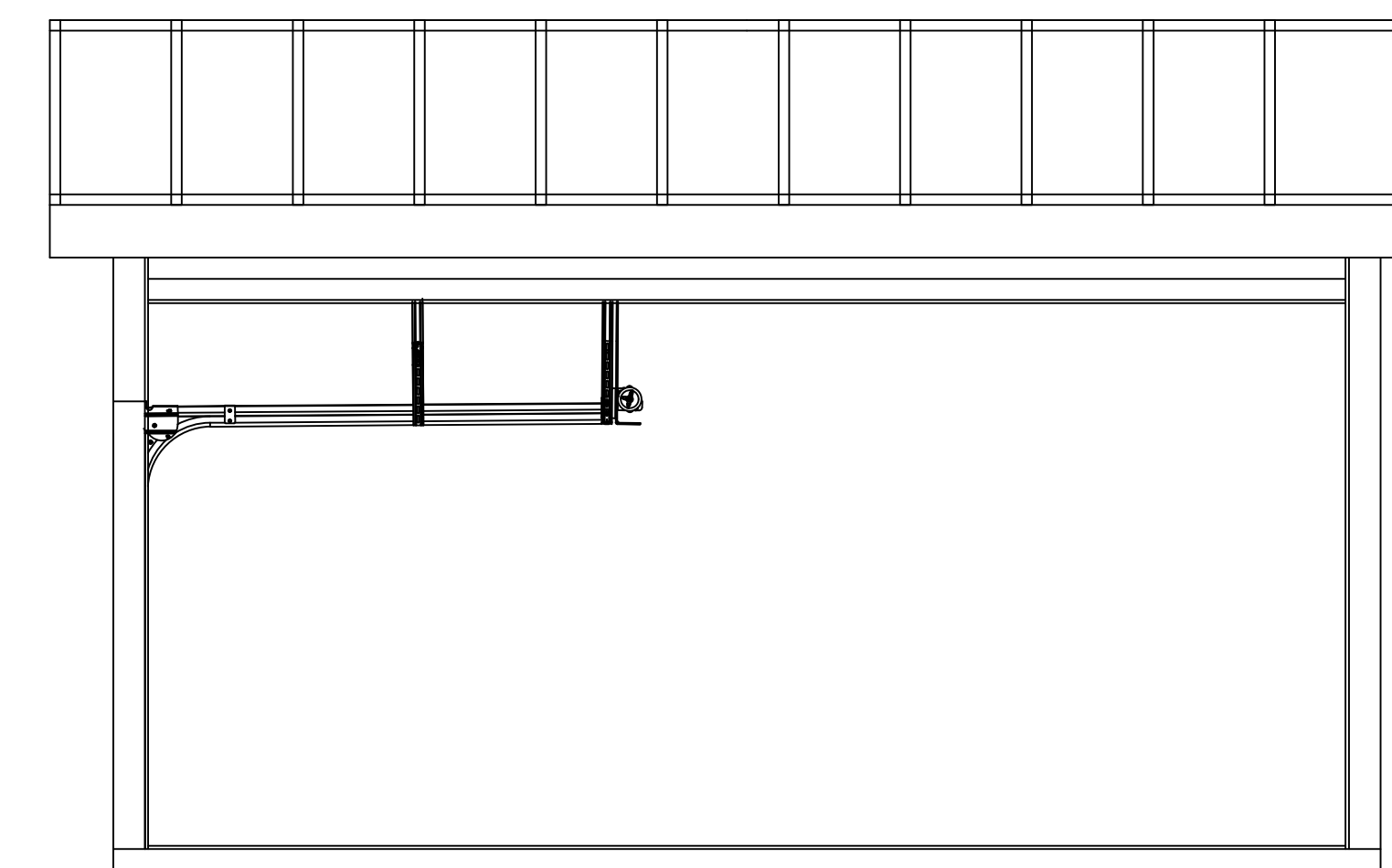
SCALE: 3/8" = 1'-0"

Garage Materials:

Siding- Client request 3 coat cement stucco

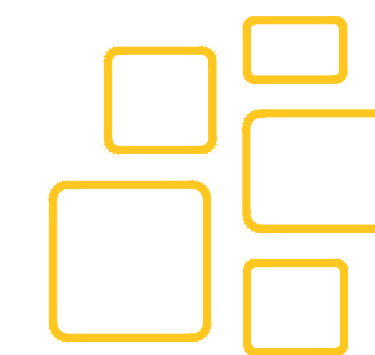
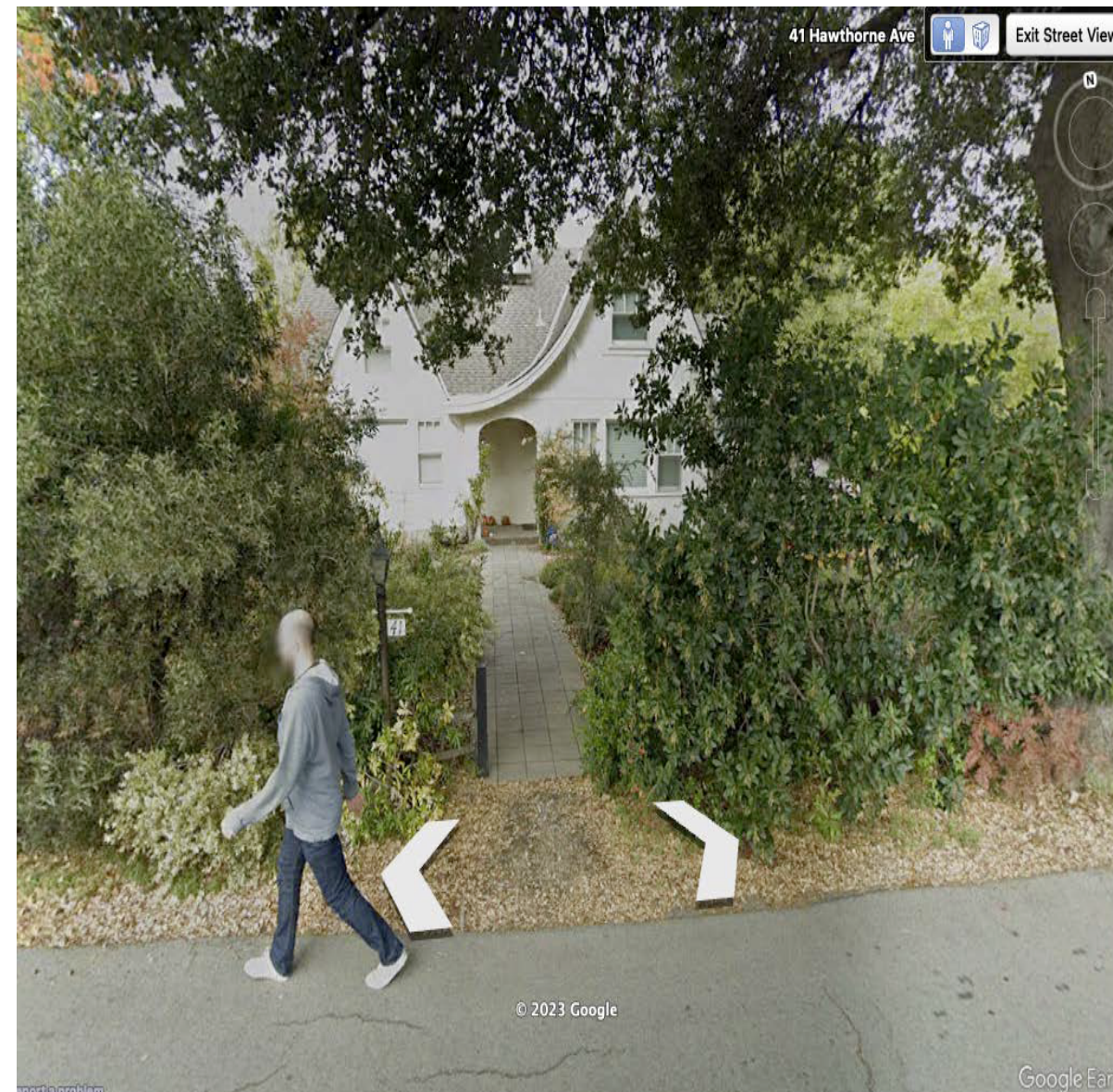
Roof- Composite Shingle

Paint Match to Trim designated by Owner | Builder



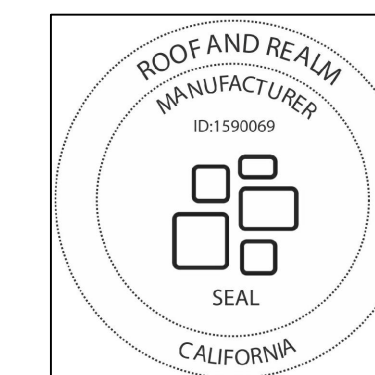
5 BUILDING SECTION - SIDE VIEW

SCALE: 3/8" = 1'-0"



ROOF AND REALM

Manufacture ID: 1590069
 2245 Via De Mercados
 Concord, CA 94520
 Telephone: (866) 404- 1148



Corporate Officer Signature

Sebastian Malano

Project

Roof & Realm
A New Garage
 Residential Building Design

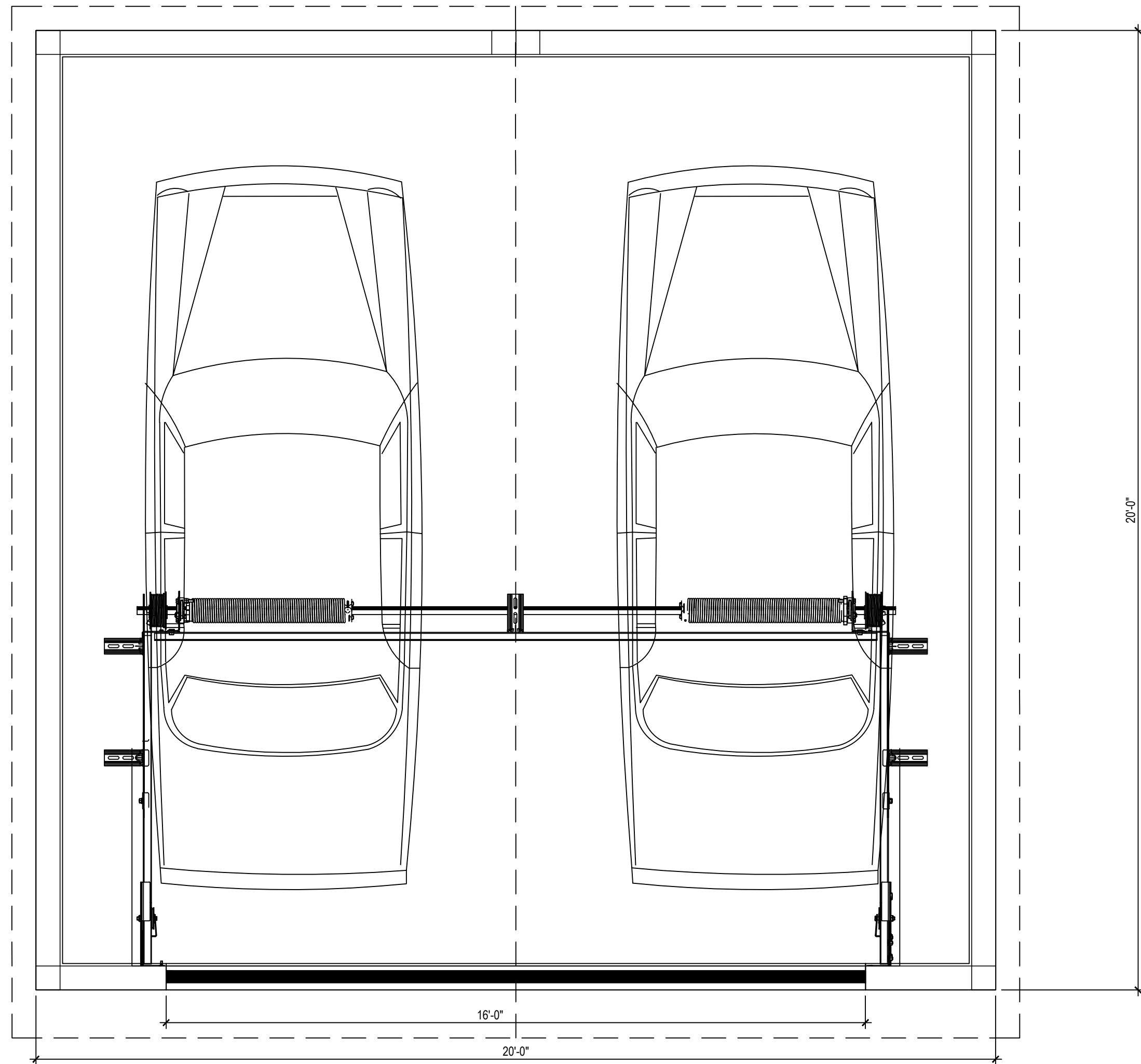
Number Date Description

Revisions

Issue Date 10/24/2023

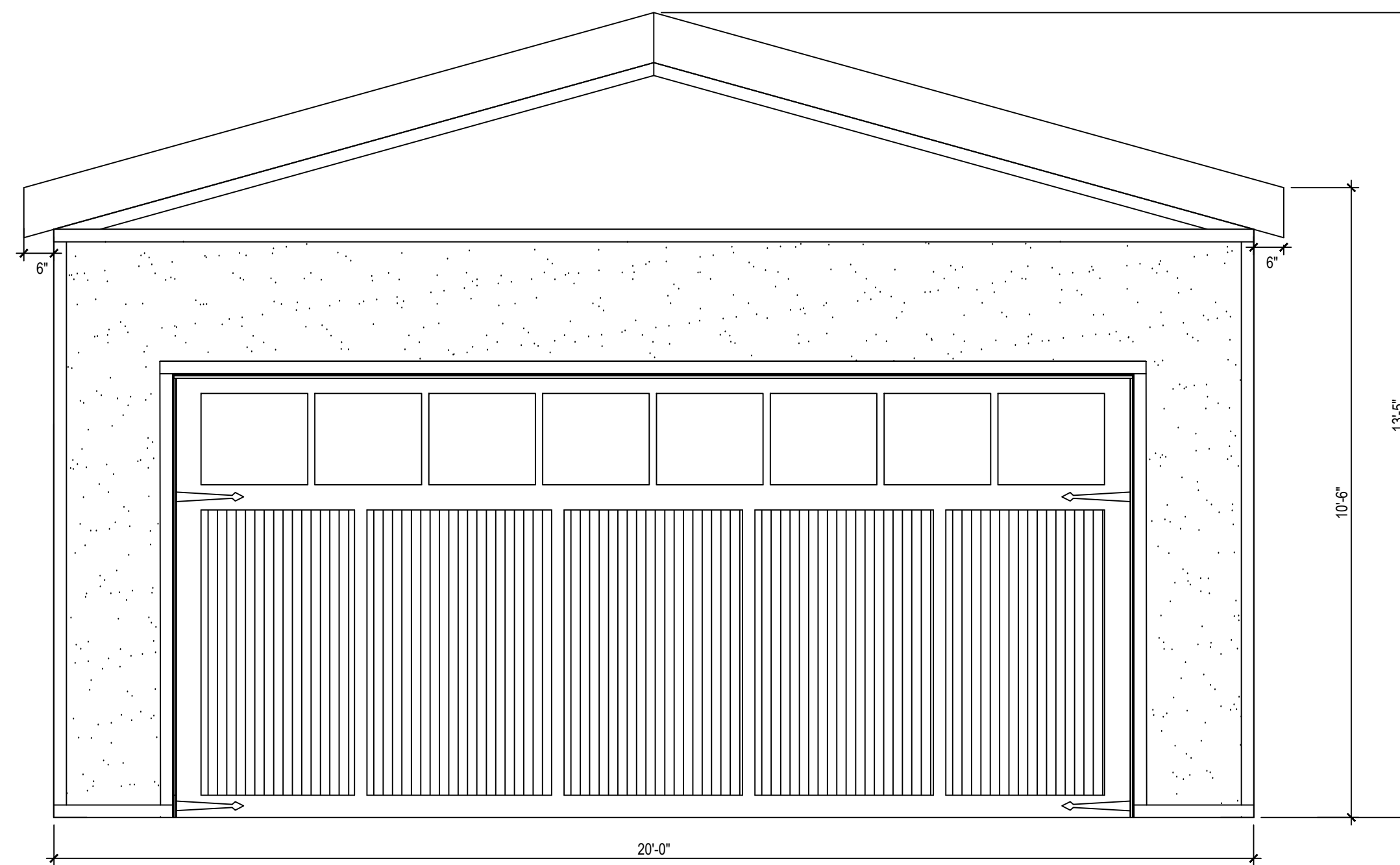
Plot Date 10/24/2023

Sheet

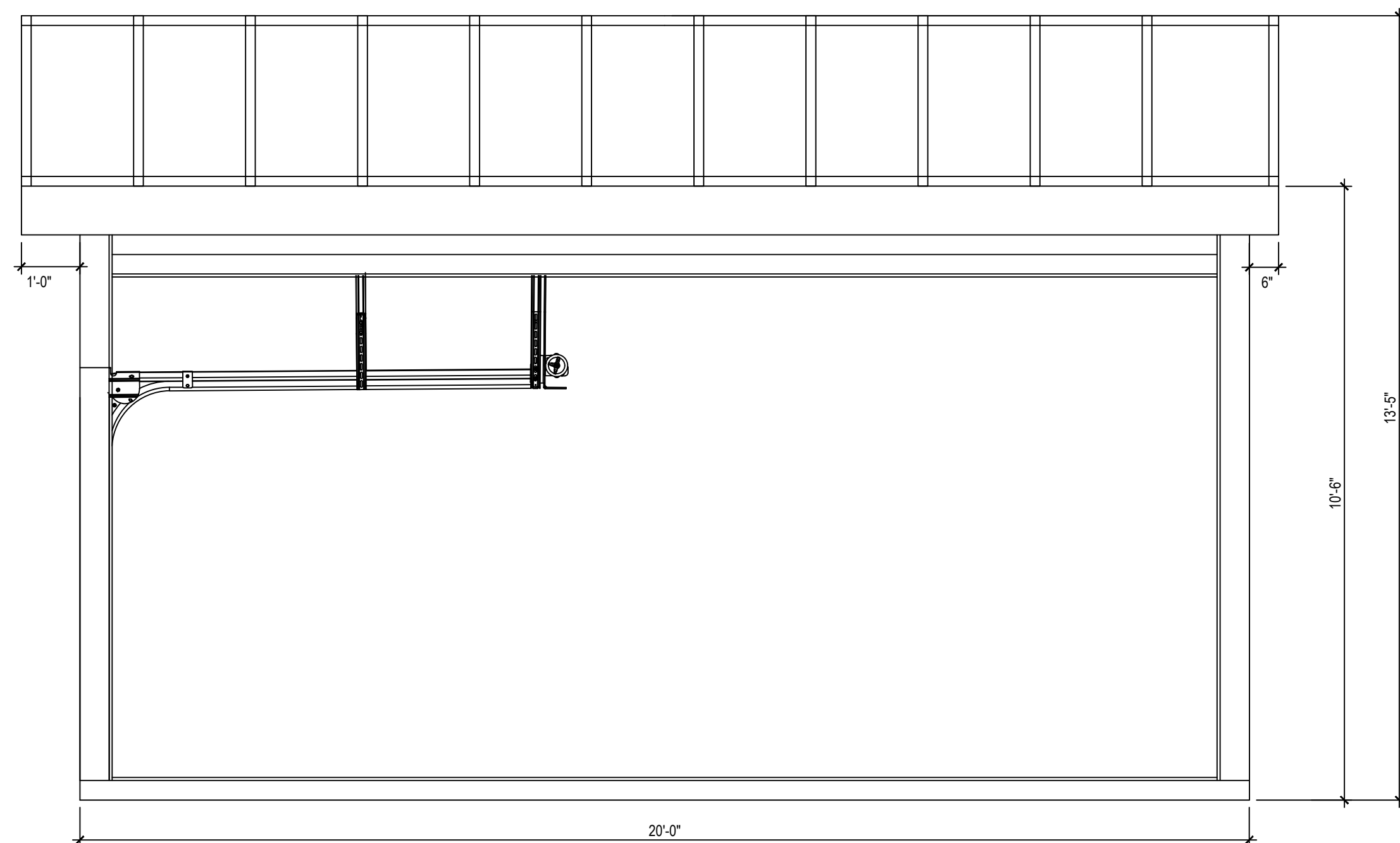


1 FLOOR PLAN - PLAN VIEW
SCALE: 1/2" = 1'-0"

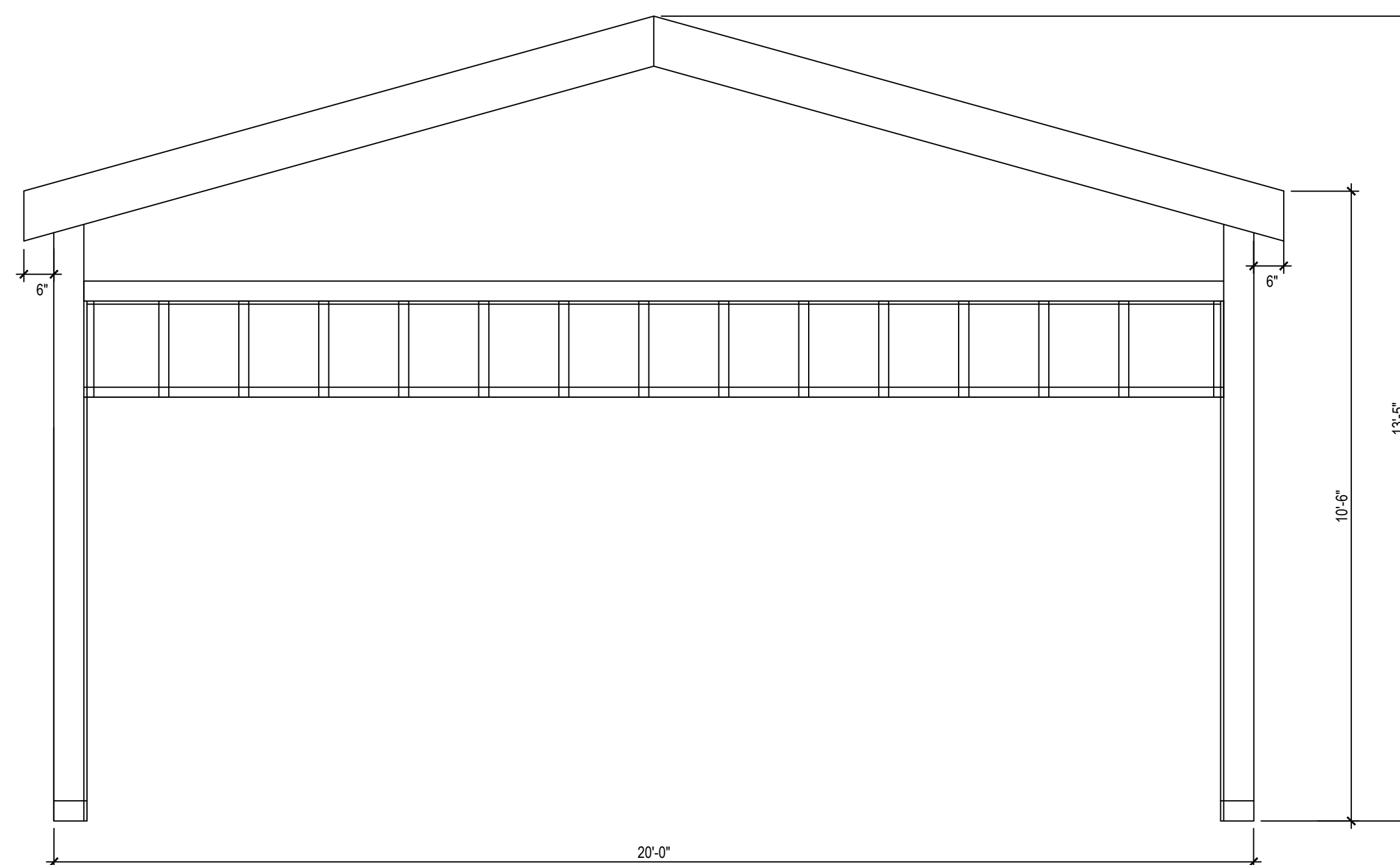
Pitch = 3:12



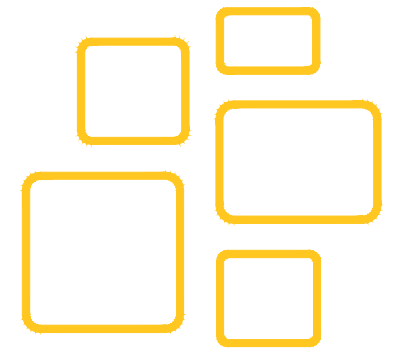
2 FRONT ELEVATION VIEW - GABLE
SCALE: 1/2" = 1'-0"



3 RIGHT SECTION VIEW
SCALE: 1/2" = 1'-0"

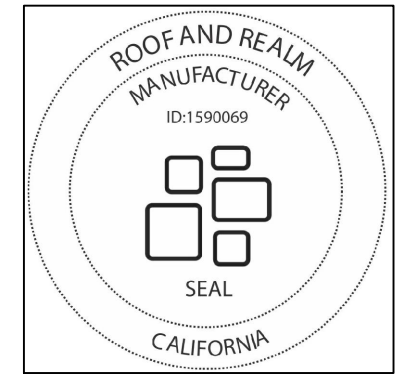


4 FRONT SECTION VIEW - GABLE
SCALE: 1/2" = 1'-0"



ROOF AND REALM

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2245 Via De Mercados
Concord, CA 94520
Telephone: (866) 404- 1148



Corporate Officer Signature

Sebastian Malano
Sebastian Malano

Project

Roof & Realm
A New Garage
Residential Building Design

Number	Date	Description

Revisions

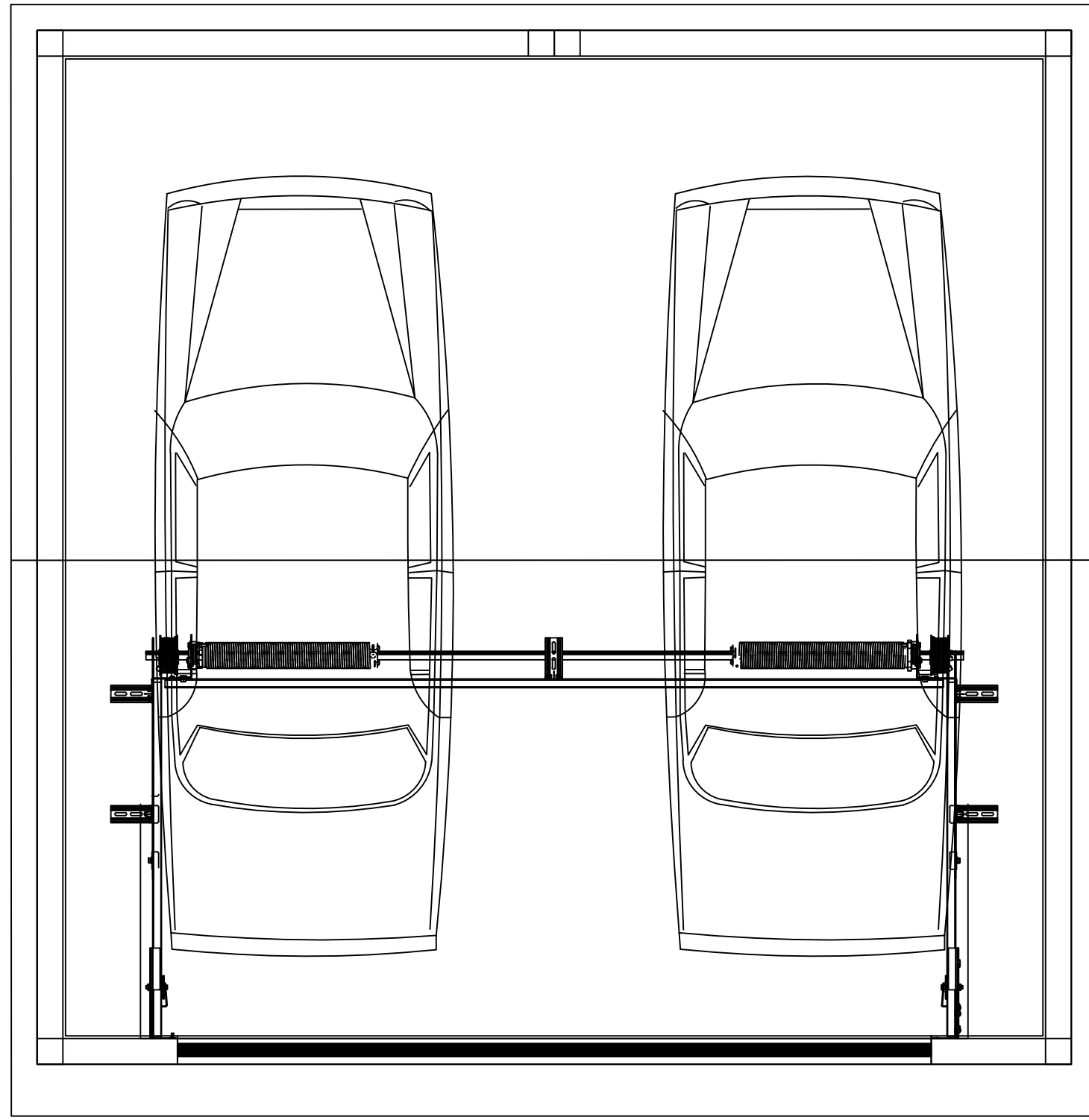
Issue Date **10/24/2023**

Plot Date **10/24/2023**

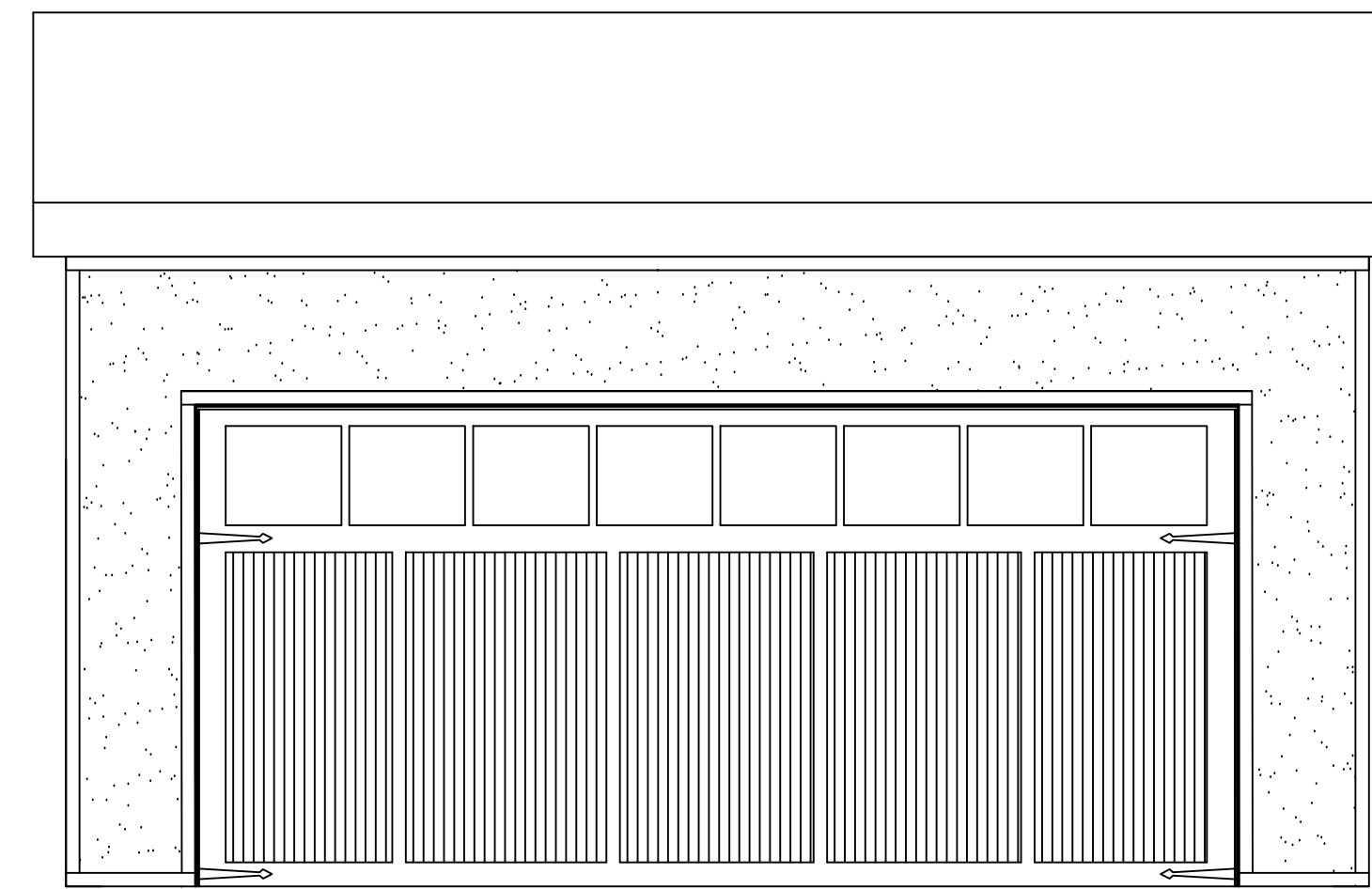
Garage Plan/Details -
Front Facing GABLE

A3.5

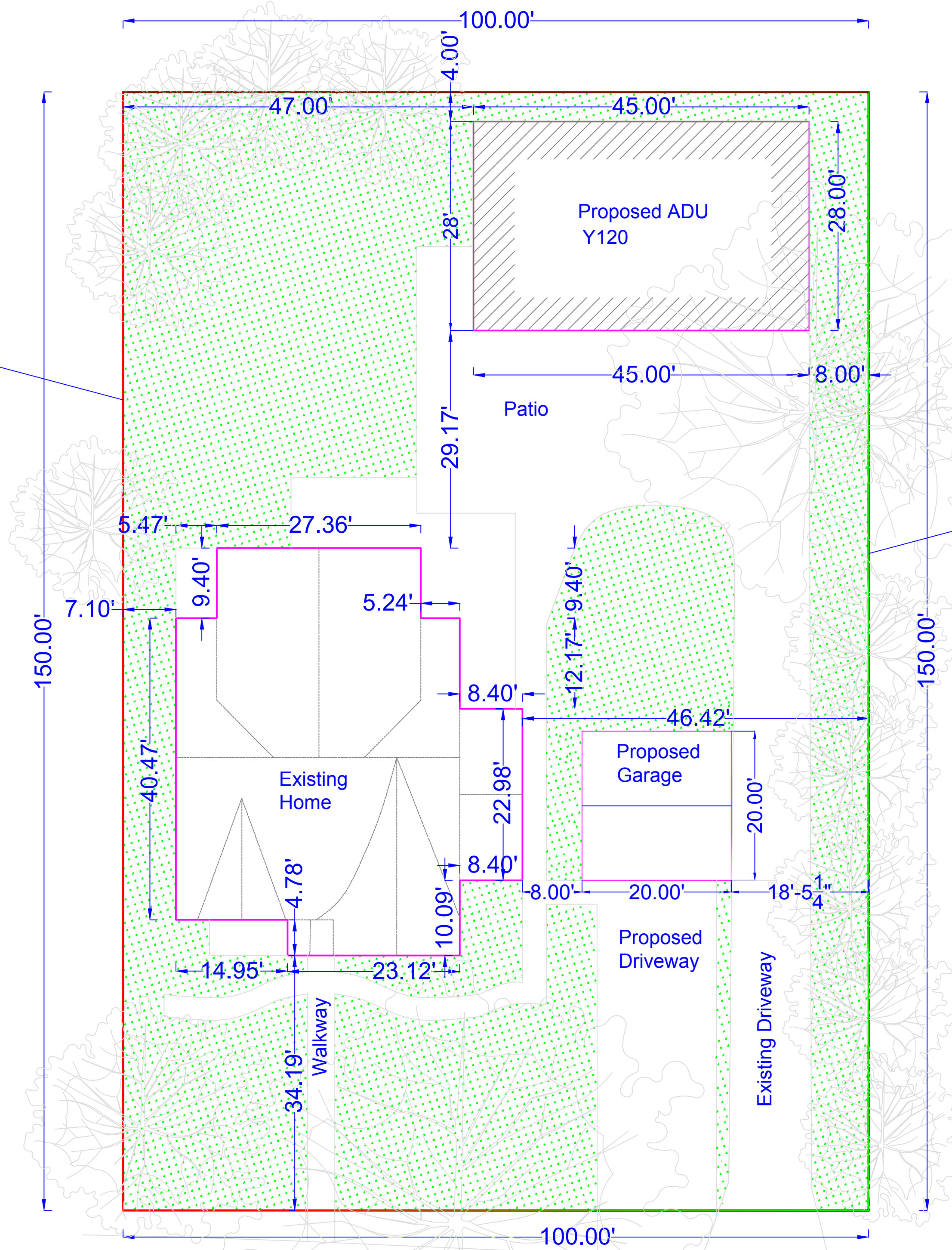
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3 FLOOR PLAN - PLAN VIEW
SCALE: 3/8" = 1'-0"



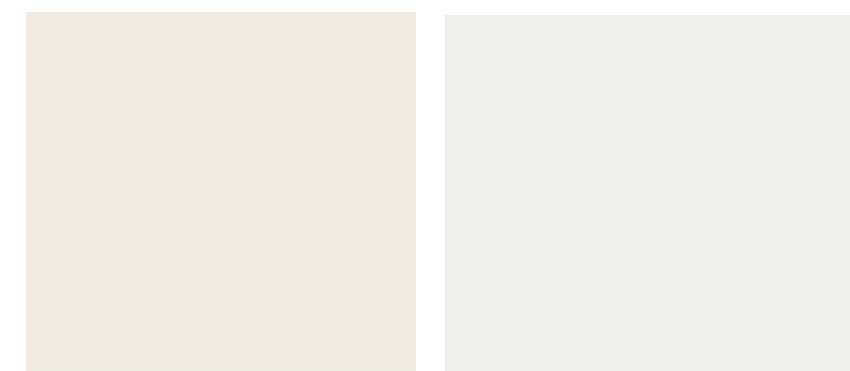
2 FRONT EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



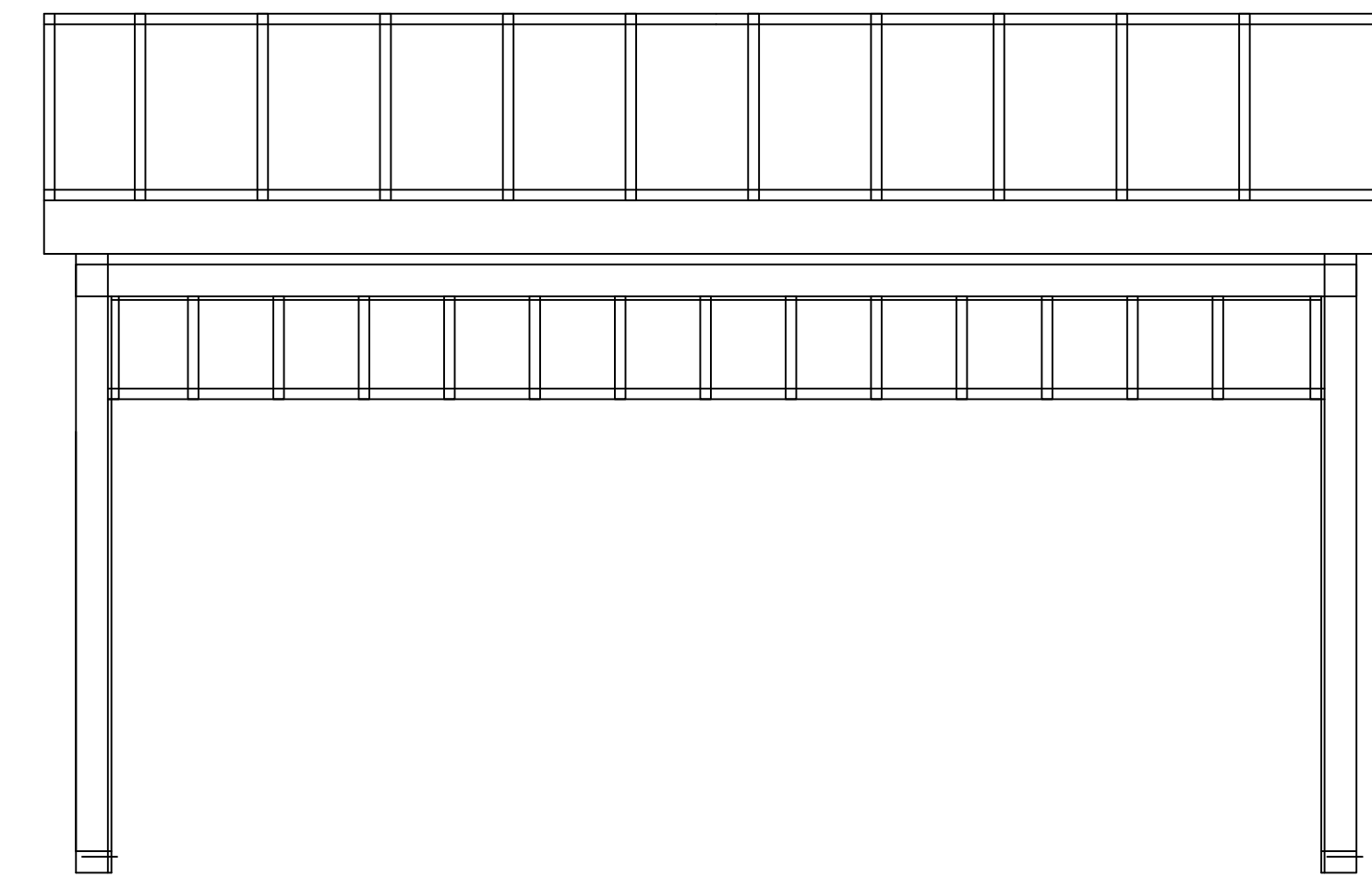
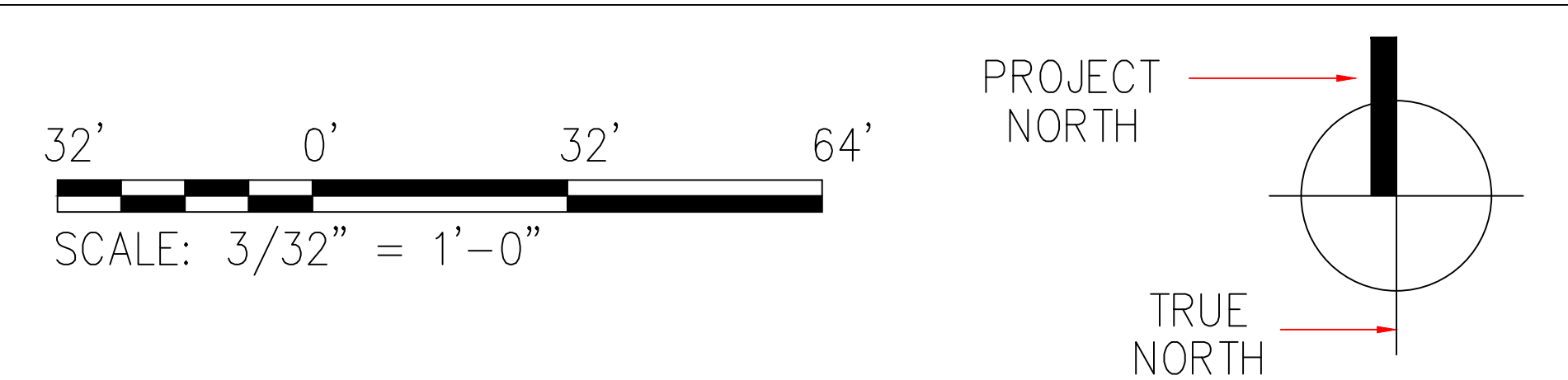
Hawthorne Ave

1 SITE PLAN
SCALE: 3/32" = 1'-0"

PAINT TO MATCH THE EXSITING HOUSE

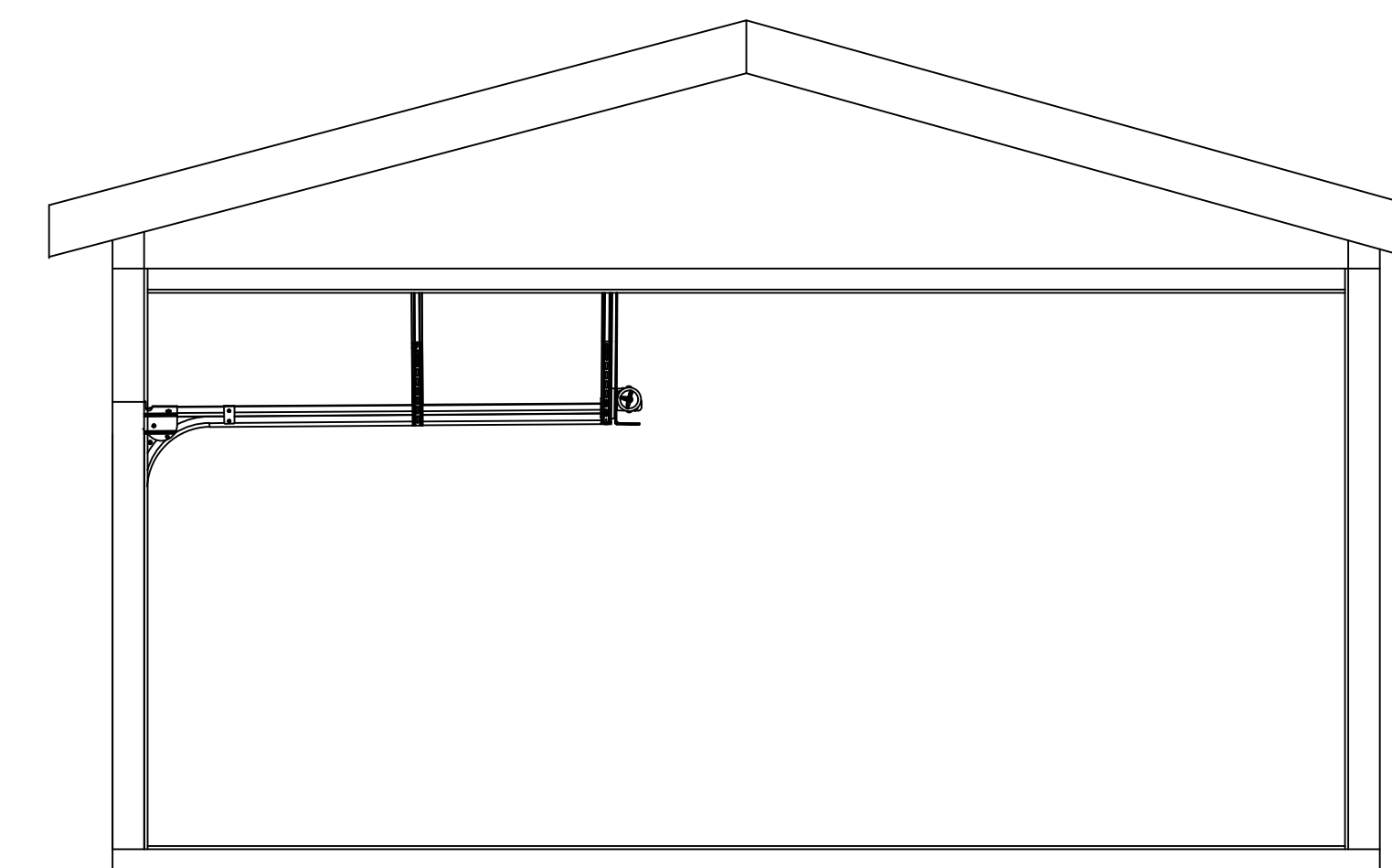


ADDRESS:
41 Hawthorne Ave
Los Altos, Ca 94022

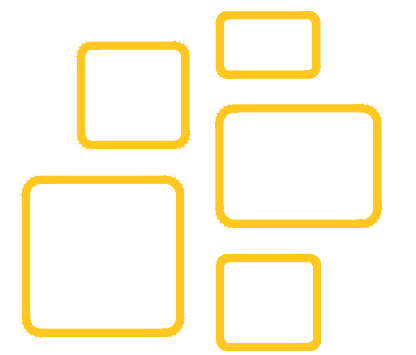


4 BUILDING SECTION - FRONT VIEW
SCALE: 3/8" = 1'-0"

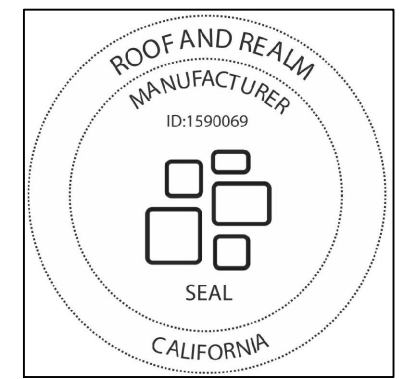
Garage Materials:
Siding- Client request 3 coat cement stucco
Roof- Composite Shingle
Paint Match to Trim designated by Owner | Builder



5 BUILDING SECTION - SIDE VIEW
SCALE: 3/8" = 1'-0"



ROOF AND REALM
Manufacture ID: 1590069
2245 Via De Mercados
Concord, CA 94520
Telephone: (866) 404- 1148



Corporate Officer Signature

Sebastian Malano

Project

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A New Garage
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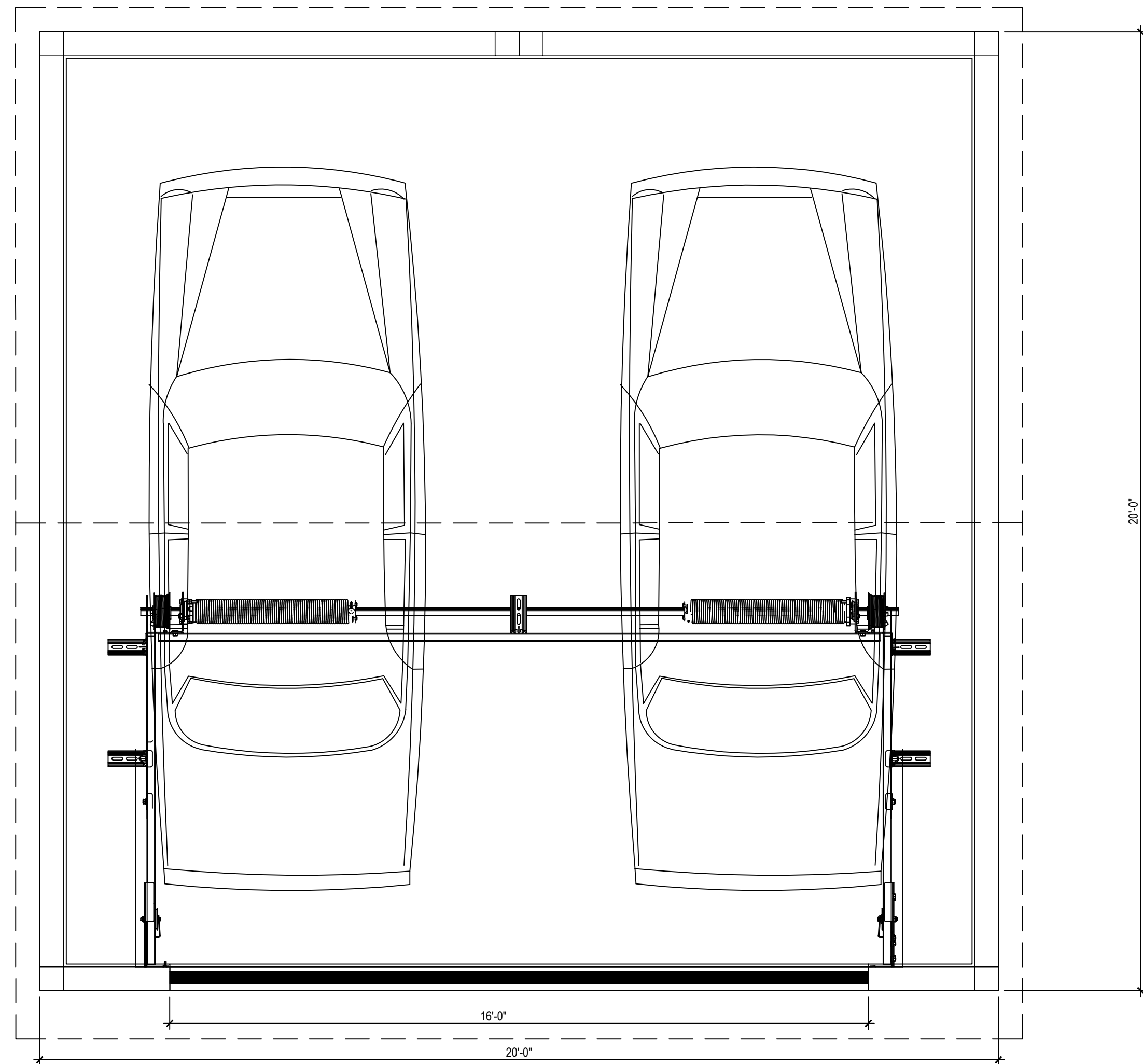
Number	Date	Description

Revisions

Issue Date 10/24/2023

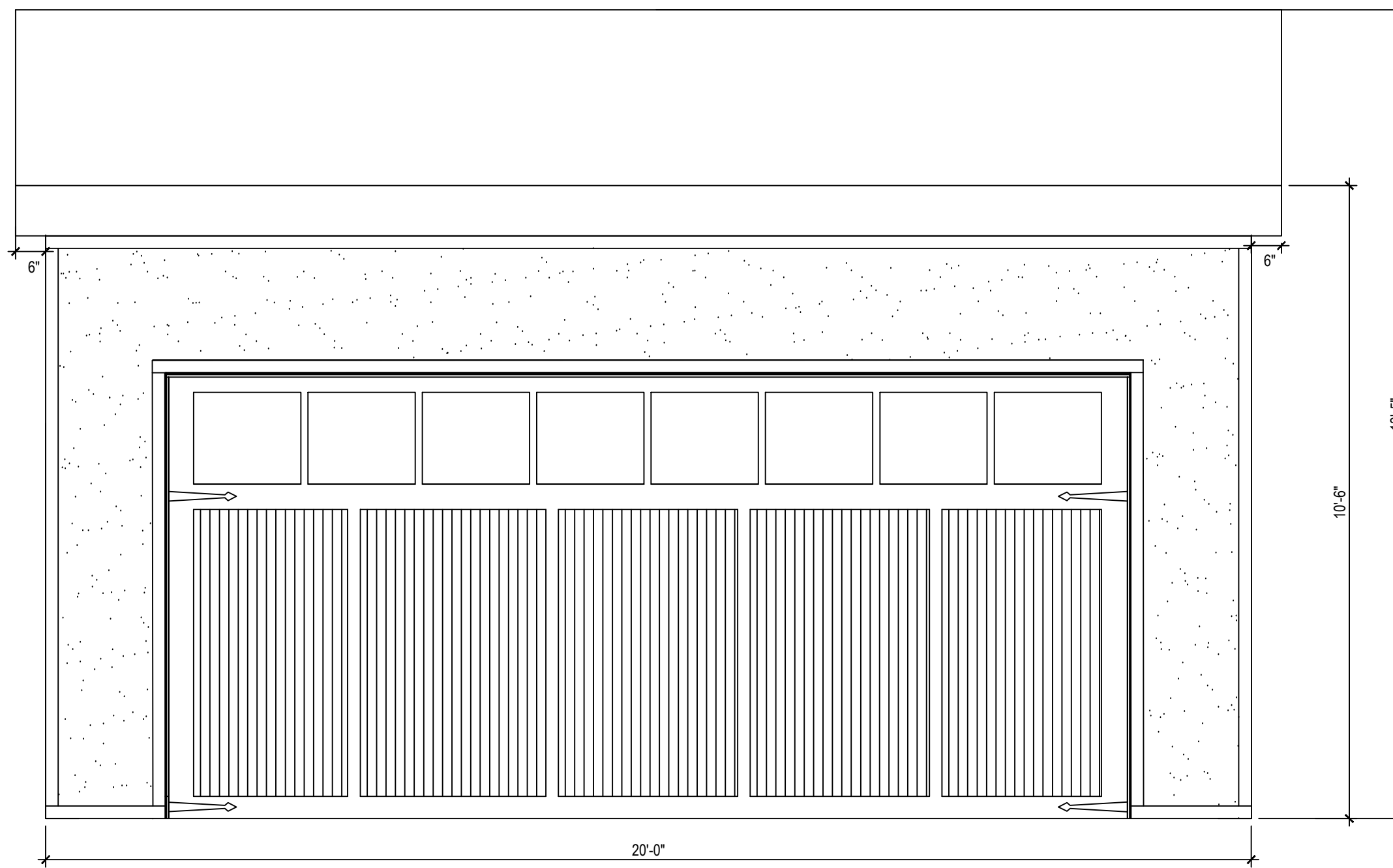
Plot Date 10/24/2023

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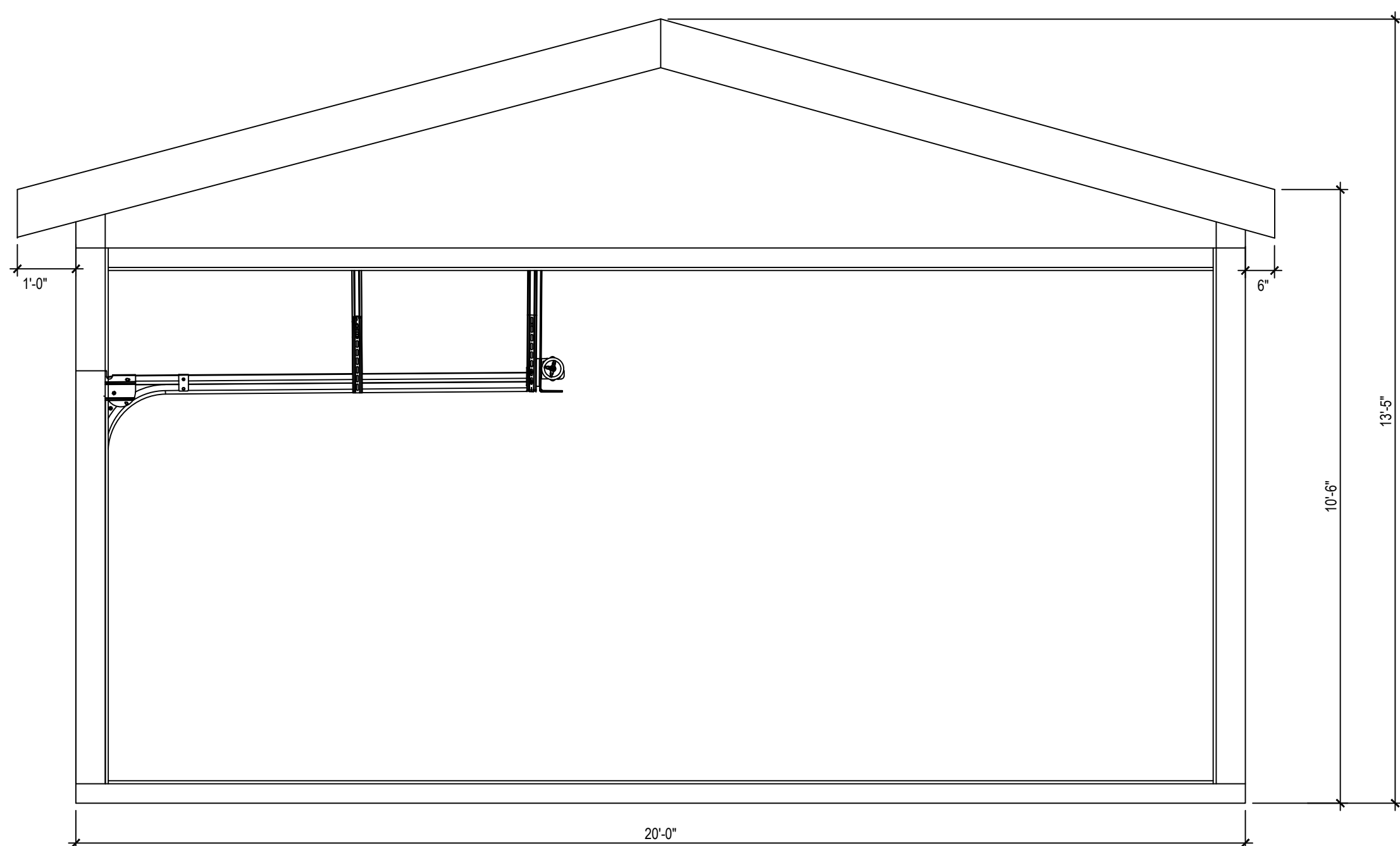


1 FLOOR PLAN - PLAN VIEW
SCALE: 1/2" = 1'-0"

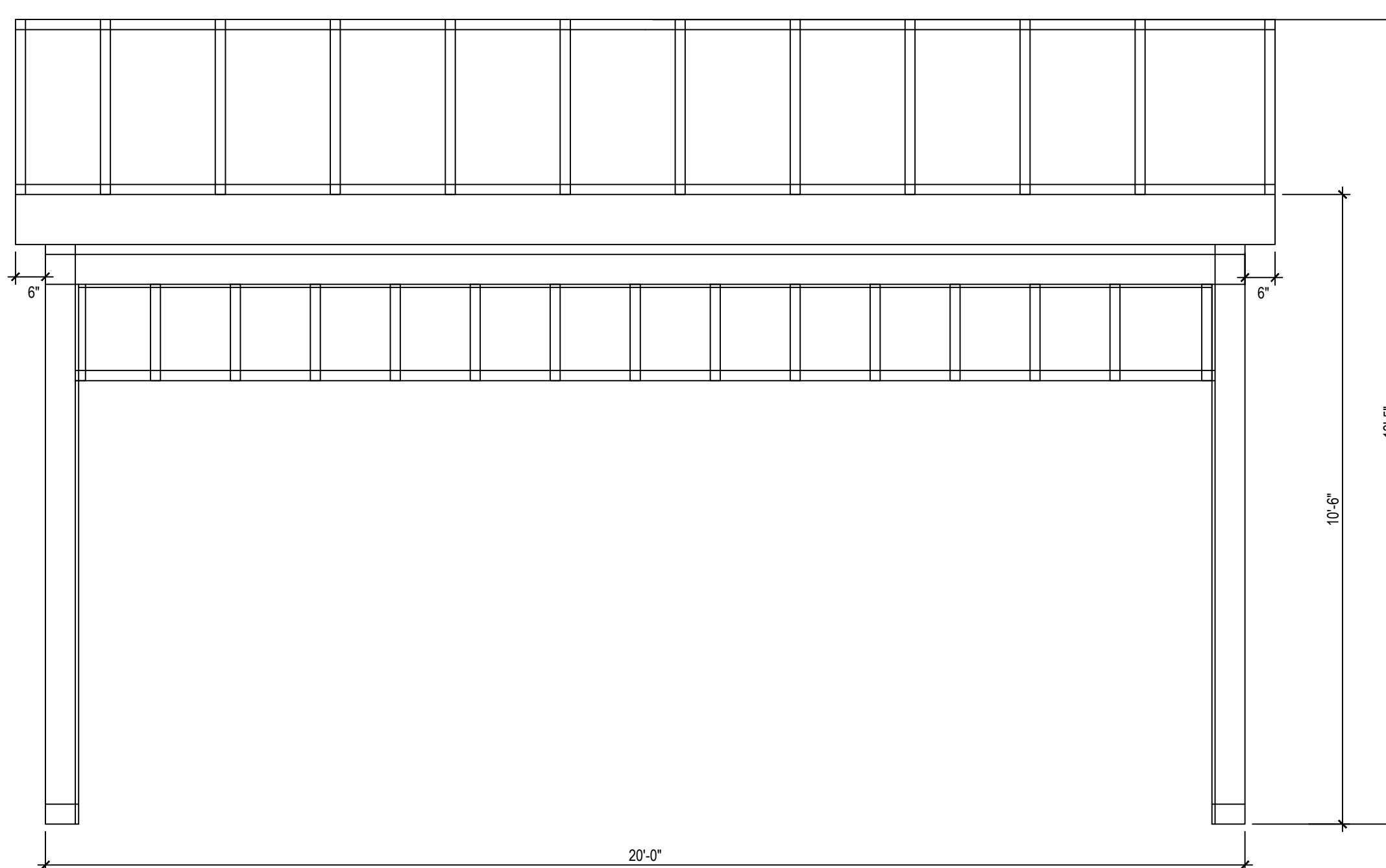
Pitch = 3:12



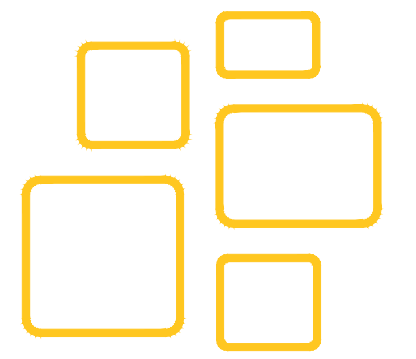
2 FRONT ELEVATION VIEW - SIDE SLOPE
SCALE: 1/2" = 1'-0"



3 RIGHT SECTION VIEW - SIDE SLOPE
SCALE: 1/2" = 1'-0"

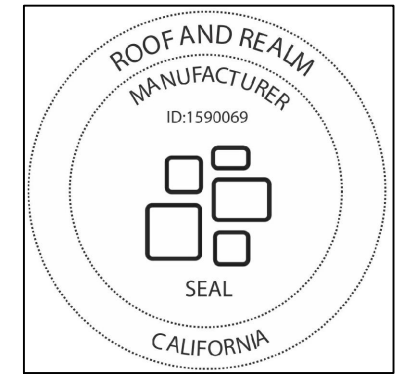


4 FRONT SECTION VIEW - SIDE SLOPE
SCALE: 1/2" = 1'-0"



ROOF AND REALM

Manufacture ID: 1590069
2245 Via De Mercados
Concord, CA 94520
Telephone: (866) 404-1148



Corporate Officer Signature

Sebastian Malano
Sebastian Malano

Project

Roof & Realm
A New Garage
Residential Building Design

Number	Date	Description

Revisions

Issue Date **10/24/2023**

Plot Date **10/24/2023**

Garage Plan/Details - Side Facing Gable

A3.6

Sheet