



AGENDA REPORT

MEETING DATE: March 26, 2012

TO: Historical Commission

FROM: Zachary Dahl, Senior Planner

SUBJECT: Historic Resources Inventory Update

RECOMMENDATION: Consider removing the following properties from the Los Altos Historic Resources Inventory:

- A. 448 Cherry Avenue
 - B. 290 Cuesta Drive
 - C. 253 Fremont Avenue
 - D. 60 South Gordon Way
 - E. 165 Hawthorne Avenue
 - F. 67 Lyell Street
 - G. 368 Main Street
 - H. 490 Orange Avenue
 - I. 580 Orange Avenue
 - J. 275 Silvia Court
 - K. 600 University Terrace
-

BACKGROUND:

Over the past four years, the Historical Commission has been working with City staff to update the City's historic preservation regulations and the Historic Resources Inventory (HRI). This includes the development and adoption of a new historic resource evaluation methodology to replace the Kalman Scale, and amendments to the General Plan and the Historic Preservation Ordinance to support the new methodology. The methodology and amendments were approved by the City Council on February 22, 2011. The amended Historic Preservation Ordinance went into effect on April 9, 2011.

As part of the final phase of the HRI Update, the City's Historic Consultant, Sheila McElroy with CIRCA: Historic Property Development, reviewed all properties on the HRI and provided updated Historic Property Evaluations.

DISCUSSION:

Included with this report is a Final HRI Update Report from Sheila McElroy. As outlined in the report, she is recommending that 13 existing Historic Resources be removed from the HRI due to lack of historic integrity. While staff is generally in agreement the recommendations, we do not support the delisting of the properties at 301 Main Street and 316 Main Street. As outlined in the attached letter from the Los Altos History Museum, both of these structures have historic significance that merits continued listing on the HRI. In addition, the property at 316 Main Street is

a City Landmark and would require City Council action in order to remove from the HRI. For these reasons, staff recommends that the Commission take no action on these two properties and leave them on the HRI.

For the other properties, staff supports the consultant's recommendation to remove them from the HRI based on their lack of physical integrity, or in some cases, what appear to be new houses that have replaced the original structures. The following properties are recommended for removal from the HRI:

1. 448 Cherry Avenue
2. 290 Cuesta Drive
3. 253 Fremont Avenue
4. 60 South Gordon Way
5. 165 Hawthorne Avenue
6. 67 Lyell Street
7. 368 Main Street
8. 490 Orange Avenue
9. 580 Orange Avenue
10. 275 Silvia Court
11. 600 University Terrace

In order to remove a property from the HRI, the Commission shall make findings that the subject property not longer retains sufficient integrity. As outlined in the City's Historic Resource Evaluation Methodology, a Historic Resource does not retain physical integrity of design, materials, feeling, workmanship and setting are properties with two or more of the following: removal and replacement of original windows with modern sash (vinyl or aluminum, usually), complete siding replacement, significant alterations to the setting/physical context and/or notably incompatible or out of scale additions. This includes alterations or additions to a property that present a false sense of history.

CORRESPONDENCE:

As part of the update process, each property owner has been notified that the Commission will be considering their property for removal from the HRI. The property owners of 290 Cuesta Drive, 67 Lyell Street and 275 Silvia Court have submitted letters (attached) in support of the recommended delisting of their respective properties. Two neighbors of the property at 590 Orange Avenue have submitted letters raising concerns about the removal of this property from the HRI. The letters provide details regarding the specific alterations to the residence and historical photos that show how it was originally constructed.

Attachments:

- HRI Update Final Report, March 8, 2012
- Los Altos History Museum Memo, March 21, 2012
- Property Owner Correspondence

FINDINGS

448 Cherry Avenue
290 Cuesta Drive
253 Fremont Avenue
60 South Gordon Way
165 Hawthorne Avenue
67 Lyell Street
368 Main Street
490 Orange Avenue
580 Orange Avenue
275 Silvia Court
600 University Terrace

With regard to the above listed properties, the Historical Commission finds in accordance with Section 12.44.040 of the Municipal Code that each property no longer retains sufficient integrity to be designated as a Historic Resource and be listed in the Los Altos Historic Resources Inventory:

Determination of Integrity. The structure or property does not retain sufficient historic integrity in most of the following areas:

1. Design: The combination of elements that create the form, plan, space, structure and style of a property.
2. Setting: The physical environment of a historic property.
3. Materials: The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
4. Workmanship: The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
5. Feeling: A property's expression of the aesthetic or historic sense of a particular period of time.



Zachary Dahl
Community Development Department
City of Los Altos
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March 8, 2012

RE: LOS ALTOS HISTORIC RESOURCES INVENTORY UPDATE REPORT

Dear Zach:

The City of Los Altos (the City) has made continuing progress toward a comprehensive update of the City's Historic Resources Inventory (HRI), which is the official list of the community's historic resources, designated local landmarks, and historic districts. As part of these efforts, Circa: Historic Property Development (Circa) was contracted by the City of Los Altos to review the integrity and eligibility of several properties already listed on the Los Altos Historic Resources Inventory to determine if they warrant continued listing as historic resources. Field survey work, creation of updated Department of Parks and Recreation (DPR) forms, and an updated property matrix have been completed as key components of the Los Altos Historic Resources Inventory Update study. This letter describes the project and project background, methodology, evaluative framework, and findings of this study.

PROJECT OVERVIEW

Introduction

Since 2008 Circa has worked with the City of Los Altos in an effort to meet the City's goal of preserving and enhancing historic and cultural resources within the community. To that end specific tasks were undertaken such as preliminary surveys of those properties that were not previously identified, re-survey of properties currently on the Historic Resources Inventory (HRI), and designing a city-wide evaluation methodology that was consistent with national and state practices.

Additionally, it was important to the City to provide a clear and fair set of preservation-related practices to ensure the protection of irreplaceable historic resources, enhance visual character through architectural compatibility, and encourage appreciation of the City's past. This is accomplished through the City's Historical Preservation Ordinance. All tasks related to the City's preservation endeavor were prioritized and phased to efficiently and economically manage efforts. The final phase of the surveying process is described in this report.

Methodology

The methodology used for completion of this historic resources survey and inventory included a review of existing property information provided by the City, field survey work, and completion



of DPR forms for properties that remained eligible for listing on the HRI. A survey matrix was also completed to record survey findings. Each of these methodologies is described below.

Review of Existing Information

A review of existing documentation, which primarily consisted of previously completed DPR forms, landmark designation reports, and building permit records held by the City, was conducted prior to and concurrent with the survey fieldwork. The existing DPR forms were completed in 1997 by Glory Anne Laffey and P. Leach and contain brief property descriptions and historical background information. The depth of historical information provided in these forms varies greatly from property to property. The City also provided hard copy records of building permit history files for most properties, as well as landmark designation reports for a number of properties. No additional research was conducted as part of this study.

Survey Fieldwork and Documentation Methodology

Prior to commencing fieldwork, the City provided Circa with a series of parcel maps highlighting all properties to be included as part of the HRI Update survey. Circa then developed customized survey forms to be used for recordation of property characteristics and integrity in the field. All fieldwork was completed in July 2011.

Following the field survey, updated DPRs were completed for all properties determined to retain a level of integrity that warranted continued listing on the HRI, or where appropriate, an additional level of review before recommending removal from the HRI. Circa created new DPR sets for each potentially eligible property with updated owner information, current photographs, California Historical Resource Status Codes, and new location maps. Physical descriptions provided in the 1997 DPR forms were updated and amended as necessary to reflect current conditions. Circa transferred any construction history information contained in the 1997 DPR forms to the new forms and transcribed relevant building permit information provided by the City for each property. (Please note that the City's building permit records are primarily limited to alterations that were completed after the City incorporated in 1952. As such, unrecorded alterations are common and additional work may have occurred without permits and/or before the City was incorporated.) Any notable alterations visible from the public-right-of-way were recorded as part of the field survey and incorporated into the updated DPR forms. As part of the evaluation update for each property, the DPR sets provide a list of character-defining features and revised significance evaluations based on existing historical information and observed levels of integrity. Limited historical information was provided by current property owners and incorporated where relevant.

HISTORICAL BACKGROUND

The summary of Los Altos' history and development provided below is synopsised from the *City of Los Altos Historical Resources Inventory, Section II Historic Contexts, 2011*¹. Additional contextual development and property-specific research were beyond the scope of this study.

¹ The Historical Context and Transportation Narrative were originally prepared by Historical Consultant Patricia Leach, 1997, and was edited and updated as part of the July 2010 HRI update.

Present day Los Altos became part of Santa Clara County in 1851. Associated with the Fremont Township, the area remained largely rural through the latter half of the 19th century, with much of the land devoted to cultivation of wheat crops, orchards and vineyards. By the end of the century, the larger ranches began to give way to a number of smaller farms and orchards. The initial establishment of Los Altos is attributed to Paul Shoup, a Southern Pacific Railroad executive who proposed it as a stop on a commuter rail line between Palo Alto and Los Gatos. Shoup formed the Altos Land Company in 1907 and, with the help of his business partners, purchased and laid out the original townsite along the east side of what is now Foothill Expressway, then the future rail line. The Land Company began selling lots for development in 1907 and many of the early houses were used as summer homes for wealthy San Francisco families while others served as year-round residences for commuters. The first steam train service from Los Altos to San Francisco began in 1908 and by 1911, some fifty residences had been constructed and a number of commercial office buildings had been built in the small downtown core. The rail line brought prosperity and growth to Los Altos and existing farms and orchards gradually gave way to residential subdivisions. Better roads and the availability of the automobile continued this development through the 1920s and 1930s when a number of automobile suburbs were developed. The post-World War II population boom led to increased residential and commercial development for the community and the city officially incorporated on December 1, 1952.

EVALUATIVE FRAMEWORK

The National Historic Preservation Act

The National Historic Preservation Act (NHPA), 16 U.S.C. §§ 470a to 470w-6, is the primary federal law governing the preservation of cultural and historic resources in the United States. The law establishes a national preservation program and a system of procedural protections that encourage the identification and protection of cultural and historic resources of national, state, tribal and local significance. Key elements of the act include:

- Establishment of a comprehensive program for identifying historic and cultural resources for listing in the National Register of Historic Places (NRHP).
- Creation of a federal-state/tribal-local partnership for implementing programs established by the act.
- Requirement that federal agencies take into consideration actions that could adversely affect historic properties listed or eligible for listing on the National Register of Historic Places, commonly known as the Section 106 Review Process.
- Establishment of the Advisory Council on Historic Preservation, which oversees federal agency responsibilities governing the Section 106 Review Process.²

² National Trust for Historic Preservation website, *National Historic Preservation Act*, <http://www.preservationnation.org/resources/legal-resources/understanding-preservation-law/federal-law/nhpa.html> (accessed 25 February 2010).

The National Register Criteria for Evaluation

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

Criteria

Generally, resources (structures, sites, buildings, districts and objects) over 50 years of age can be listed in the National Register provided that they meet the evaluative criteria described below. Resources can be listed individually in the National Register or as contributors to an historic district.³ The National Register criteria are as follows:

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

Integrity

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

The National Register recognizes seven aspects or qualities that define historic integrity:

³ A "contributor" is a building, site, structure, or object that adds to the historic associations or historic architectural qualities for which a property is significant. The contributor was present during the period of significance, relates to the documented significance of the property, and possesses historic integrity or provides important information about a period; or the contributor independently meets National Register criteria. A "non-contributor" does not add to the historic associations or historic architectural qualities as it was not present during the period of significance; it has experienced alterations, disturbances, additions, or other changes; or it does not independently meet the National Register criteria.



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

To retain historic integrity, a resource should possess several of the above-mentioned aspects. The retention of specific aspects of integrity is essential for a resource to convey its significance. Comparisons with similar properties should also be considered when evaluating integrity as it may be important in deciding what physical features are essential to reflect the significance of a historic context.

The California Environmental Quality Act (CEQA)

The California Environmental Quality Act (CEQA) provides the legal framework by which historical resources are identified and given consideration during the planning process. The law was adopted in 1970 and incorporated in the Public Resources Code §§21000-21177. CEQA's basic functions are to:

- inform governmental decision makers and the public about the potential significant environmental effects of proposed activities;
- identify ways to reduce or avoid adverse impacts;
- offer alternatives or mitigation measures when feasible; and
- disclose to the public why a project was approved if significant environmental effects are involved.

CEQA applies to projects undertaken, funded or requiring an issuance of a permit by a public agency. The analysis of a project required by CEQA usually takes the form of an Environmental Impact Report (EIR), Environmental Impact Statement (EIS), Negative Declaration (ND), or Environmental Assessment (EA).⁴

⁴ <http://www.aqmd.gov/ceqa/>

The California Register Criteria for Evaluation

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

1. Associated with events that have made a significant contribution to broad patterns of local or regional history, or cultural heritage of California or the United States;
2. Associated with the lives of persons important to the local, California or national history
3. Embodies the distinctive characteristics of a design-type, period, region, or method of construction, or represents the work of a master, or possesses high artistic value; or
4. Yields important information about prehistory or history of the local area, California or the nation.

In addition to meeting one or more of the above criteria, the CRHR requires that sufficient time must have passed to allow a “scholarly perspective on the events or individuals associated with the resource.” Fifty years is used as a general estimate of the time needed to understand the historical importance of a resource.⁵ The OHP recommends documenting, and taking into consideration in the planning process, any cultural resource that is 45 years or older.⁶ As such, this report evaluates all resources known to be 45 years or older for the purposes of CEQA.

CRHR criteria are similar to National Register of Historic Places criteria, and are tied to CEQA, as any resource that meets the above criteria, and retains a sufficient level of historic integrity, is considered an historical resource under CEQA. Integrity is the authenticity of an historical resource’s physical identity evidenced by the survival of characteristics that existed during the resource’s period of significance.

Historical Resource Status Codes

When a Historic Property Evaluation is prepared which consists of the applicable California Department of Parks and Recreation (DPR) forms (Primary Record, Building, Structure or Object, District form, etc.), an appropriate status code is selected and entered in the *NR Status Code* section of the form. The code that is selected is the one that best defines the relationship of the resource to the National Register and/or California Register. The status code also helps

⁵ CCR 14(11.5) §4852 (d)(2).

⁶ California Office of Historic Preservation, 1995, p.2. Instructions for Recording Historical Resources. Office of Historic Preservation, Sacramento.



define a resource's importance at the local (Los Altos) level. The California Historical Resource Status Codes are divided into seven major categories as follows:

- Status Code 1: Properties listed in the National Register (NR) or the California Register (CR). Generally applied to properties already on one of the registers, but being re-evaluated for integrity and/or being updated due to age of the original evaluation.
- Status Code 2: Properties determined eligible for listing in the National Register (NR) or the California Register (CR). Generally applied to properties when extensive research has been conducted and substantiated data concluded eligibility.
- Status Code 3: Appears eligible for listing in the National Register (NR) or the California Register (CR) through survey evaluation. Generally applied to properties when limited research has been conducted and concluded potential eligibility.
- Status Code 4: Appears eligible for listing in the National Register (NR) or the California Register (CR) through other evaluation. Generally applied to State-owned properties.
- Status Code 5: Properties recognized as historically significant by Local Government. Generally applied to properties with significance at the local level.
- Status Code 6: Not eligible for listing or designation as specified. Generally applied to properties for a variety of reasons.
- Status Code 7: Not evaluated for National Register or California Register or needs reevaluation. Generally applied to properties recorded but not evaluated for a variety of reasons.

It is important to note that each of these categories have sub-sets that further define and articulate the status "value." For the City of Los Altos, the majority of historic resources listed on the HRI will be listed under Status Code 5. The subcategories of Status Code 5 are as follows:

- 5D1: Contributor to a district that is listed or designated locally.
- 5D2: Contributor to a district that is eligible for local listing or designation.
- 5D3: Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.
- 5S1: Individual property that is listed or designated locally.
- 5S2: Individual property that is eligible for local listing or designation.
- 5S3: Appears to be individually eligible for local listing or designation through survey evaluation.
- 5B: Locally significant both individually (listed, eligible or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

The application of the most appropriate status code therefore communicates the *value* of the resource and is extremely useful in any preservation planning process.



Evaluating Historic Resources In Los Altos

When evaluating or re-evaluating a structure or property in Los Altos that has the potential to be a historic resource, the following process should be followed:

Step 1: Age

In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than fifty years old may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance or that it is exceptionally significant.

To be potentially eligible for listing on the National or California Register, a structure is usually more than 50 years old, must retain its physical integrity and must have historic significance. Similarly, in order to be eligible for listing on the Los Altos Historic Resources Inventory, a structure must first be more than 50 years of age.

Step 2: Determination of Integrity

If a structure is more than 50 years old, then the next step in assessing its historic value is to determine if it has physical integrity. Specifically, the physical integrity of Character Defining Features needs to be associated with the historic attributes of the structure or property. When looking at historic integrity, it needs to meet one or more of the applicable (national state or local) criteria. In order to be considered historic, a structure or property must retain sufficient historic integrity in most of the “seven aspects” of integrity: Location, Design, Setting, Materials, Workmanship, Feeling, and Association.

Of the seven aspects of integrity, the following five aspects should be taken into consideration when evaluating a property or structure in the field for physical integrity: Design, Setting, Workmanship, Materials and Feeling. These five aspects can be assessed on site to determine a property’s physical integrity without having any information regarding the property’s associative significance (association with significant events/people) or historical development (including relocation). This type of information is usually not known when completing a reconnaissance survey in the field. As such, an assessment of a property’s *Association* and *Location* are further developed as part of Step 3 in the evaluation process.

Based on the five applicable aspects of integrity for a reconnaissance survey (design, setting, materials, workmanship and feeling), the “In-Field Physical Attributes” evaluation needs to be able to determine if a property retains or does not retain enough physical integrity to convey its historic association.

Retains Physical Integrity: Properties that exhibit integrity of their Character Defining Features with regard to design, materials, feeling, workmanship and setting. Such properties retain approximately 50% or more of the building’s original materials, form, and character defining features, including one or more of the following: exterior siding and window materials, architectural detailing and stylistic features. Their general setting and physical context is intact. These properties may have alterations or additions, but the general form, massing and original

stylistic features of the property – the basic elements that allow it to communicate its historic character – remain intact.

Does Not Retain Physical Integrity: Properties that do not retain integrity of design, materials, feeling, workmanship and setting are properties with two or more of the following: removal and replacement of original windows with modern sash (vinyl or aluminum, usually), complete siding replacement, significant alterations to the setting/physical context and/or notably incompatible or out of scale additions. This includes alterations or additions to a property that present a false sense of history. Properties that do not retain physical integrity are not considered to warrant further evaluation as a historic resource. They may still be considered in planning in the context of an entire neighborhood or collection of properties as a contributor to a “sense of place.”

If a property or structure is found to retain the physical integrity of its Character Defining Features, then a determination of association and location are made in the Significance assessment (Step 3). If found to have a majority of the seven aspects of integrity, it is eligible to be considered for listing in the Los Altos Historic Resources Inventory.

Step 3: Significance

This step of the process includes the establishment of the historic context for the property that is being evaluated. A Historic Context enables the assessment of a property’s historical significance by creating a framework against which to objectively qualify its relationship to larger themes and events in the history of the City of Los Altos, the greater Peninsula region and the State of California.

FINDINGS

A total of 102 properties were listed on the original HRI with 13 properties recommended for removal from the list due to lack of integrity⁷ or demolition. Of the 89 properties remaining on the HRI 5 City-owned properties had been recently re-evaluated and therefore only required updated DPR sets to reflect current standards in the City’s evaluation process. Two were landmark properties and three properties were included in a recent phase of the HRI update and did not require re-survey or updated DPR sets. Seventy-nine properties received completely new/updated DPR sets. After completion of the re-survey process one residence was removed by vote of the City Council at the request of the property owner⁸. Twenty of these HRI properties are listed as local landmarks including the Rinconada Court Palms that are listed as Heritage Trees on the local register. Please see the property matrix in Appendix A for all survey findings and determinations.

⁷ Based on the new evaluation methodology approved by Los Altos City Council on February 22, 2011. The properties recommended for removal no longer meet the criteria of section 12.44.040 due to loss of physical integrity e.g. removal/replacement/obscuring of essential character-defining features.

⁸ 1671 Kensington Ave was approved for removal from the HRI by the Historical Commission in October 2011. Circa does not agree with its removal, however, Circa respects the decision of the commission and therefore acknowledges the property as having been removed from the HRI. In addition, per an appeal by the owner the City Council did not add the recommended property at 1448 Fowler to the HRI (Sept. 27, 2011).



As of February 1, 2012 Circa finds that of the 102 properties on the HRI 89 properties retain integrity and therefore should remain on the City of Los Altos Historic Resource Inventory. Those 13 properties that are recommended for removal from the HRI were carefully and professionally evaluated utilizing the City's adopted evaluation methodology. Unfortunate and inappropriate renovations that occurred while listed on the HRI have caused these properties to lose their ability to authentically communicate historic significance. Such qualities and authentic character defining features are necessary for properties to be eligible as historic resources.

RECOMMENDATIONS

The undertaking of a citywide survey provides a great deal of information for property owners and agencies regarding proper preservation planning and methodologies. At the same time it often uncovers other areas and subjects that were not previously considered. These include those properties either individually or as a group (physically contiguous or thematically similar) may not as yet reached the 50 year threshold. In addition, while most property owners did consent to allow us to enter their property, some properties were inaccessible or not clearly visible from the public right-of-way and therefore could not be surveyed. Individual landscape, street and roadside features were also not included in the survey.

The following recommendations are respectfully submitted:

- In 5-10 years, a range of new properties will be over 50 years old. Conduct a supplementary survey to identify and evaluate structures, sites and objects not evaluated in this survey because they did not yet meet the age requirement.
- Evaluate properties that could not be seen from the public right of way and properties that did not receive owner permission.
- Create design guidelines for contextual infill projects (new construction adjacent to an historical resource or historic district).
- Create City of Los Altos rehabilitation guidelines that are consistent with the Secretary of the Interior Standards for Rehabilitation for historic resources. This would include Los Altos- appropriate additions as well as replacement materials for historic resources.
- Promote the protection of historic properties through utilization of incentives, specifically that listed historic structures and districts raise property values and improve the character of the community.
- Preservation Education. Educate property owners on appropriate rehabilitation procedures. Make information about the Secretary of the Interior's Standards, design review, incentives for historic preservation, and other related programs available to property owners.



APPENDICES

- **Appendix A: Matrix**
- **Appendix B: DPR 523 A Forms**

HRI #	Resource # (Object ID)	Other Identifier	Address (full)	Metroscan? (HRI Date) Built	HRI Status	Notes	CA Status Code
1		Myers House	19 Alameda Lane	1912			5S1
2		A.H. Knoll Residence	52 Almond Avenue	1925			5S1
3	Villa Angela		11 Angela Drive	c.1923			5S1
4	Frank Bacon House		127 N. Avalon Drive	c.1920			5S1
5		Baconia	960 Berry Avenue	1890			5S1
6	Cyrus P. Berry House		965 Berry Avenue	c.1890	Designated Landmark and Mills Act		5S1
7	Wallace Home		232 Burke Road	1911			
8			876 Carmel Avenue	1926			5S1
9		Berry House	892 Carmel Avenue	c.1930			5S1
10			547 Castano Corte	c.1910	Designated Landmark		5S1
11			1398 Chelsea Drive	1910			5S1
12			448 Cherry Avenue	2007?		Recommend removal - new residence on property	
13			530 Cherry			No new DPR needed - covered in HRI Update	

14			571 Cherry Avenue	1928	Designated Landmark and Mills Act		SS1
15		Civic Center Orchard	1 N. San Antonio Road	c.1900	Designated Landmark		SS1
16			90 Cody Lane	1925			SS1
17	Edwin L. Emerson House		980 Covington Road	c.1905			SS1
18			290 Cuesta Drive	1906? (1910)		Recommend removal: significantly altered	
19	Cranston House	Cranston House	6 Cypress Court	c.1920			SS1
20			973 Dolores Avenue	c.1930			SS1
21			164 Doud Drive	c.1910			SS1
22	Winchester-Merriman House	Winchester-Merriman House	762 Edgewood Lane	c.1876	Designated Landmark and Mills Act		SS1
23			133 W. Edith Avenue	c.1915			SS1
24		Morris House	236 Eleanor Avenue	1919			SS1
25		Baldwin House	331 S. El Monte Avenue	c.1910			SS1
26	Maria's Antiques	Southern Pacific Railroad Station	288 First Street	1913	Designated Landmark		SS1
27	Formway Property	Formway Property	170 Formway Court	c.1905			SS1
28			1448 Fowler			No new DPR needed - covered in HRI Update	
29			235 Fremont Avenue	1920			SS1

30			253 Fremont Avenue	1920		Recommend removal: new exterior cladding (stucco), new windows, new site features and moern landscaping, new/modernized unit behind main residence	
31			1485 Fremont Avenue	1927			SS1
32			60 S. Gordon Way	1938? (1925)		Recommend removal: several modern additions and alterations, very low historic integrity	
33			1365 Grant Road	1915			SS1
34			1520 Grant Road	c.1900			SS1
35			41 Hawthorne Avenue	c.1925			SS1
36			109 Hawthorne Avenue	c.1920			SS1
37			151 Hawthorne Avenue	c.1920			SS1
38			165 Hawthorne Avenue	1994? (1925)		Recommend removal: residence new or significantly altered	
39			1570 Kensington Circle	1922			SS1
40			1671 Kensington Avenue	1946? (1930)		Removed by City Council	
41			473 Lincoln Avenue	1942			SS1
42		Finnigan Residence	125 Los Altos Avenue	1927			SS1

43			479 Los Altos Avenue	c.1915			Recommend removal: residence significantly altered, no significance	5S1
44			67 Lyell Street	1915			Recommend removal: residence significantly altered, no significance	
45	Eureka Bank	Shoup Building	300 Main Street	1909	Designated Landmark			5S1
46	Le Boulanger	Los Altos Pharmacy	301 Main Street	1941			Recommend removal: significantly altered - new stucco material, new storefronts, altered corner entrance, new windows	6L
47	Jone's	Eschenbruecher Hardware Store	316 Main Street	1908	Designated Landmark		Revommend removal: altered - front facade and storefront replacement	6L
48			350 Main Street	c.1920				5S1
49			368 Main Street	2000? (1924)			Recommend removal - property rebuilt in 1999	
50	Cunningham's and One Hour Photo	Altos Land Company Building	388-398 Main Street	c.1910	Designated Landmark			5S1
51	Metamorphic and Mandarin Classic	Copeland Building	395-399 Main Street	c.1910	Designated Landmark			5S1
52	Arab Love Home	Lenox Home	25 Maynard Court	1908				5S1
53			120 Merritt Court	c.1930				5S1
54	Foothills Congregational Church		461 Orange Avenue	1914				5S1

55			490 Orange Avenue	2006? (1910)		Recommend removal: house is new or significantly altered	
56	Albert S. Robinson House		580 Orange Avenue	1910? (1909)		Recommend removal: large dormer addition, new shingle (and possibly stucco) siding, front porch appears altered, new windows; new exterior chimney	
57	C. B. Olds House		634 Orange Avenue	c.1909			5B
58	McKillican Home		640 Orange Avenue	c.1920			5B
59	Denny Residence		654 Orange Avenue	1909			5B
60	O'Neal Home	F. W. Rathbun Home	668 Orange Avenue	c.1909			5B
61	Francisco Home		672 Orange Avenue	c.1910			5B
62	Coleman Home		706 Orange Avenue	c.1920			5B
63	Ingraham Home	Archey Residence	714 Orange Avenue	c.1915			5B
64	Peters Home		718 Orange Avenue	c.1915			5B
65	Lanthier Home		625 Palm Avenue	c.1915			5B
66			10 Pasa Robles Avenue	c.1920			5S1
67		Taylor House	71 Pasa Robles Avenue	c.1925			5S1

68		Moore House	1284 Paula Court	1920			5S1
69			41 Pepper Drive	c.1920		NOP	5S1
70	Adams House	Adams House	55 Pepper Drive	1906	Designated Landmark and Mills Act	NOP	5S1
71			121 Pepper Drive	1933		Updated methodology discussion	5S1
72			39 Pine Lane	1908		NOP	5S1
73	Stevens Fox Farm	Thoma Residence	160 W. Portola Avenue	c.1920			5S1
74	Halsey House	Redwood Grove	482 University Avenue	1928	Designated Landmark	Updated methodology discussion	5B
75		Rinconada Court Palm Trees		c.1900	Heritage Trees		5S1
76	Farnsworth- Myers House		439 Rinconada Court	c.1900	Designated Landmark and Mills Act		5S1
77			531 Rosita Avenue	c.1920			5S1
78			146 N. San Antonio Road	c.1930		NOP	5S1
79	San Antonio Club	San Antonio Club	647 N. San Antonio Road	1909	Designated Landmark	Updated methodology discussion	3CS, 5S1
80	History House Museum	J Gilbert Smith Home	51 S. San Antonio Road	1905	Designated Landmark	Updated methodology discussion	3CS, 5S1

81	Village Pantry Restaurant		188 Second Street	c.1930			5S1
82		Segur Home	275 Silvia Court	1909? (1890)		Recommend removal: significantly altered - new shingle siding, carport addition at main elevation, new windows and french doors; additions?	
83			260 Surrey Place	1928		NOP	5S1
84	Marini House	Tossy/Geschke House	220 University Avenue	1927	Designated Landmark	NOP	5B
85	Mrs. Sarah Shoup Home	Howard J. Hall Residence	368 University Avenue	1909			5B
86	Eschenbruecher House		431 University Avenue	2007? (1931)	Designated Landmark and Mills Act	Updated methodology discussion	3CS, 5B
87	Robert M. Tooker House	Albert Robinson	436 University Avenue	1910			5B
88	Guy Shoup House		452 University Avenue	1910		NOP	5B
89	M. O. Adams House	Marvin O. Adams House	485 University Avenue	1919			5B
90	Paul Shoup House	Day Home	500 University Avenue	1910	Designated Landmark and Mills Act	Updated methodology discussion	1S, 5B
91	Frothingham House		551 University Avenue	1929			5B
92	El Retro, Jesuit Retreat House	Wellman Estate	662 University Avenue	1913/1926			5S1

93	Judge Sherk House		711 University Avenue	c.1919			5B
94	Scheid Residence		725 University Avenue	1911			5B
95	Hyde/Huttlinger House		600 University Terrace	1912		Recommend Removal - stucco siding and windows not original; front entry porch appears to have been altered	6L
96	Spangler Home	Galstaur Home	275 Valley Street	1910			5S1
97			556 Van Buren Street	c.1925			5S1
98			44 View Street	c.1940			5S1
99		Yerba Buena Tankhouse	10 Yerba Buena Avenue	c.1915			5S1
100			211 Yerba Buena Avenue	1922			5S1
101		Coxhead Designed Home	420 Yerba Santa Avenue	c.1917	Designated Landmark and Mills Act		5S1
102	The Neutra House	The Johnson House	181 Hillview Avenue	1939	Designated Landmark	Updated methodology discussion	3CS, 5S1

Collecting, preserving and
interpreting the history
of the Los Altos area.

March 21, 2012

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The Los Altos History Museum's
legal name is the Assn. of the
Los Altos Historical Museum;
tax i.d. number 94-2542813.

TO: Denise Welsh, Chair, Historical Commission
Zach Dahl, Senior Planner, City of Los Altos Community Development Dept.
FR: Laura Bajuk, E.D.
RE: Request for Historical Input

Thank you for asking for input from the History Museum on the historic nature of the seven structures the Commission is currently reviewing. I shared your request with our collections committee and staff. As well, I shared it with our board members, as the inclusion of the three historic commercial buildings for possible removal from the HRI warranted a higher level discussion. The structures concerned in this memo are:

Commercial:

300 Main St – Shoup Building - landmarked
301 Main St – Nelson Pharmacy (now Le Boulanger)
316 Main St – Eschenbruecher Building - landmarked

Residential:

973 Dolores Ave
164 Doud Dr
479 Los Altos Ave
1284 Paula Ct

On the residential structures, Don McDonald has shared his thoughts on 479 Los Altos Ave. The others are difficult to research without more information, such as who lived in them. Any clues or keywords you could share would be helpful to gain more information, especially when Lisa Robinson returns from vacation.

As to the commercial buildings recommended by your consultant for possible HRI removal, **we are STRONGLY in accord with the Historical Commission that these three properties are extremely historic--in many ways--and MUST NOT be removed from the HRI.**

Whether their score changes in the transition from the Kalman Scale is your matter entirely, but we strongly feel they should not be removed from the HRI. Please know that we understand that commercial buildings, especially their interior and first floor (sidewalk level) exterior façade, can lose architectural integrity over decades of heavy use, whether as a result of “being modern,” earthquake repairs, or changing needs of the occupants.



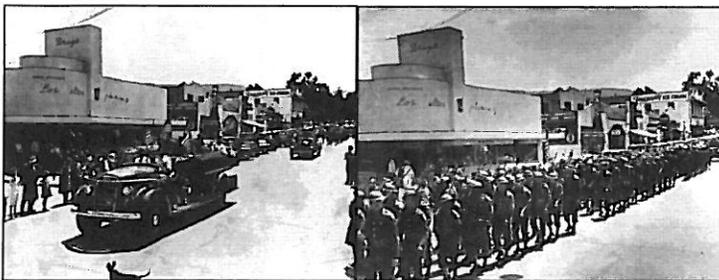
The story is told in archival images... of post-war expansion, rebuilds, changing architectural fashions, and especially space use change--from grocery store to bank in the case of the Shoup Bldg. Yet each of these three buildings today remains highly recognizable in comparison to early images, and each have strong stories about the beginnings of this community attached to them. 316 Main (far left) was the first building on Main Street in the brand-new town. (Earlier buildings on First no longer exist.)

William “Billy” Eschenbruecher provided basics—hardware for building and a place to pick up mail. Skipping to the corner, across one vacant lot, was the two-story Shoup Building (300 Main), where Al Robinson (no relation to Lisa) ran the grocery store in his brother-in-law’s

building. A floor above, meetings of all types were held, from school classes to scouts to civic gatherings, until new facilities were constructed for those purposes.



The Shoup Building was much more than a retail shop—it was the heart of the new town, the community center for all activities, the place that allowed people to come together and develop the city we know and love today. As our collections manager Lisa Robinson stated, even if no building stood on the site, a marker would be deserved for the role those buildings—and the people who built and used them—have played in our history.



Nelson's Pharmacy (301 Main) is a reminder of the new prosperity Los Altos enjoyed as it slowly grew, even in the Depression. After all, this new "commuter's paradise" (1909 promo. brochure) was meant by Shoup and partners to be a country retreat, with only the most basic services provided downtown, and "big shopping" on California Ave (Mayfield) conveniently

reached on Southern Pacific's trolleys and trains. Still running the oldest business in town, the Nelsons remain active in the community, and just celebrated their 78th business anniversary. Here's the story of how they started the business—and their family—from son Bart Nelson:

Larry Nelson took the bus from San Francisco in 1934, having heard there was a pharmacy for sale in Los Altos. Getting off at San Antonio and El Camino Real, he hitched a ride from a local farmer, asking to be dropped off in "downtown Los Altos." Shortly after, the driver stopped. Not seeing much, Larry said: "But I wanted to go to *downtown!*" "Son, *this is downtown,*" was the response. He purchased the pharmacy from Mrs. Grimes, worked seven days a week, and paid off the loan in only four years. Dad was also an amateur actor. While understudying the role of Romeo in a local play, he met Bea, Juliet's understudy. Not at all star-crossed, they married in 1937.

I've only shared the tip of the iceberg with you, but it gives you an idea of the community stories housed by the museum. Located literally in the *heart* of downtown Los Altos, the town grew from these and a few other peers. They have housed dozens of types of businesses and have met many civic needs, including our first classroom, post office, grocery store, etc. I believe the community—even those who rarely concern themselves with local history--would be shocked if these three structures were downgraded so severely. We applaud your efforts to preserve our local history and *keep these three on the register.*

The more obscure buildings need more creative researching, and we could use your help. To better develop the recorded history of the buildings on the HRI as a whole, we can provide access to the archives housed here at the museum. I discussed with Zach the possibility of an organized workshop, allowing interested commissioners and museum volunteers access to our time, assistance and direction. We can talk further about such a plan at our annual joint meeting.

History is what gives a place interest and vitality. This community is *not* interchangeable with other small towns in the valley. Your work, and that of your predecessors, is one important reason why. Thank you again for what you do to preserve the uniqueness of Los Altos. It is appreciated.

Zach Dahl

From: claude
Sent: Thursday, March 22, 2012 9:47 AM
To: Zach Dahl
Subject: Removal of 290 Cuesta from HRI

Dear Mr. Dahl,

I am writing to support the recommendation that our house, located at 290 Cuesta Drive, be removed from the Historical Resources Inventory. You had informed me that Ms. McElroy, a Historic Consultant for the City, believes that due to the significant alterations and lack of physical integrity, our home should be removed from the HRI. These alterations have included:

- An attached carport
- An attached garage
- New side entry way / bathroom addition
- Sunroom addition
- Family room / kitchen addition

I have also attempted to determine the historic significance of the home. I have tried contacting resources at the County level. They had no information and redirected me to the city. I contacted Ms. Lisa Robinson at the Los Altos History Museum, and she could provide no historical information for the property.

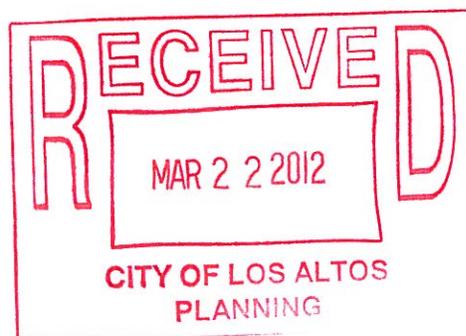
Since there is no historical information for our property, it is indeterminable that it qualifies it as meeting 'The California Register of Historical Resources criteria'.

- Our home cannot be associated with events that have made a significant contribution to local history, regional history, or the cultural heritage of California or the United States.
- Our home cannot be associated with the lives of persons important to the local, California or national history.
- Our home doesn't represent the work of a master or possess high artistic value.
- Our home doesn't yield any important information about prehistory or history of the local area, California or the nation.

Although our home may arguably embody a distinctive characteristic of a Craftsman home, there are other Craftsman homes in the city that have not been as heavily altered as our home.

For all of these reasons, we support the recommendation of Ms. McElroy that our home be removed from the HRI.

Sincerely
Claude Cartee
290 Cuesta Drive



Zach Dahl

From: Molly Hammerstrom
Sent: Thursday, March 15, 2012 2:58 PM
To: Zach Dahl
Subject: 275 Silvia Court

Good Afternoon Zach!

As per our conversation I do not want my home on the Historic Resources Inventory as it has not retained the physical integrity necessary for the designation.

I will be unable to attend the meeting on the 26 of March and expect this letter will suffice.

Your help in this matter is appreciated.

Sincerely,
Molly M. Hammerstrom



3-13-12

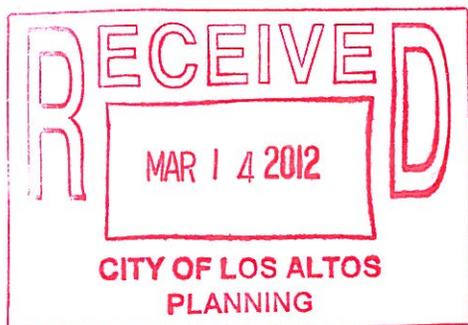
Sheila McElroy
Historic Property Development:

My husband and I reside at 67 Lyell St. in
Los Altos. We have received a Notice
informing us of a public meeting Re:
"Consideration of Historic Resource Designation
Removal and Delisting from Los Altos Historic
Resources Inventory"

We believe we do not qualify to be on
the list due to the windows have been
changed and are now aluminum and we
have solar paneling for the pool on the roof.
and does not have the physical integrity to be on the list.
We both agree with the removal of
our home off the Historic list.

Thank you,

Ron and Karyn Battaro



Zach Dahl

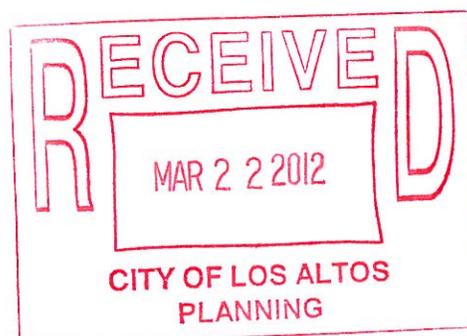
From: Marie Backs
Sent: Thursday, March 22, 2012 2:26 PM
To: Zach Dahl
Subject: 580 Orange Av.

Zach,

It is my understanding that the historic home at 580 Orange Av. is under consideration to be removed from the Historic Resources Inventory. I am a neighbor of this historic home which was built in 1910 and I have been witness to two of the renovations. It is one of three homes on Orange Av. that has appeared in many Los Altos photographs and historical data at the Los Altos History Museum. As the archival photographs show the roof line has been altered. The 1910 photo shows that the rear of the home had a bump out in the roof and the 1970 photo had an additional bump out beginning over the porch. The owners of the home in the late 80's employed a historic renovations contractor named Steve Aced, who at the time also happened to serve on the Historical Commission. They worked very hard to reverse some of the homes features to the original structural design and to restore some of the architectural elements that were destroyed or cracked (the river rock fireplace) during the 1989 earthquake. My neighbors and myself would be very disappointed with a decision to remove this historical and recognized dwelling from our cities resource inventory.

Marie Backs
546 Orange Av.
Los Altos, Ca
94022

mbacks@mindspring.com



From: Stefanie Midlock
Date: March 21, 2012 2:45:00 PM PDT
To: mbacks
Subject: 580 Orange Ave.

Dear Marie,

I found two photos of the house in question, 580 Orange Avenue, that might interest you.

The first photo is number: 2001.201.001
The database notes that this photo was taken in 1910.

The second photo is number: 2009.031.192
The back of the photo states that this photo was taken in the 1970s.

The front window seems to have changes between the time that these two photos were taken, I thought that was interesting. I hope these are helpful to you. Thank you!

Sincerely,
Stefanie

