



DATE: April 29, 2013

AGENDA ITEM # 2

AGENDA REPORT

TO: Historical Commission
FROM: Zachary Dahl, Staff Liaison
SUBJECT: 12-H-03 – 452 University Avenue

RECOMMENDATION:

Recommend that the City Council designate the property at 452 University Avenue as a Historic Landmark

BACKGROUND

The residence at 452 University Avenue, known as the Guy Shoup House, was constructed in 1915 during Los Altos' early residential development period. This modest Mediterranean style house was designed by architect Warren P. Skilling for Guy Shoup, who is considered to be a founding father of Los Altos. It retains a high degree of integrity in its materials, design, location, setting, feeling and workmanship, and is currently designated as a Historic Resource and listed on the Los Altos Historic Resources Inventory (HRI). When it was originally listed on the HRI, it was identified as being a Landmark Eligible historic resource.

DISCUSSION

In order to designation a property as a Historic Landmark, the Commission must make a finding that the property has special historical, cultural, archeological, scientific, architectural or aesthetic interest or value as part of the heritage or history of the city, the county, the state or the nation. As outlined in the report prepared by historians April Halberstadt and Sarah Winder, the property at 452 University Avenue is an excellent candidate for designation as a Historic Landmark.

The house was built and occupied by Guy Shoup, a brother of Paul Shoup and one of the founding residents of Los Altos. Guy Shoup held various positions with the Southern Pacific Railroad during his career with the railroad. As a founder of the Altos Land Company, he played a major role in the original development of the Los Altos Township. He also contributed to many of the original social, cultural and religious institutions in the City.

In addition to being a home to one of the City's founding fathers, the house was designed by locally and nationally recognized architect Warren P. Skillings. The Mediterranean style residence retains a high degree of physical integrity and is in excellent condition.

Therefore, staff recommends that the Historical Commission recommend that the City Council designate the property as a Historic Landmark. In addition, due to its association with Guy Shoup,

the property also appears eligible for listing on the California Register of Historic Resources and the National Register of Historic Places.

Attachments:

- A. Historic Property Report
- B. Original Historic Property Evaluation

FINDINGS

12-H-03 – 452 University Avenue

With regard to designating the property 452 University Avenue as a Historic Landmark, the Historical Commission makes the following findings in accordance with Section 12.44.070 of the Municipal Code:

- A. Age. The structure is more than fifty (50) years in age.
- B. Determination of Integrity. The structure retains 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; or
 - 5. Feeling: A property's expression of the aesthetic or historic sense of a particular period of time.
- C. Historic Significance. The structure is clearly associated with one or more of the following areas of significance:
 - 1. Event: Associated with a single significant event or a pattern of events that have made a significant contribution to broad patterns of local or regional history, or cultural heritage of California or the United States;
 - 2. Person/People: Associated with the lives of persons important to the local, California or national history;
 - 3. Architecture/Design: 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. Archaeology: Yields important information about prehistory or history of the local area, California or the nation.
- D. Historic Landmark Designation. The property has special historical, cultural, archeological, scientific, architectural or aesthetic interest or value as part of the heritage or history of the city, the county, the state or the nation as follows:
 - 1. The house was built and occupied by Guy Shoup, a founding resident who contributed to the development of the City and created and contributed to many of the original social, cultural and religious institutions in the City.
 - 2. The house was designed by locally and nationally recognized architect Warren P. Skillings.

ATTACHMENT A

GUY AND ADELLE SHOUP HOUSE
452 UNIVERSITY AVENUE
LOS ALTOS, SANTA CLARA COUNTY, CALIFORNIA

LANDMARK NOMINATION
&
DOCUMENTATION IN SUPPORT OF MILLS ACT CONTRACT



Prepared for:

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Prepared by:

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April 2, 2013

TABLE OF CONTENTS

| | |
|--|----|
| INTRODUCTION | |
| Qualifications | 3 |
| Methodology | 3 |
| Historic Status | 4 |
| Historical and Pre-historic Archeology | 4 |
| HISTORICAL OVERVIEW | |
| The San Antonio Rancho | 5 |
| The Winchester Family | 5 |
| The Town of Los Altos | 6 |
| BIOGRAPHICAL OVERVIEW | |
| Guy V. Shoup and family | 8 |
| Guy V. Shoup in Los Altos | 10 |
| Southern Pacific and the Peninsular Railroad | 13 |
| Southern Pacific - the Guy Shoup years | 16 |
| PROPERTY DESCRIPTION | |
| Exterior and Site | 18 |
| Interior | 19 |
| Architectural History | 19 |
| EVALUATION FOR SIGNIFICANCE | |
| Evaluation | 20 |
| LITERATURE AND SOURCES CITED AND CONSULTED | 21 |
| APPENDIX (attached DPR523 forms) | |
| State Recordation Forms (DPR523) | |

INTRODUCTION

Historical and architectural research and evaluation of the property located at 452 University Avenue in Los Altos, California was conducted in February and March of 2013 by April Halberstadt. Mr. and Mrs. Delbert Beumer requested this report to accompany an application for landmark evaluation for the property. The property located on University Avenue is identified as Assessor's Parcel Number 175-13-010.

Qualifications

April Halberstadt, Historian, principal author of this report, has a Bachelor of Arts in Urban Geography with a minor in California History from California State University, Hayward. Ms. Halberstadt has authored ten books historical subjects, including *Great American Train Stations*, *Saratoga Fire*, *Saratoga (Images of America)*, and *Willow Glen Then and Now*. She is past Chair of the Santa Clara County Historical Heritage Commission, and has been providing historical research and narratives within the Cultural Resource Management field for over 15 years.

Sarah Winder, Historian has a Master of Arts in History from San Jose State University and a Bachelor of Arts in History and Anthropology from the University of Colorado, Boulder. She is listed with the California Historical Resources Information System (CHRIS) as Historian. Ms. Winder conducts primary research, prepares historical narratives, and conducts evaluations for historical significance. She has prepared historic context statements and local landmark and National Register nominations, such as the large multi-thematic cultural landscape called Rhoades Ranch in Morgan Hill, and prepared Historic Reports for most cities in the South San Francisco and Monterey Bay Areas. She meets the Secretary of the Interior's Professional Standards for Historian under (36 CFR Part 61, Appendix A).

Methodology

April Halberstadt conducted a field survey of the subject property in February of 2013. The building and site were examined. A survey of the interior was made under the accompaniment of the owners. Notes on the architecture, characteristic features of the building and the neighborhood context were made. Photographs were taken of the exterior. Architectural descriptions within this report were written based on these notes and photographs. Additional research was undertaken by visiting the major repositories for records and historic source material. These resources included the files held by the Beumer family, the Los Altos Historical Museum, the California Room of the Martin Luther King Jr. Library, the Santa Clara County Archives and the Santa Clara County Recorder's Office.

This report was prepared utilizing the methodology recommended by the National Park Service, as outlined in Preservation Briefs #17 (Architectural Character: Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving Their Character), and #35 (Understanding Old Buildings: The Process of Architectural Investigation). The guidelines related to the submission of Historic Reports currently posted on the City of Los Altos website were also reviewed and observed.

Historic Status

The subject property has been listed in a previous Historical Evaluation as eligible to be listed as a landmark in the City of Los Altos. The site has been placed on the City of Los Altos Historic Resources Inventory, updated in March of 2012 by Circa: Historic Property Development. The site is not currently listed on the National Register of Historic Places or the California Register of Historic Resources.

Historical and Pre-Historic Archeology

The first inhabitants of this region were Native Americans of the Ohlone or Costanoan language groups. Due to the proximity to Adobe Creek, it is likely that Native Americans were resident in the area. This report is not intended to, nor should be used to address pre-historic issues. Pre-historic investigation, if required, should be undertaken by a qualified archeologist.

The historic overview involving the Spanish and Mexican periods of Alta, California, as well as the early American site history, is provided to determine the potential for historical resources related to these eras.

HISTORICAL OVERVIEW

The Rancho San Antonio

The first settlement in the vicinity of the subject property occurred in the 1830's. The subject property was originally part of the Rancho San Antonio, a Mexican land grant. This grant of 4,340.3 acres was given to Juan Prado Mesa in 1839 by Governor Alvarado for Mesa's services as a soldier and Indian fighter. The boundaries of the grant were Adobe Creek and Stevens Creek. The grant was later claimed by six people but only two individuals were able to show legal ownership under the 1851 Land Claims Act.

The larger portion of the property, over 3,500 acres, was patented to Henry Weeks and partners in 1857. The remaining part, 898 acres, was patented by Encarnacion Mesa in 1866. Because the land was very attractive to farmers and ranchers, many of the original grantees such as the Mesa family began selling portions of their properties to incoming American settlers such as Weeks as early as the 1840s. The rancho was subject to years of litigation regarding its patent (verification). In addition, portions of the property were mistakenly thought to be United States Government property and available for settlement, open to claimants willing to farm 160-acre sections. Some squatters settled in the area under that assumption. There was scattered settlement in the area after statehood in 1850.

By 1876 the property that would eventually become the town of Los Altos was a 140-acre farm owned by Mrs. H. Diel. The general area was known as Mountain View, taking its identity from the nearby town of Mountain View and an older, smaller community known as Old Mountain View. The town of Mountain View was a railroad community that had been platted and recorded in 1865 when the San Francisco & San Jose Railroad built their line through the area.

The surrounding Mountain View land had been divided into ranches, some as small as 40 acres but most over 200 acres. By 1876 the town of Mountain View had been firmly established. The railroad station was served by the Southern Pacific Railroad, who bought out the San Francisco & San Jose Railroad in 1870. The town already had dozens of homes, along with a community hall, two hotels and a good school. (Thompson & West: 15)

The Winchester Property

The Diel property was sold to Mrs. Sarah Winchester in 1888. Originally Mrs. Winchester had acquired the adjacent 25 acre parcel as a home for her sister Belle Merriman. Access to water in Adobe Creek made the property very attractive, since the sisters planned to raise horses. Although there had been some discussions about the potential of another rail line coming near the property, Mrs. Winchester was advised that there was little probability the line would be built, due to the proximity of the new Stanford campus that was then under construction.

Mrs. Sarah Winchester (1839-1922) was a wealthy widow, heir to the Winchester Repeating Arms Company fortune. Her home was in New Haven, Connecticut, but the loss of her husband in 1881, along with the deaths of her mother, her mother-in-law and her father-in-law the previous year, caused deep grief. Then in 1884 she lost her oldest sister. Sarah decided to leave New Haven and move to California in 1885, bringing her remaining three sisters, their husbands and their children. Sarah had no children; her only daughter had died in infancy.

Mrs. Winchester was 46 years old when she arrived in California. She bought a small house on the rural Santa Clara-Los Gatos Road, and set about expanding the house to accommodate her extended family. But everyday life with her sister Belle and the family was not comfortable, so the two sisters began looking for additional property. Although we associate Sarah Winchester with the magnificent home located on what is now known as Winchester Blvd., she also owned several other large properties in Santa Clara County and in San Mateo County. The Mountain View ranch property was only one of several farm properties she acquired, this one with her sister in mind.

Mrs. Winchester bought the 140-acre Diel ranch and began expanding the old house on the property about 1888. There was a small house on the ranch, and the sisters set about expanding and updating the structure, creating a 12-room home in the Victorian taste that was popular at the time. This residence is still in existence and is located in Los Altos (Ignoffo:97-98). The Merriman-Winchester family held the property for about fifteen years. During that time, tremendous improvements in rail technology were taking place, causing investors to plan construction of an electric rail line through the ranch property. This right-of-way work caused the Merriman-Winchester family to reluctantly and regretfully sell their property to the Peninsular Railroad Company. The Winchester property was divided and surveyed in four sections, becoming the Town of Los Altos.

The Town of Los Altos

The town of Los Altos was created by a group of developers who organized a private development corporation known as the Altos Land Company with the intent of creating a real estate investment. The core group was composed of members of the Shoup family with several friends and neighbors from the neighborhood of Naglee Park in downtown San Jose.

Paul Shoup and L. M. Petree were Naglee Park neighbors, building homes across from each other in 1902. Paul Shoup was president of the Altos Land Company with attorney Petree serving a secretary. At the time, Paul Shoup was the District Freight and Passenger Agent in San Jose, the senior regional executive for Southern Pacific Railroad. The Altos Land group bought a ranch from Sarah Winchester with the plan to develop it as a residential enclave. Four members of the Shoup family would eventually build houses in proximity on University avenue in Los Altos.

The first portion of the Winchester property was surveyed between July and September in 1907 under the supervision of the County Surveyor, J. G. McMillan. McMillan was the

Santa Clara County Surveyor from 1890 to 1914, an engineer who designed and supervised the building of all of the county's roads and bridges during these early days of highway construction. (Laffey:26) The map was recorded in Volume L of Maps, Page 99 on October 25th, 1907 as **Map No. 1**, Town of Los Altos. This map covers a triangular parcel north of the railroad right-of-way, bounded by the Peninsular lines, by Edith Avenue and by San Antonio Avenue (Giffin Road). Today this area is the major business district of Los Altos.

Map No. 2 of the Town of Los Altos covers acreage laid out shortly afterwards, during September and October of 1907. It was also surveyed by McMillan and includes the properties on the south side of the Peninsular tracks. It includes the subject property, identified as Lot 10 of Block 16 on University Avenue. The parcel is recorded in Maps Book M:Page 23. A third parcel known as **Map No. 3** covers a tract of land surveyed by H. B. Fisher in September of 1907 and recorded on November 4, 1907. The recording data shows the parcel is owned by the Altos Land Company and Paul Shoup is identified as the corporation president. Joseph S. Spalding is identified as the mortgagee of this tract, indicating the presence of an additional investor. This land is north of the rail line and east of San Antonio Road. The parcel is recorded in Maps Book M: Page 27.

The last major parcel to be included in the original plat of the Town of Los Altos was surveyed a year later, in August of 1908. It included lands south of Adobe Creek, property that was once part of the Rancho La Purissima Concepcion. The parcel included property between Fremont Avenue and Lincoln Avenue and **Map No. 4** was recorded in Maps Book M: Page 33 in October of 1908. These four maps cover the major holdings of the Altos Land Company, developers of the Town of Los Altos. These maps comprise the original boundaries of the town, which is now the heart of the City of Los Altos, incorporated in 1952. Initial residential development was along Orange, Palm, Lincoln and University avenues. Commercial development took place along Main Street..

BIOGRAPHICAL OVERVIEW

Introduction

The historical significance of the subject property is related to the accomplishments of its first resident, Guy V. Shoup. Mr. Shoup was an important leader in the Los Altos community and was instrumental in initiating and developing the institutions that gave the community its character. Guy Shoup's younger brother Paul Shoup is often credited with a key role in developing Los Altos and has seemed to overshadow Guy. There is no doubt that Paul was also an important California leader as president of Southern Pacific (1929-1932) and as the developer of *Sunset* magazine. However Paul spent most of his time in Southern California after 1915 although his wife Rose continued to live in Los Altos.

There may be several reasons that Paul Shoup has gathered attention from contemporary historians and biographers. One of the obvious reasons is increased exposure. The manuscripts and personal papers of Paul Shoup were placed in Special Collections at Stanford University and have been available to researchers for many years. Paul Shoup wrote many articles for *Sunset* magazine, then a major promotional organ for the Southern Pacific's travel department. Paul Shoup also served on the board of trustees of Stanford University, another reason his papers are part of their collection.

By contrast, the personal papers and work of attorney Guy Shoup, who also enjoyed a very lengthy and successful career with Southern Pacific, have not been donated to an institution. Guy Shoup spent his entire career as an attorney for Southern Pacific, and the nature of his work would not have allowed his papers to become part of an academic archive. In addition, Southern Pacific and its managers were not favorably regarded by the press or the general public, so Southern Pacific managers and officers maintained a low profile during the years Guy Shoup was with Southern Pacific. It is only by reviewing the history of Southern Pacific Railroad during the years Guy Shoup was employed that can we have a sense of his corporate contributions. Guy Shoup spent the last decades of his career as the General Counsel for Southern Pacific; his importance and influence on California history can be implied by his position and his longevity in that role.

The civic contributions of Guy Shoup during the many years he lived with his family in Los Altos have been thoroughly documented. His valuable work for his community was recognized during his lifetime and has been greatly appreciated in the years that have followed. The time that Shoup spent developing local groups and supporting local business efforts have made Los Altos a vital community. There is no doubt that his family home deserves status as a local landmark in the City of Los Altos.

Guy V. Shoup - the early years

Guy Van Scoyoc Shoup was born on February 7, 1872 in Bedford, Iowa (Marion County). He was the eldest child of Timothy and Sarah Jane Shoup and he had a fraternal twin brother named Carl. There were five children in the family; four boys and one girl. The family was of German and Holland Dutch heritage. All five children lived to adulthood; his twin brother Carl died of tuberculosis at age 26. (Diestelhorst) The children were close in age, and remained close to each other during their lives.

The family moved to San Bernadino in the early 1870s. Timothy V. Shoup, Guy's father, was an attorney who moved the family to California, perhaps for his health. Timothy Shoup died of tuberculosis in 1877 and Sarah Jane returned to Iowa with her five young children, probably to be close to her family. She partnered with her brother to operate a general store, later establishing a second store in a nearby town. Family accounts note that Sarah Jane Shoup was an excellent business woman and operated a very successful enterprise. Guy Shoup and his siblings attended public schools in Marion County, Iowa.

Sarah Jane Shoup sold her interest in her stores and moved the family back to San Bernadino in 1888. Guy and Carl were then sixteen years old; they graduated from high school in San Bernadino. Guy's first job was in a bakery and restaurant where he swept floors and waited on tables. He disliked the work and found a job as a "messenger" for a local attorney, a position that he thought would be easier. Although the work seemed less strenuous, the attorney worked very long hours. Guy became a clerk in the office of the Honorable Byron Waters and spent his evenings reading law. At that time, it was possible to become an attorney by apprenticeship, studying law in a local office. Guy Shoup passed the California bar in 1894 and then became an associate in the office of Byron Waters. (Diestelhorst)

In the fall of 1894 Guy Shoup went to Boise, Idaho. He was in poor health and went there to recover because he had relatives in the area. He liked Boise so much that he began a law practice. His work was interrupted by his former law partner and employer, Byron White. Shoup returned to California at the request of White who had become chief of the claims department at Southern Pacific. Shoup went to work with Byron White at Southern Pacific, beginning a legal career that lasted 43 years.

The Shoup family moved to San Francisco in 1900. Guy lived with his mother and siblings. He was made an assistant land attorney for Southern Pacific, a position he held for seven years. It was during this time that he formed the University Land Company and the Altos Land Company with his brother Paul. Paul became District Freight and Passenger Agent and moved to Naglee Park in San Jose in 1902. At the time San Jose was the heart of the canning and fruit shipping industry, so this position was one of tremendous responsibility. One of Paul Shoup's largest customers was a Naglee Park neighbor named George Herbert, president of the Herbert Packing Company. Herbert joined with Shoup to create the Altos Land Company and later was an investor in the Los Altos bank.

During these early years of the Shoup brothers' careers, the Southern Pacific railroad was experiencing sweeping organizational changes. Huntington, the last member of the Big Four (Stanford, Crocker, Hopkins and Huntington) who created the Southern Pacific died in 1900. The power vacuum created by his death allowed a takeover by E. H. Harriman and his railroad conglomerate. Harriman appreciated the talent of many Southern Pacific men and lost no time modernizing the network, promoting from within to get the job done.

As the railroad began massive upgrades to its network and rolling stock, there was a major disaster that created an additional challenge. In 1906 San Francisco suffered an historic earthquake and devastating fire. The Southern Pacific corporate offices were demolished and most of their documentation and critical papers were burned. It would take months to replicate and recreate the records and bookkeeping material that was lost.

Guy V. Shoup in Los Altos

Shortly after the California earthquake of 1906, Guy married M. Adelle Culliver in San Bernadino. He was 34 years of age. Like Guy, his wife was a Midwesterner with connections to Iowa. Her family was from Ohio and Adelle graduated from Pella College in Iowa. Her father was a physician and the Culliver family, including their four children had moved to San Bernadino by 1900.

If the Shoup family had a plan to settle in Los Altos, it was not immediately apparent. Southern Pacific was proud of its rebuilding efforts after the earthquake and there is no doubt that the local employees had a tremendous role to play. Not only did Southern Pacific itself need to rebuild, the SP was a key industry in bringing construction materials into San Francisco. Considering the building efforts around the Bay Area, it is interesting that the Shoup brothers found the time and energy to work on their Los Altos development project. Paul Shoup was moved to a position in the Oregon area around 1906; Guy Shoup became the attorney for Southern Pacific in Nevada in 1907 and stayed for two years.

Guy Shoup's only child, a daughter named Frances Elizabeth was born in 1908. Like her father, Frances had a twin. Sadly, the second daughter died at birth. Returning to the Bay Area, the Guy Shoup family moved into a home at 490 Orange Avenue in Los Altos. Guy began the next phase of his career with Southern Pacific, commuting daily from Los Altos to Southern Pacific headquarters in San Francisco. It was a routine that he would follow for more than thirty years.

Settling in one place allowed Guy V. Shoup to spend time building his community. The Shoup brothers understood the necessity to create local businesses to support the residential neighborhoods they were creating. The Los Altos Library traces its roots to the first one hundred books that its organization housed in the offices of the Altos Land Company, located at 1st and Main Street.

Guy and Paul Shoup were joined on University Avenue by their sister, Faith Robinson and their mother, Sarah Jane Shoup. Faith Shoup Robinson lived next door to Guy and Adelle Shoup. Faith's husband, Albert Robinson was an SP station agent and the manager and treasurer of the Altos Land Company. Their mother's home was just down the street at 362 University. The remaining Shoup brother was also in an industry that was related to Southern Pacific, the Tidewater Oil Company, but lived in Southern California.

Southern Pacific's merger with the Harriman lines around 1901 placed a new level of responsibility on Shoup and his legal expertise. His corporate biography noted that he is a director of the Associated Oil Company, director of the Central Pacific Railroad, director of the Nevada & California Railroad, director of the California & Northeastern Railroad and director of the Coast Line Railroad.

The Southern Pacific maintained critical relationships with oil companies and water districts to ensure adequate fuel and water for their locomotives. When the United States took control of the railroads in 1918, Guy Shoup was named the general solicitor for the railroads. Federal control was terminated in 1920 and Guy resumed his former position as the general attorney for Southern Pacific.

Despite his corporate responsibilities, Shoup find time to indulge in some community projects. One of the most interesting contributions was the movie he created in 1919 to raise money in support of Belgian relief after World War I. He wrote a script, found the players, secured SP funding and recruited Los Altos citizens to play parts in the film. The film was titled "Rebecca".

It was also at this time that Shoup helped create the First National Bank of Los Altos. The bank currently exists as a branch of the Bank of America. The original bank executives submitted a corporate biography of their bank to historian Eugene Sawyer for his 1922 edition of *The History of Santa Clara County*, a measure of their marketing wisdom. Sawyer's book was produced by subscription so biographies of individual officers were omitted. Subscribers were allowed to submit their own text for editing, and the text from the Shoup group is a glowing report of the bank's enterprise.

"The first National Bank of Los Altos, whose doors were opened for business on December 1, 1919 has been manifestly successful since its establishment."

The report states it was opened with capital of \$25,000, and now has deposits of \$150,000 and resources of \$200,000. The board of directors includes Paul Shoup, Frank J. Costello R. M. Tooker, M. O. Adams, S. F. Oliver, George N. Herbert, and W. T. Clements. Guy Shoup was listed as the attorney for the bank. Tooker is the president of the bank and W. T. Clements served as cashier. (Sawyer:1191) Guy Shoup later served as president for the bank.

The Los Altos bank was created in an era when a relationship with the local bank was critical to owning a house. In the days before FHA and GI loans, the typical house was purchased with 25% down and full purchase within four years. Title to the house was not transferred until the loan was paid in full. This practice is in stark contrast to today's

home loans, where the buyer is considered the owner as soon as he takes possession of the property.

Creating a local bank allowed the members of the Altos Land Company to control the developments loans of their community. Buyers developed a personal relationship with their banker; but there was little privacy in a town where the bank controlled the local real estate. Creating a bank allowed the group great control over who could buy into the immediate area.

The personalities involved in the creation of the bank included most of the neighbors who created Ng Tong, a group of five families whose homes bordered the private park on Adobe Creek they created. The five men were Guy Shoup, Charles Field, Frank Oliver, Lawton Lynch and Robert M. Tooker. The literal translation of Ng Tong is Five Families, after the five families whose properties bordered the park. Dr. Paul Reinsch brought a Buddha from China that they installed in a little temple that was formally named Ng Tong.

Five families donated land behind their homes to create what is now known as Shoup Park. The five families enjoyed a close friendship. Charles Field was the editor of Sunset magazine, at that time one of the major promotional publications of the Southern Pacific. (Paul Shoup was an early contributor.) Robert Lynch was the vice-president and general manager of the San Francisco Chamber of Commerce and was associated with the enormously successful Pan-Pacific International Exposition that celebrated the opening of the Panama Canal and the rebirth of San Francisco after the earthquake. Frank Oliver was an attorney and member of the Union Church of Los Altos. We can only imagine that the members of this group were all fellow commuters and bridge players on the daily train to San Francisco.

Guy and Adelle Shoup helped found the Union Church of Los Altos in 1917, known today as the Union Presbyterian Church. Adelle Shoup was noted in her obituary as being an active member of the church. It was during this time that Guy Shoup helped organize other civic groups; he was one of the most important supporters of the boy scouts. He is credited by local sources with building the scout hall.

In 1926 Guy Shoup was promoted to the position of General Solicitor of Southern Pacific and a year later was appointed as vice-president and general counsel - June of 1927. He was fifty-five years old and would spend the remainder of his career in this position. Despite Guy Shoup's increased corporate responsibility he continued to create organizations in his home town that were essential to community life. Southern Pacific managers are encouraged to participate in their districts, and in 1944 Paul Shoup joined the Mountain View branch of Rotary International. Founded in Chicago in 1900, Rotary considers itself the oldest volunteer service organization in America. The San Francisco branch of Rotary was formed in 1908 and considers itself the second oldest branch of the organization, so it is possible Shoup became aware of the group when working in San Francisco.

Since Rotary requires attendance at weekly meetings, arranging one's business schedule to meet can sometimes prove difficult. Perhaps the Mountain View group was more convenient since it was closer to home. In 1949 Shoup founded the Los Altos Rotary, bringing this important business group close to home. For those not able to join Rotary, he formed the Los Altos Business Association in September of 1947. The Los Altos Business Association took a leading role in the post-war development of Los Altos. After World War II, suburban communities in Santa Clara Valley boomed as returning GIs looked for housing. The Los Altos Business Association was closely involved in post-war development, creating a Master Plan and local zoning.

During his retirement years Guy continued to be active in Los Altos civic groups. He joined the Los Altos Historical Association and served as vice-president and later as president. He was a member of the Los Altos Golf and Country Club. His other affiliations were the Union League, the Commonwealth Club, the Transportation Club and the Pacific Railway Club. He died in 1965 at the age of 93. His wife died two months later at the age of 91.

Their only daughter, Frances Shoup Mack, inherited the house and sold the property to the current owners, Delbert and Marlene Beumer. Frances attended Palo Alto Union High School and graduated from Stanford University in 1930. She was a member of the glee club and Kappa Kappa Gamma sorority. Frances was married at age 40 to Charles Edward Mack (1905-1992).

Guy Shoup's influence on the transportation industry and on the many facets of Southern Pacific's impact on the California economy deserves further investigation. Shoup was a senior manager of a corporation that had a major influence on California and the West by creating water and irrigation districts, by subsidizing the oil industry, by developing farms and ranches, and by preserving the environment. There is not one aspect of life in California that was not touched by the legal department of the Southern Pacific Railroad. Discussion of the career of Guy Shoup is beyond the scope of this study, but clearly his influence can be implied by the level of his position within the Southern Pacific Corporation.

Southern Pacific in the 19th and early 20th Century

The Shoup family's land acquisition and their creation of the town of Los Altos raises some interesting questions, considering their employment with Southern Pacific (SP) and the SP's domination of local transportation networks. Although a thorough study of the relationship between Southern Pacific and its commuter communities is beyond the scope of this paper, the Shoup's creation of a personal real estate development in apparent competition with Southern Pacific's development interests should be explored.

It is important to recall that during the last half of the 19th century and the first half of the 20th century, the railroads dominated both commerce and passenger travel. As late as 1950, the railroads were the largest employer in America. People on all levels of society

were keenly aware of the impact of the railroads on their daily lives, and the railroads were generally regarded as monopolistic and overbearing. They deserved that reputation and generally lived up to it on a daily basis.

In California, the railroad that dominated California industry was the Southern Pacific. It was not the earliest or most successful local railroad. The earliest line was the Sacramento Valley Railroad, a 23-mile railroad between Sacramento and Folsom created in 1856. The Sacramento Railroad carried goods from the inland port on the Sacramento River into the Sierra gold mines. And the most successful line was the San Francisco & San Jose Railroad, completed in 1864 to carry produce from agricultural San Jose to hungry residents in San Francisco. It was purchased by Southern Pacific in 1870. This line is in use today, nearly 150 years after its completion.

These little lines were just two of the railroads acquired by the Big Four; Sacramento businessmen Huntington, Hopkins, Stanford and Crocker as they built and then expanded California's railroad network. Using the financing strategies employed by the Union Pacific, the Big Four used federal law to acquire alternating sections of land on either side of their right-of-way, later selling the land to finance their railroad. They also bought out smaller railroads such as the Sacramento and San Jose lines as well as the California & Oregon Railroad, creating a network that linked with the transcontinental lines. (Orsi:21)

From the 1860s to the 1880s, the Big Four expanded their holdings by acquiring steamship companies and inland riverboat enterprises. They bought up ferry lines and urban streetcar lines. They also acquired waterfront property, dominating the wharf in San Francisco and squeezing out other shipping. The magnificent Ferry Building at the foot of Market Street was created to deliver passengers debarking from the Southern Pacific owned ferry line. By the end of the 1870s the Big Four, now known as Southern Pacific, monopolized California transportation. In the 1880s they expanded into Oregon, Arizona, New Mexico, Texas and Louisiana, although they were not able to dominate those markets as completely as they did in California.

While the general public was aware the railroads were a major industrial force in the American economy, they were not always aware of the related industries that were controlled by Southern Pacific. Southern Pacific built and controlled water distribution networks and oil companies throughout the West. They were masters of developing land to promote settlement and increase rail traffic. Between 1880 and 1900 many towns in California's Central Valley were developed by a Southern Pacific holding company. Towns such as Lathrop, Turlock, Modesto, Merced, Tulare, and many others were built by the SP. (Orsi:115) Since Southern Pacific had been granted alternating quarter sections of land along their route, they were able to establish town sites without difficulty.

The Pacific Improvement Company, a real estate holding company owned by Southern Pacific, sometimes bought land in order to create the types of development that supported railroad business. Farms and ranches produced commodities that needed to be shipped to

market, and the railroad wanted their freight business. Passenger traffic was also important to Southern Pacific, so they developed the tourist industry by creating attractive resorts, which they promoted with *Sunset* magazine, the marketing journal created by Southern Pacific.

Southern Pacific sometimes bought land that was not adjacent to a rail line, planning to build a line after the passenger demand was created. They bought 7,000 acres of land on the Monterey Peninsula and built the magnificent Del Monte Resort Hotel, the first of their western resorts. They also created the little town of Pacific Grove nearby, a modest village that supported their resort activities. They were careful to also acquire water rights when they developed their sites, an important consideration since under California law, riparian and mineral rights do not run with property rights.

Ordinary Californians were keenly aware of the Big Four, railroad millionaires with extravagant mansions and lavish life styles. The exploits of the Big Four were ridiculed in the newspapers and resented by thousands of less fortunate citizens. The railroads and their executives were frequent targets of criticism for their business practices and their overbearing attitudes. A sensational novel about these practices titled *The Octopus*, written by Frank Norris, appeared in 1901. The story was a fictionalized account of the "Mussel Slough incident", a confrontation between the railroad and the wheat farmers of California's Central Valley. The novel was enormously successful and created an even stronger negative image of railroad business practices. Given the flamboyant lifestyles of the Big Four and the negative publicity resulting from the novel, the younger generation of Southern Pacific management tended to live quietly, almost modestly, and avoided public attention.

Paul Shoup began his railroad career in 1891 when Southern Pacific was dominating the transportation industry in California. Guy Shoup went to work for SP a few years later in 1896, hired as an attorney by the claims department in San Francisco. The organization would take a completely different structure just five years later when Collis Huntington died and Edward H. Harriman, a railroad investor from the East gained control.

Harriman merged the Southern Pacific with his own railroad holdings, the Union Pacific and the Illinois Central. During his leadership, these railroads began an aggressive program of modernization and standardization. Harriman appreciated the talent of Southern Pacific managers and began promoting many of them into top leadership. (Orsi:36) The Shoup brothers would have been prime candidates for management in the new organization.

The Harriman era lasted until 1913 when Southern Pacific was dismembered by Congress under the Sherman Anti-Trust Act. Union Pacific was forced to sell its Southern Pacific holdings. The Southern Pacific managed to quietly subvert the government's litigation, and by 1916 it was once again the largest transportation network in the world. (Orsi:41) One can reasonably assume that the Shoup brothers helped create the expanded network.

The Peninsular Rail road and the Altos Land Company

An understanding of the creation of Los Altos and the significance of the subject property could not be complete without providing some history of Southern Pacific's aggressive acquisition of the interurban rail lines in Santa Clara County. Southern Pacific was always an acquisitive company, buying out rail lines after the initial investment had been made. The 1890's were a time of aggressive construction by electric railroads, those small light passenger trolleys that shuttled passengers around Santa Clara Valley. Until the 1890's heavy steam locomotives carried both freight and nearly all of the passengers traveling long distances. Local residents endured the noise and filthy smoke from the trains that ran through residential areas sometimes once an hour in the case of the San Francisco to San Jose line.

The advent of municipal electricity and the benefits of clean, safe and efficient electric trolley lines quickly attracted suburban and rural passengers, those traveling to nearby towns for shopping or business. Trolleys had been a fixture of the city of San Jose since the early 1880's when horse-drawn cars began to operate along Santa Clara Street. By the middle of the decade San Jose was turning into a boom town with new residents and Eastern money arriving every day. Wealthy investor Samuel A. Bishop created the first trolley line known as the *San Jose and Santa Clara Railroad Line*. His rail line, a horse car, opened for business in November of 1868.

Reliable electrical power was available for trolley cars by the mid 1880's. Suddenly there were many wealthy investors competing for a franchise to build a rail line, and several companies were formed in Santa Clara County to build electric rail lines. Electric lines to Alum Rock Park, to Willow Glen and to the nearby city of Santa Clara along The Alameda introduced the public to electric trolleys. Acceptance was immediate.

By 1902, wealthy Bay Area investors were looking for larger opportunities. Borax Smith and a group of friends began buying up and consolidating trolley lines in the East Bay, and planned to expand into Santa Clara County. The implications of a takeover were not lost on Santa Clara businessmen who quickly organized an investment group to expand Santa Clara rail lines. In 1902 James W. Rea and transit promoter E. S. Granger put together an 18-mile line called the *San Jose, Saratoga and Los Gatos Interurban Railroad Company*, an electric trolley that traveled in a large loop from downtown San Jose, through the orchard community of Campbell to Los Gatos. The line then traveled north four miles to the little village of Saratoga, and returned to San Jose via Meridian Corners and Bascom Avenue. A short spur line was also built, running into the hills behind Saratoga and terminating at the magnificent Pacific Congress Springs, a resort hotel.

The line had a gala opening with hundreds of passengers and dignitaries in 1904. But the *Interurban* soon ran into difficulty, due to quiet pressure placed onto their investors by the Southern Pacific. Seeing SP passenger traffic on their steam locomotive lines drop, Southern Pacific had developed other suburban expansion plans.

Southern Pacific was no stranger to the strategy of consolidating other railroads; they had been doing it for decades. By 1905 newspapers were announcing a new interurban rail line linking San Jose and San Francisco. Major investors included Oliver Hale, Gus Lion and many wealthy local businessmen. It was known as the Peninsular Railroad Company and the route was planned to link San Francisco to San Jose via Stanford, Palo Alto and Redwood City. This is the line that was planned to through Sarah Winchester's property. The general public was unaware of the difficulties that investors were facing when building and operating suburban lines. Southern Pacific however, was putting political and economic pressure on light rail groups. By 1909 Southern Pacific had acquired and consolidated all three electric rail lines in Santa Clara County.

Given the Southern Pacific's long history of development on property adjacent to Southern Pacific right-of-way, the appearance of the Town of Los Altos can be regarded as something of an anomaly. Consider also that after April of 1906 and later, San Francisco was digging out after the earthquake and fire and that a tremendous amount of Southern Pacific's resources were being devoted to rebuilding the corporate offices and reconstructing the corporate records, all lost in the Great Fire.

The town of Los Altos was created shortly after the 1906 earthquake when the consequences of the Great Fire were still a daily concern. San Francisco was rebuilding and Southern Pacific was shipping the building materials. Design and construction were constantly on the mind of anyone who worked in San Francisco, watching as the City repaired itself. In retrospect, it seems very curious that a group of Southern Pacific employees managed to develop their own residential enclave using the development strategies of their employer. On the surface this seems to be a conflict of interest or perhaps it just a tremendous stroke of economic opportunity.

PROPERTY DESCRIPTION

Exterior and Site

The structure is a two-story stucco residence with a modestly sloping roof.

The structure is a good example of a conservative Mediterranean-style architecture that was becoming popular in the early decades of the 20th century. The house was designed to be comfortable rather than ostentatious; exterior ornamentation and detailing are restrained. The main entrance is slightly off center, presenting a quietly informal appearance to the facade. There is a definitive date of construction of 1915, as noted in the California Building and Engineering News, a publication for contract notices.

The house is sited squarely to the street and is centered on the front quarter of the lot which is approximately rectangular in shape. A driveway is located on the northern side, providing access to a three-car garage located behind the house. The driveway is balanced on the south side by a decked terrace with a trellised overhang. The area on which the house stands is at street level, but the lot falls away sharply to Adobe Creek, which forms the rear boundary of the property.

The site has been terraced to provide garden areas. The site includes many plants that are original to the early garden of the house including a magnificent wisteria on the south arbor and several citrus specimens that are part of the terrace plantings. There are native trees on the site as well as mature trees planted by the Shoup family.

The house is a two story structure at the front that falls away to two and a half stories at the rear. The house is generally rectangular in plan with a moderately pitched roof of composition shingles. Plain brackets support the modest gables of the roof on all sides. The exterior of the house is covered with stucco. The facade of the house features generous banks of windows, massed to present the major decorative elements. The large living room window display to the left of the entrance consists of five windows. There is a large central pane with small divided panes across the top. This is flanked on both sides by a pair of smaller windows with divided panes to match the center window.

This design theme, a window flanked by smaller, multi-paned windows is repeated across the facade. The dining room has one large window flanked by narrow multi-paned casement windows on either side. The center sash is fixed; the side casements open. The two sets of upstairs bedroom windows have a similar treatment, a fixed center sash flanked by narrow multi-paned windows that open. The sunroom, located on the second floor to the right side of the house, has three pairs of multi-paned casement windows, the regularity of the spacing providing a quiet decorative pattern. The windows appear to be original.

The front entry is inset and bordered with a decorative surround capped by a central cartouche. The oak front door is not original but was built to replicate the original which was badly deteriorated. The front door is flanked by windows.

The original garage building is situated behind the house and at right angles to the main structure. The original garage held three cars. The garage doors have been replicated and the third door is now fixed in place. There are structures on either side of the garage; one side houses an art studio, the other is for garden tools and potting supplies.

There is a pool house on the property that was built in 1979 for \$4500 and is currently used as a guest cottage. Although the current owner originally planned to install a pool, the feature was not added. This auxiliary structure is classified as a utility building. It is a redwood dome with an open floor plan and a contemporary design. There are two additional structures on the property; one is a large open trellised patio and the other is a pump house for the well. The current property owners dug a well on land adjacent to Adobe Creek. This well is certified and provides water to irrigate all of the gardens.

Interior

The front door opens directly into an entry hall with a stairway leading to the second floor. The living room is located on the left side of the entry; the dining room is immediately to the right. The fireplace in the living room has been faced with decorative marble. The original fireplace facing has been retained and is underneath the facing. The living room opens into a sunroom at the rear of the house on the first floor. The other rooms on the first floor include the kitchen, a bathroom and a laundry. The kitchen has been expanded and modernized. The second floor includes a master suite with its own bath, three bedrooms and a second bathroom and a study in the sunroom. The entire house is in excellent condition and has been well-maintained.

Architectural History

The Guy V. Shoup house was designed by architect Warren P. Skillings and completed in 1915. The contract notice appeared in the California Building & Engineering News (11/11/1914) with the contractor listed as P. T. Jorgensen and the cost of construction as \$5,775. The structure retains its original integrity and is in excellent condition. A copy of the original contract and specification with the architect is extant. The three-car garage is contemporary with the house.

Architect: Warren Porter Skillings (1860-1939) was a mature architectural designer when he moved to California. Known as a "society architect", he created many homes for wealthy, socially-connected clients in Santa Clara County. Skillings created dozens of residences throughout Santa Clara County communities during the 30 years he lived in San Jose. (Douglas:2009)

Warren P. Skillings was born in Portland, Maine and studied at Bowdoin College. He served his apprenticeship as an architect in Boston, Massachusetts, working in the office of a prominent architect of that time. After the great fire in Seattle in 1889, Skillings moved from Boston to Seattle to take advantage of the rebuilding opportunities. He worked with architect James N. Corner, a leading Seattle architect and was soon

developing a reputation of his own. Several of his significant Seattle structures still exist including the Union Trust Building in Pioneer Square and the Rialto Building. He was also asked to design the Washington State Pavilion for the Chicago World Columbian Exposition.

His practiced slowed and Skillings looked elsewhere for work, moving to Alaska for a brief time and then to Eureka, California. He moved to San Jose in 1910 at the age of fifty, and settled in Naglee Park, building a lovely home for his new bride. One biographer notes that he located to San Jose to satisfy his new wife who belonged to a church in the area. Skillings first design in San Jose appears to have been for his bride, a home located in the prestigious neighborhood of Naglee Park. Other Naglee Park residents included L. M. Petree, the attorney for the Altos Land Company and Paul Shoup. By 1910, Rose and Paul Shoup were already building a new home in Los Altos and would soon leave Naglee Park.

The current owners, Mr. & Mrs. Del Beumer made several modifications to the rear of the house. The rear of the house now includes several porches and decks and arbors to cover them. A deck has also been added on the south side of the house. Site additions include a pool house that is now used as a guest cottage; the pool was never built. The guest house was designed by designer-builder Harvey Boyce who built the Sunnyview Retirement Home and Hope Lutheran Church in San Mateo, among other commissions. The guest house was built in 1979. The owners also dug a well at the bottom of their garden in proximity to Adobe Creek, and built a well house to cover the pump. This well is certified and provides irrigation for all of the gardens on the property.

The current owners, Mr. and Mrs. Del Beumer are the second owners of the property. They purchased the house and garden from Frances Shoup, the daughter of the original owner. The current owners have maintained the property by making essential upgrades and modifications to the kitchen in 1969 and replacing the furnace and air systems in 1989.

Evaluation for Significance

Evaluation: The property at 452 University Avenue is eligible for the California Register of Historical Resources and the National Register of Historic Places for its association with Guy V. Shoup, a significant figure in the development of the Southern Pacific Railroad during the first half of the 20th century. In addition to his professional contributions, Mr. Shoup was a key figure in creating the community that is today known as Los Altos. He initiated and supported many local organizations in Los Altos during its early decades, creating a dynamic social structure and helping establish the vitality and longevity of the town. The structure is also locally important for the quality and style of its architecture, an example of the unique residential buildings that characterize early Los Altos homes. The property appears eligible for designation as a Los Altos Landmark, and would therefore qualify for a historic property contract under the Mills Act.

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

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 15

*Resource Name or #: (Assigned by recorder) Guy and Adelle Shoup House

P1. Other Identifier: Historic Resource #88, Los Altos Historic Resource Inventory

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad Mountain View Date 1997 T 10S; R 2W; Mount Diablo B.M.

c. Address 452 University Avenue City Los Altos Zip 94022

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 577984 mE/ 4136795 mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

Assessor's Parcel Number: 175-13-054,
west side of University Avenue north of Sherman St.

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

The structure is a two-story stucco residence with a moderately sloping roof. The home is a conservative example of Mediterranean-style architecture that was becoming popular in California during the early decades of the 20th century. The house was designed to be comfortable rather than stylish; exterior ornamentation is restrained. The main entrance is slightly off-center, presenting a quietly informal appearance to the façade. Major fenestration is surrounded by trellis. There is a definitive date of construction on 1915 as noted in the California Building and Engineering News, a publication for contract notices.

The house is sited squarely to the street and is centered within the front quarter of the lot which is approximately rectangular in shape. The lot is 100' by 300' and includes .62 acres.
(Continued on page 2, DPR523L)

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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



P5b. Description of Photo: (View, date, accession #)

View of façade facing southwest, February 2013.

*P6. Date Constructed/Age & Sources:
☒ Historic ☐ Prehistoric ☐ Both

1915; Building & Eng. News; original contract extant

*P7. Owner and Address:

Delbert H. & Marlene Beumer
452 University Avenue
Los Altos, CA 94022

*P8. Recorded by: (Name, affiliation, and address)

A. Halberstadt & S. Winder
240 S. Thirteenth St.
San Jose CA 95112

*P9. Date Recorded: 4/2/2013

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none".)

April Halberstadt: Guy and Adelle Shoup House, Landmark Nomination & Documentation in Support of Mills Act Contract, 2013.

*Attachments: ☐ NONE ☒ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure and Object Record ☐ Archaeological Record
☐ District Record ☐ Linear Feature Record ☐ Mining State Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List)

Page 2 of 15

*Resource Name or # (Assigned by recorder) Guy and Adelle Shoup House

*Recorded by April Halberstadt & Sarah Winder

*Date 4/2/2013

☒ Continuation ☐ Update

(Continued from page 1, DPR523a, P3a Description)

A driveway is located on the north side, providing access to a three-car garage located behind the house. The driveway is balanced on the south side by a decked terrace with a trellis overhang. The area on which the house stands is at street level, but the lot falls away sharply to Adobe Creek which forms the rear boundary of the property. The house is a two-story structure at the front, falling away to two-and-a-half stories at the rear. The house is rectangular in plan. The house has a moderately pitched roof covered with composition shingles. Plain brackets support the modest gables of the roof on all four sides of the structure.

The façade features generous banks of windows, massed to provide a major decorative element. The large living room window display to the left of the entrance consists of a large central pane flanked by a pair of multi-paned casements, one pair on each side. The central pane features matching multi-paned windows across the top, matching the casements. The windows are framed with a functional trellis. This design theme, a central fixed pane flanked by smaller, multi-paned windows is repeated across the façade. The dining room also has one large window flanked by narrow multi-paned casements. There are two sets of bedroom windows on the second floor that feature a similar pattern; the center panes are fixed and the side casement windows open. The sun room, located on the second floor to the right side of the house has three pairs of multi-paned windows, the regularity of the spacing providing a decorative pattern. All windows appear to be original.

The main entrance is inset and bordered by a decorative surround capped by a central cartouche. The oak door is not original but was replicated to replace the original which had deteriorated. The front entry is flanked by windows.

The house sits on a concrete foundation that is not visible from the front but can be seen at the rear of the structure. There are crawlspace windows at the rear of the house. Approximately half of the rear of the house is covered by a raised porch or deck, covered by a trellis. An exterior stairway leads from the porch to the garden and garage area. The north side of the house is bordered with a driveway and a raised bed of landscaping. The south side of the house features French doors that open onto a small raised deck. The deck is covered with a trellis and landscaped with a spectacular wisteria.

Garage structures:

The site includes a three-car garage located behind the house and at right angles to the main structure. The garage appears to be contemporary with the house. The garage doors have been replicated to match the original; one set of doors is now fixed in place. There are small additions to either side of the garage. One side houses a conservatory and garden tool area. The other side houses a small studio.

Setting:

The setting includes a landscaped front yard with a curving brick entry walk. The property features mature plantings and trees dating to the time of the original owner. The garage and parking area are directly behind the house. The remainder of the site has been terraced to provide garden areas. There is a large arbor shading part of the garden. There is also a registered well and pump house at the rear of the property.

Additional structure:

There is a pool house on the property that was built in 1979. The designer was builder Harvey Boyce who built the Sunnyview Retirement Home and Hope Lutheran Church in San Mateo, among other commissions. Although the structure was intended as a pool house, the pool was not built and the structure functions as a guest cottage. It is classified as a utility building. The redwood structure is approximately hexagonal in shape with an open floor plan and a large lofty main room. The design is contemporary in feeling.



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Primary #
HRI #

Page 4 of 15

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) Guy and Adelle Shoup House

B1. Historic Name: Guy and Adelle Shoup House

B2. Common Name: None

B3. Original use: Single Family Residence

B4. Present Use: Single Family Residence

*B5. Architectural Style: Mediterranean Revival

*B6. Construction History: (Construction date, alterations, and date of alterations)

House built circa 1915; designed by architect Warren P. Skillings. Contract and notice of permit extant. Garage built concurrent with the house. Pool house added to the property in 1979.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a Original Location: n/a

*B8. Related Features:

Pool house built in 1979; pool not built. Current use is as guest cottage. Pump house added over registered well.

B9a Architect: Warren P. Skillings b. Builder: P. T. Jorgensen

*B10. Significance: Theme Residential Architecture 1907-1940 Area Los Altos

Period of Significance 1915-1963 Property Type Residential Applicable Criteria B (2), C (3)

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

The house located at 452 University Avenue was built in 1915 for Guy and Adelle Shoup. The house was designed by architect Warren P. Skillings and the contractor was P. T. Jorgensen. The home is one of the earliest residential structures built in the Los Altos area and is associated with one of the founders of Los Altos. The house was the family home for the Guy Shoup family and is the structure where they spent most of their lives. Mr. Shoup was an attorney and senior counsel for the Southern Pacific Railroad; this was his home during his long career with Southern Pacific, headquartered in San Francisco. Mr. Shoup commuted to his office from his Los Altos home.

The house is in excellent condition and maintains nearly all of its original integrity. The front door was replaced with a replica. A deck and porch have been added to the rear but are not visible from the street. The house has always been used as a single family residence. The site on which the house is located backs onto Adobe Creek. University Avenue has always been one of the most desirable locations in the area for residential construction and maintains its neighborhood character today. Homes in the area appear to have custom designed for their owners. (Continued on next page, DPR523L.)

B11. Additional Resource Attributes: (List attributes and codes) None

*B12. References:

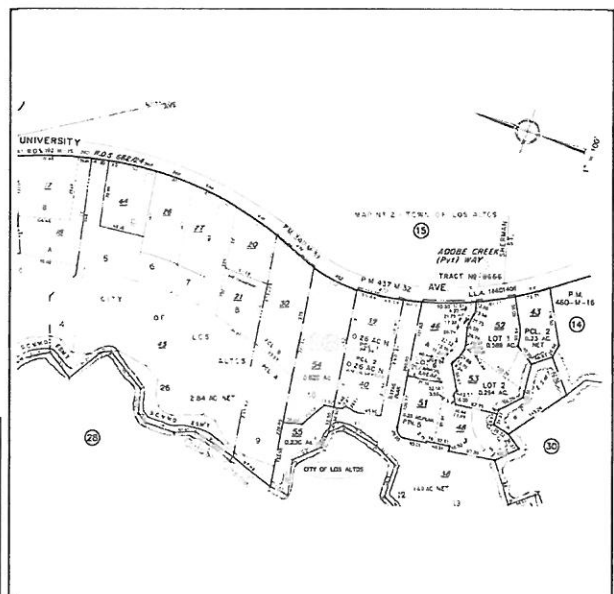
(See page 10)

B13. Remarks: Proposed Mills Act contract

*B14. Evaluator: Sarah Winder

*Date of Evaluation: 4/2/2013

(This space reserved for official comments.)



State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 5 of 15

*Resource Name or # (Assigned by recorder) Guy and Adelle Shoup House

*Recorded by April Halberstadt & Sarah Winder

*Date 4/2/2013

☒ Continuation ☐ Update

(Continued from previous page, DPR523b, B10 Significance)

Guy Shoup, a founder of the town of Los Altos, was an important leader in the Los Altos community and is credited with developing the many institutions that have given the City of Los Altos its defining character. Guy Shoup's younger brother Paul Shoup is frequently credited with playing a significant role in the development of the town and sometimes seems to overshadow the community accomplishments of his older brother. However Paul Shoup spent much of his time in the Los Angeles area after 1915 although he and his wife Rose maintained a family home on University Avenue, just a few doors away from Guy and Adelle Shoup.

Guy Van Scoyoc Shoup was born in Bedford, Iowa (Marion County) on February 7, 1872. He was the oldest child of Timothy and Mary Jane Shoup; Guy had a fraternal twin named Carl. There were five children in the family; four boys and one girl. The family was of German and Holland Dutch ancestry. All children lived to adulthood; Carl died of tuberculosis at age 26. (Diestelhorst) The children were not only close in age, they remained close personally all their lives.

The family moved to San Bernardino, California in the 1870s. Timothy V. Shoup was an attorney who relocated his family, perhaps for his health. Timothy Shoup died of tuberculosis in 1877 and Sarah Jane Shoup, then pregnant with her fifth child, moved her young family back to Iowa. Sarah Jane Shoup partnered with her two brothers to operate a general store, later establishing a second store in a nearby town. Family accounts report that Sarah was an excellent business woman. Guy Shoup and his siblings attended public schools in Marion County, Iowa.

Sarah Jane Shoup sold her interest in the stores and moved the family back to San Bernardino when Guy Shoup was sixteen. Guy and Carl graduated from high school in San Bernardino. Guy's first job was in a local bakery and restaurant, sweeping floors and waiting on tables. He disliked the work and found a job as a messenger for a local attorney. He quickly discovered that although the work was easier, the hours were longer. Guy spent his evenings reading law in the office of the Honorable Byron Waters. At that time it was possible to become an attorney by serving an apprenticeship in a law office. Guy Shoup was admitted to the California Bar in 1894 and became an associate in the office of Byron White. (Diestelhorst)

In the fall of 1894 Guy Shoup went to Boise, Idaho. He was in poor health and went to recover in Idaho because he had relatives in the area. He liked Boise and established a law practice. His work was interrupted by his former employer, Byron Waters. Waters had become the chief of the claims department for the Southern Pacific Railroad and asked Shoup to work for him. Shoup went to work for Southern Pacific, a career that lasted 43 years. The Shoup family moved to San Francisco in 1900. Shoup lived with his mother and siblings. He was made an assistant land attorney for Southern Pacific, a position he held for seven years. It was during this time that Guy Shoup helped form the University Land Company and the Altos Land Company with his younger brother Paul.

Paul Shoup had also started working for the Southern Pacific Railroad and had become the District Freight and Passenger Agent for San Jose. At the time, San Jose was the heart of a national canning and fruit packing industry that depended on the railroad for shipping fruit products to markets. The position of District Agent was one of tremendous responsibility. Paul and Rose Shoup built a home in the prestigious neighborhood of Naglee Park near downtown San Jose. One of Shoup's largest customers was a Naglee Park neighbor, George Herbert, president of the Herbert Packing Company. Herbert joined with Shoup to create the Altos Land Company and was later an investor in the Los Altos Bank with the Shoup brothers.

During these early years of the Shoup brothers' careers, the Southern Pacific Railroad was experiencing sweeping changes. Collis Huntington, the last of the "Big Four" investors who created Southern Pacific died in 1900. His death created a power vacuum and allowed Southern Pacific to be taken over by an eastern railroad investor, E. H. Harriman. Harriman appreciated the talent of many of the Southern Pacific men and lost no time modernizing the railroad, promoting from within to get the job done.

As the railroad began massive upgrades to its network and rolling stock, there was a major
(Continued on next page)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 6 of 15

*Resource Name or # (Assigned by recorder) Guy and Adelle Shoup House

*Recorded by April Halberstadt & Sarah Winder

*Date 4/2/2013

☒ Continuation ☐ Update

(Continued from previous page)

disaster that created an additional challenge. The 1906 earthquake and fire devastated San Francisco, including the corporate headquarters of Southern Pacific. The railroad lost most of their documentation, their payroll and most of their records. It would take months to replicate records and rebuild. It was during this time that the Shoup brothers, along with Naglee Park neighbors George Herbert and L. E. Petree, another attorney, created the University Land Company and platted the community that would become Los Altos.

Shortly after the 1906 earthquake, Guy Shoup married M. Adelle Culliver in San Bernardino. He was 34 years of age. Like Guy, his wife was a Midwesterner with connections to Iowa. Her family was from Ohio and Adelle graduated from Pella College in Iowa. Her father was a physician who had moved the Culliver family, including four children, to San Bernardino by 1900.

If the Shoup family planned to live in Los Altos, it was not immediately apparent. Southern Pacific was rebuilding and all its employees had a tremendous job to do. Not only did Southern Pacific need to rebuild, the S.P. was a key industry in shipping construction materials into San Francisco. Considering the rebuilding efforts underway throughout the Bay Area, it is interesting that the Shoup brothers found the time and resources to work on their Los Altos project. Paul Shoup was moved to a position in Oregon in 1906 and Guy Shoup became the attorney for Southern Pacific in Nevada around 1907, staying for two years.

Guy and Adelle Shoup's only child, a daughter named Frances Elizabeth, was born in 1908. Like her father, Frances was a twin. Sadly, the second daughter died at birth. Returning to the Bay Area, the Guy Shoup family moved to a home at 490 Orange Avenue in Los Altos. Guy began the next phase of his career, commuting daily from his home in Los Altos to the new Southern Pacific Railroad headquarters in San Francisco. It was a routine that he would follow for more than thirty years.

Settling in the Los Altos area allowed Guy V. Shoup to spend time building his new community. The Shoup brothers understood the necessity of creating local businesses to support the residential neighborhoods they were creating. The Los Altos Library for example, traces its roots to the first one hundred books that its organization housed in the offices of the Altos Land Company, located at 1st and Main Streets.

Guy and Paul Shoup built new homes on University Avenue; Paul in 1910 and Guy in 1915. They were joined on University Avenue by their sister, Faith, and their mother. Faith Shoup Robinson and her husband built a home next door to Guy and Adelle. Albert Robinson was an SP station agent and was manager and treasurer of the Altos Land Company. The home of their mother, Sarah Jane Shoup, was just a few doors away. The remaining Shoup brother also worked in a Southern Pacific industry, Tidewater Oil Company, but lived and worked in Southern California.

Southern Pacific's merger with the Harriman railroad lines around 1901 brought a new level of responsibility to Guy Shoup. His corporate biography noted that he was a director of the Associated Oil Company, director of the Central Pacific Railroad, director of the Nevada & California Railroad and director of the Coast Line Railroad. Southern Pacific maintained critical relationships with oil companies and water districts to ensure adequate water and fuel for their locomotives. When the United States took control of the railroads in 1918 during an anti-trust action, Guy Shoup was named solicitor general for the railroads. Federal control terminated in 1920 and Guy Shoup resumed his former position as the attorney general for Southern Pacific.

Despite his corporate responsibilities, Shoup found time for community projects. One of his more interesting contributions was the movie he created in 1919 to raise money for Belgian Relief after World War I. Shoup wrote a script, recruited actors, secured funding and found Los Altos citizens to play parts in his film titled "Rebecca". The story involved a kidnapping and a daring rescue with the railroad in Los Altos featured in the action.

(Continued on next page)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 7 of 15

*Resource Name or # (Assigned by recorder) Guy and Adelle Shoup House

*Recorded by April Halberstadt & Sarah Winder

*Date 4/2/2013

☒ Continuation ☐ Update

(Continued from previous page)

It was also at this time that Shoup helped create the First National Bank of Los Altos. The bank currently exists as a branch of the Bank of America. The original bank executives submitted a corporate biography of their bank to historian Eugene Sawyer for his 1922 edition of *The History of Santa Clara County*. Sawyer's book was produced by subscription so the thrifty bank officers omitted personal biographies in favor of writing about their bank. Subscribers were allowed to submit their own text and the report from the Shoup group is a glowing report of their bank's enterprise.

"The First National Bank of Los Altos, whose doors opened for business on December 1, 1919 has been manifestly successful since its establishment."

The report states the bank opened with a capital of \$25,000 and now has deposits of \$150,000 and resources of \$200,000. The board of directors includes Paul Shoup, Frank J. Costello, R. M. Tooker, M. O. Adams, S. F. Oliver, George Herbert and W. T. Clements. Guy Shoup is listed as the attorney for the bank. Tooker was the president and Clements served as cashier (Sawyer:1922). Guy Shoup later served as president of the bank.

Many of the personalities involved with the creation of the bank were neighbors on University Avenue, residents who created a private park. A group of five families whose homes bordered Adobe Creek created a small park which they named Ng Tong. The literal translation of Ng Tong is "five families". The five men who created the park were Guy Shoup, Charles Field, Frank Oliver, Lawton Lynch and Robert M. Tooker. Dr. Paul Reinsch brought a Buddha from China that was installed in a little temple that was formally named Ng Tong.

The five families enjoyed other close ties. Charles Field was the editor of *Sunset Magazine*, at that time the major promotional publication owned by Southern Pacific. Paul Shoup was an early contributor. Robert Lynch was the vice-president and general manager of the San Francisco Chamber of Commerce and was associated with the enormously successful Pan-Pacific International Exposition that celebrated the opening of the Panama Canal and the rebirth of San Francisco after the earthquake. Frank Oliver was an attorney and member of the Union Church of Los Altos. Many members of the little group commuted to San Francisco on the train every day, chatting and playing bridge.

Guy and Adelle Shoup helped organize the Union Church in Los Altos in 1917, today known as the Union Presbyterian Church. Adelle Shoup was noted in her obituary as being an active member of the church. Guy Shoup also helped organize the local chapter of the Boy Scouts and is credited by local sources as building the scout hall.

In 1926 Guy Shoup was promoted to a position as the Solicitor General of Southern Pacific and a year later he was made vice-president and general counsel - June of 1927. He was 55 years old and would spend the rest of his career in this position. Despite his increased corporate responsibility he continued to create community organizations that are so vital to a vibrant town. In 1944 Guy Shoup joined the Mountain View branch of Rotary International. Founded in Chicago in 1900, Rotary considers itself the oldest volunteer service organization in America. The San Francisco branch was created in 1908 and considers itself the second oldest Rotary group, so perhaps Shoup became acquainted with this group while working in San Francisco.

Rotary requires its members to attend weekly meetings and arranging one's schedule can sometimes prove difficult. Perhaps Shoup joined the Mountain View branch because it was closer to home. In 1949 Shoup helped form the Los Altos Rotary bringing this important group to his community. A few years earlier (1947) he formed the Los Altos Business Association a group that took a leading role in the post WWII development of Los Altos. The Los Altos Business Association was closely involved in creating a Master Plan and local zoning for Los Altos.

During his retirement Guy Shoup continued to be active in Los Altos civic groups. He joined the Los Altos Historical Association serving as president and as vice-president. He was a member of the Los Altos Golf and Country Club. His other affiliations were the Union League, the Commonwealth Club, the Transportation Club and the Pacific Railway Club.

(Continued on next page)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 8 of 15

*Resource Name or # (Assigned by recorder) Guy and Adelle Shoup House

*Recorded by April Halberstadt & Sarah Winder

*Date 4/2/2013

☒ Continuation ☐ Update

(Continued from previous page)

Guy Shoup died in 1965 at the age of 93. His wife died two months later at the age of 91. Their only daughter, Frances Shoup Mack inherited the house and sold the property to the current owners, Delbert and Marlene Beumer around 1965.

Guy Shoup's influence on the transportation industry and on the many aspects of Southern Pacific's impact on the California economy deserves further investigation. There is not a single facet of California development that was not touched by the legal department of Southern Pacific. Discussion of his career is beyond the scope of this study but clearly his influence can be implied by the level of his position within the Southern Pacific management. His influence within the Los Altos community however, is well documented. He was clearly one of the most influential individuals in Los Altos during the fifty years he was a resident.

Warren Porter Skillings (1859-1939)

The Shoup's hired architect Warren P. Skillings to create a new home for their family on University Avenue. It is not known how Shoup became acquainted with Skillings; it may have been during the time that Skillings was working in San Francisco after the 1906 earthquake. Warren P. Skillings was born in Maine in 1859 and attended Bowdoin College in 1877-1880. He began his architectural career in 1882, working as a draftsman in the offices of an architectural firm in Boston. He married Flora Hall and had three children. In 1890 he moved his family to Seattle where he was chosen to design the Washington State Pavilion for the 1893 World Columbia Exposition held in Chicago.

Settling in Seattle, Skillings associated with the prestigious architectural firm of James N. Corner but quickly developed a reputation of his own. Several of his significant Seattle structures still exist including the Union Trust Building in Pioneer Square and the Rialto Building. When business slowed in Seattle, he moved to Alaska for a brief time, then relocated to Eureka, California around 1900. He lived in Eureka about ten years and was apparently divorced, moving to the San Jose area. One biographer notes that he may have moved to San Jose because his new bride, Esther Evans, was affiliated with a local church.

In San Jose Skillings developed a reputation as a "society architect". He was 50 years old when he moved to San Jose and his design skills were at their peak. He created dozens of homes for the well-to-do and socially connected, and over fifty projects have been identified to date. He died in 1939 at the age of 70.

Integrity and character defining features

The property maintains nearly all of its original integrity as per the National Register's seven aspects of integrity, and retains the five aspects of integrity that must be taken into consideration when evaluating a property or structure: design, setting, workmanship, materials, and feeling. It maintains its original design, as a Mediterranean style home built in 1915. The location is surrounded by its historical setting, including the mature street trees and other early Los Altos residences. The workmanship is retained as well as original materials and features.

The residential structure also retains its early twentieth century scale. Modifications to the house have been minimal and do not detract from its integrity. As noted earlier, the deteriorated front door was replicated with a front door of nearly identical design. A porch and deck were added to the rear of the property and are not visible from the street. The house is in excellent condition and has been well maintained.

The character-defining features include the rectangular shape and side gabled walls, clad in stucco, and detailed with stucco entry surrounds, exposed rafter tails, and trellis work. The multi-lite windows remain original and reflective of craftsman detailing associated with the first two decades of the twentieth century.

(Continued on next page)

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 9 of 15

*Resource Name or # (Assigned by recorder) Guy and Adelle Shoup House

*Recorded by April Halberstadt & Sarah Winder

*Date 4/2/2013

☒ Continuation ☐ Update

(Continued from previous page.)

EVALUATION

The subject property located at 452 University Avenue is listed on the Los Altos Historic Resources Inventory (#88) and is considered a contributing structure. The house is identified as the family home of Guy and Adelle Shoup. Guy Shoup was one of the founders of the town of Los Altos. Shoup was not only instrumental in creating and developing the early town of Los Altos; he created and supported many of the institutions that have given the town its character and its vitality.

The house was designed by Warren Porter Skillings, a master architect who spent the last two decades of his career creating suburban homes in the Santa Clara Valley. His design for the Shoup family is one of the first homes of this style in the area and deviates sharply from the shingle-style bungalow designed by Charles McKenzie for Paul Shoup, just a few doors away. Skillings has provided a sophisticated yet comfortable home, one that addresses the beauty of the California landscape and climate by including enclosed porch areas, but a house that also provides a secure environment for an executive who needs privacy. This type of Mediterranean home quickly became a popular style for the San Jose area.

The Guy and Adelle Shoup House clearly has historic, architectural, and aesthetic value of an historical nature. It derives its quality from its distinction as an important architectural work due to its style and design, and for its association with a person important to Los Altos' past. The property retains its early twentieth century residential scale and feeling and continues, through its distinctive form and detailing, to illustrate a distinguished Mediterranean Revival design of the period. Minor changes to the building and the surrounding property landscape have not affected the integrity of the property, having been done in a thoughtful manner that remains consistent with the period of significance. This building has a distinctive character and composition that is expressed through its preserved materials, workmanship, and Mediterranean style design. It appears eligible for the National Register of Historic Places under Criteria B and C, and the California Register of Historical Resources under Criteria 2 and 3. The property, presently listed on the Historic Resource Inventory also appears eligible for designation of a landmark by the Los Altos City Council under the City's Historic Preservation Ordinance (Chapter 12.44 of the Los Altos Municipal Code).

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 10 of 15 *Resource Name or # (Assigned by recorder) Guy and Adelle Shoup House

*Recorded by April Halberstadt & Sarah Winder

*Date 4/2/2013

☒ Continuation ☐ Update

(Continued from page 4, DPR523b, B12)

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Official Maps

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State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 11 of 15

*Resource Name or # (Assigned by recorder) Guy and Adelle Shoup House

*Recorded by April Halberstadt & Sarah Winder

*Date 4/2/2013

☒ Continuation ☐ Update



Front elevation from University Avenue, viewed facing west.



Detail of front entry, viewed facing northwest.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 12 of 15

*Resource Name or # (Assigned by recorder) Guy and Adelle Shoup House

*Recorded by April Halberstadt & Sarah Winder

*Date 4/2/2013

☒ Continuation ☐ Update



Detail over front entry, viewed facing west.



Living room window and trellis detail, viewed facing west.

Page 13 of 15

*Resource Name or # (Assigned by recorder) Guy and Adelle Shoup House

*Recorded by April Halberstadt & Sarah Winder

*Date 4/2/2013

☒ Continuation ☐ Update



North elevation, viewed facing east from driveway.



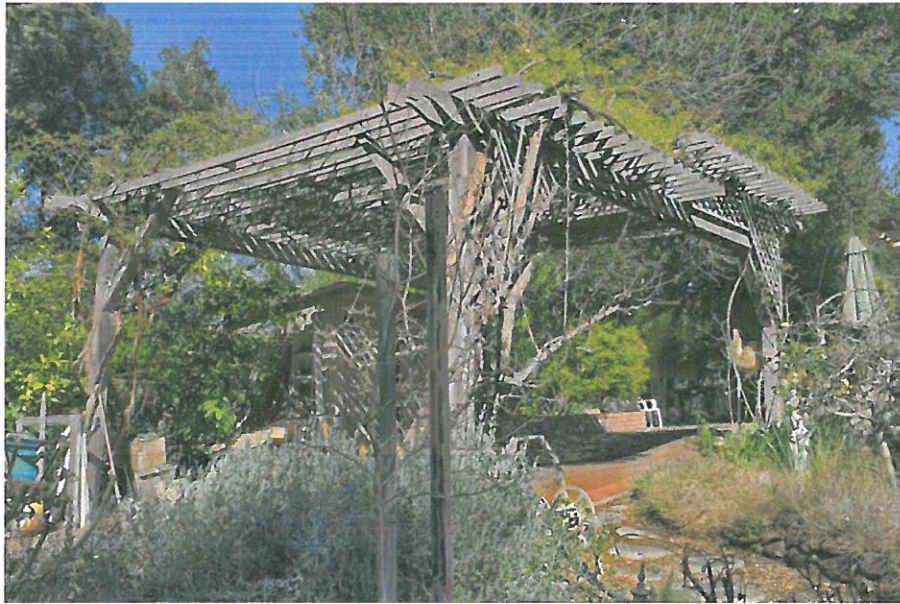
Rear elevation, viewed facing east.

Page 14 of 15 *Resource Name or # (Assigned by recorder) Guy and Adelle Shoup House

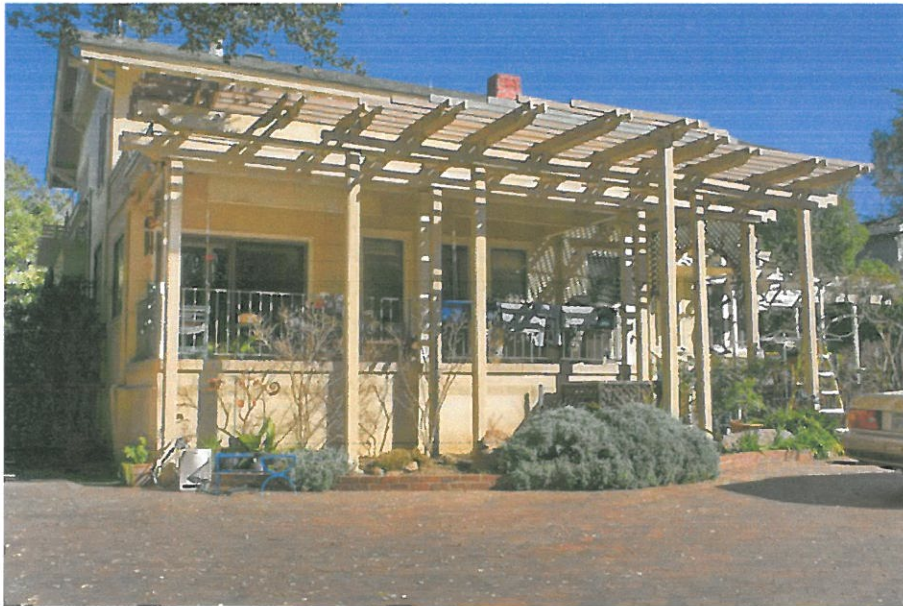
*Recorded by April Halberstadt & Sarah Winder

*Date 4/2/2013

☒ Continuation ☐ Update



Arbor structure in garden behind house, viewed facing east.



Rear elevation with porch and arbor extension, viewed facing east.

State of California – The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary #
HRI #
Trinomial

Page 15 of 15 *Resource Name or # (Assigned by recorder) Guy and Adelle Shoup House

*Recorded by April Halberstadt & Sarah Winder

*Date 4/2/2013

☒ Continuation ☐ Update



Garage structure, viewed facing south.



Pool house/utility structure behind house and garden, viewed facing south.

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2 *Resource Name or #: (Assigned by recorder) 452 University Avenue

P1. Other Identifier: HRI #:88; Guy Shoup House

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara and (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad _____ Date _____ T _____; R _____; _____ of _____ of Sec _____; _____ B.M.

c. Address 452 University Avenue City Los Altos Zip 94022

d. UTM: (Give more than one for large and/or linear resources) Zone _____, _____ mE/ _____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)
175 13 011

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

452 University Avenue is a two-story Spanish Eclectic style residence. Rectangular in plan, the residence is clad in stucco and topped by a low-pitched, side-gabled roof covered with composition shingles. The moderate eave overhang reveals rounded raftertails. Fenestration includes grouped windows, with three or more windows per grouping. Multi-paned sets of these original windows may be seen on either side of the entrance and again in the second story level of the facade. A band of six multi-pane casements marks the second story of the front facade and several of the second story windows feature cantilevered sills, some supported by decorative wood brackets. The a wide archway topped by a decorative escutcheon leads to a recessed entry porch. The property appears to be in excellent condition.

*P3b. Resource Attributes: (List attributes and codes) HP2. Single family property

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

P5b. Description of Photo:

Primary Elevation

July 2011

*P6. Date Constructed/Age and

Source: ☒ Historic ☐ Prehistoric

☐ Both

1910

(Los Altos Planning Dept)

*P7. Owner and Address:

Delbert H. & Marlene L. Beumer

452 University Avenue Los Altos,

CA 94022

*P8. Recorded by:

Circa: Historic Property Development

582 Market Street, Suite 1800

San Francisco, CA 94104

*P9. Date Recorded: _____

July 2011

*P10. Survey Type:

Intensive

*P11. Report Citation:

Los Altos Historic Resources Inventory Update Report (Circa: Historic Property Development, March 2012).

*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): _____

BUILDING, STRUCTURE, AND OBJECT RECORD

*NRHP Status Code CA Reg. 5B

Page 2 of 2 *Resource Name or # (Assigned by recorder) 452 University Avenue

B1. Historic Name: Guy Shoup House

B2. Common Name: _____

B3. Original Use: Residential

B4. Present Use: Residential

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: (Construction date, alterations, and date of alterations)

Built 1910. Addition, 1969; utility room, 1979; reroof, 1999.

*B7. Moved? ☐ No ☐ Yes ☒ Unknown Date: _____ Original Location: _____

*B8. Related Features: _____

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme Association: People; Design Area Los Altos

Period of Significance 1910-1961 (50 year mark) Property Type Residence Applicable Criteria NR/CR/Local

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

This home was completed in 1910 for Guy Shoup, brother of Paul Shoup. Guy was head of the legal department (an attorney) for the Southern Pacific Railroad Co. In many aspects, Guy Shoup was more involved in community activities than his brother Paul. He was active in theatrical affairs, especially those at the Ng Tong Temple (G. Laffey).

Character Defining Features: two-story form; stucco wall cladding; low-pitched, side-gabled roof; moderate eave overhang with rounded rafter tails; grouped windows, with three or more multi-pane windows per grouping; cantilevered windowsills, some with wood brackets; wide archway topped by a decorative escutcheon at recessed entry porch.

Evaluation: The subject property is an excellent representative example of its style, and retains a high degree of integrity of location, workmanship, feeling, design, and materials. It is associated with prominent resident Guy Shoup and is a potential contributor to the potential Orange/University Historic District. Therefore, it is listed on the Los Altos Historic Resources Inventory as a Historic Resource and is assigned the California Register Status Code 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."

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

*B12. References:

Los Altos Historical Commission: Los Altos HRI (9.28.1997); McAlester, Virginia and Lee. A Field Guide to American Houses. New York: Alfred A. Knopf, 2002; DPR series forms by G. Laffey (1997); Sanborn Maps; Los Altos HRI (February 2011).

B13. Remarks:

Vicinity map provided by the City of Los Altos and amended by Circa: Historic Property Development.

*B14. Evaluator: Circa: Historic Property Development

*Date of Evaluation: July 2011

(This space reserved for official comments.)

