



DATE: October 23, 2017

AGENDA ITEM # 2

AGENDA REPORT

TO: Historical Commission
FROM: Sean Gallegos, Staff Liaison
SUBJECT: 17-H-05 – 10 Yerba Buena Avenue

RECOMMENDATION:

Approve a recommendation to the City Council to authorize the City Manager to execute a Mills Act agreement with the property owners for 10 Yerba Buena Avenue

BACKGROUND

The Historic Resource property is located on the south side of Yerba Buena Avenue near North San Antonio Road. Recently rehabilitated and partially restored after many alterations over the years, the property represents an early-twentieth century Craftsman Bungalow design in its present form and original detailing. Houses from the Craftsman era in residential design—about 1905 to 1925—embody a local design response to the Arts and Crafts movement, as presented in such historic magazines as *Craftsman*. Bungalow designs from the early-twentieth century include such visual themes as horizontality, massiveness, exposed structure and joinery, and rustic handcrafting. The design of the house, tank house and carriage house incorporates many character-defining features and materials that represent the era in which it was built. The property continues to include three historic properties.

On October 28, 2013, the Historical Commission reviewed and recommended approval of a historic alteration permit, variance and design review application for an addition, remodel and reorientation to the main house, conversion of the water tower into a second living unit and conversion of the barn (aka carriage house) into a two-car garage. The reorientation of the main house on the lot allows an existing two-story gable roof to extend into the daylight plane. The Design Review Commission subsequently reviewed and approved a variance application, historic alteration permit and design review application on November 20, 2013. Since the significance of the property is related to the exterior features of the house, the historical evaluation evaluated and found that the exterior work is in compliance with the Secretary of the Interior's Standards for Rehabilitation.

On September 25, 2017, the Historical Commission held a public meeting to consider the project. The Historical Commission provided direction to revise the Ten-Year Schedule of Improvement plan by incorporating the amortized cost of improvements to the structure and eliminating reference to gutter, solar panel, pool, lighting and landscaping repairs.

DISCUSSION

In order to designate 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 historical evaluation and updated historic property evaluation (DPR 523) prepared by Leslie Dill of Archives and Architecture, LLC. The aspects of design, materials, workmanship, and association with the Craftsman Style are intact for the main house, tankhouse and carriage house and the structures continue to qualify as a Historic Resource.

The one-and-one-half-story main house has a form and exhibits detailing typical of the Craftsman era; it has a raised, roughly “C”-shaped massing with a full-width side-gabled roof that extends into wide eaves with exposed rafter tails. A pair of gabled porch wings flanks the east-side raised entry patio and former front entrance. A compatible, projecting porch was added to the west side (former rear elevation) of the house; it is protected by a shed-roofed continuation of the original roofline. Craftsman detailing includes deep eaves with exposed rafter tails with flat-board sheathing. They are almost imperceptibly bell-cast. A narrow frieze board wraps the top of the siding between the rafter tails. Simple outlookers pierce the wide bargeboards at the moderately pitched gable ends. An applied wooden keystone ornament is placed at the apex of the gable. The bargeboards are decoratively curved and notched at their ends and splayed to form the subtle bell-cast form. The walls of the house are clad in square-cut shingles above the watertable and horizontal lap wood siding with mitered corners below, consistent with the early-twentieth-century design.

The tank house, which appears to have been constructed by the original owners, includes a water tower at the north end opposite the southwest corner of the main house and near the carriage house. A low, one-story gabled wing extends to the south. The water tower walls are tapered, with three interior levels and an open, hipped-roof fourth level where the water tank was once located. At both the east and west elevations there is a 1/1 double-hung wood window at the first floor. At the upper levels of both of these elevations are aluminum sliders that are not original. The recent rehabilitation project added five new, symmetrically placed upper windows at the east and west elevations of the water tower, replacing aluminum sliders at the existing openings. The north and south elevations of the water tower remain without fenestration. At the east façade, two new windows flank a new door. The one-story south wing has a gabled roof with exposed rafter tails. This portion of the building has all new windows that replace and add to the previous variety of non-original openings. The new windows are scaled and detailed to be compatible and differentiated from the historic house. The entire tank house remains shingled.

To the west of the driveway and offset slightly north of the house is the carriage house/garage. This one-and-one-half-story outbuilding has a rectangular footprint and a raised side-gabled roof. A central, gabled wall dormer faces the main house. The eaves are relatively deep and feature exposed rafter tails. The gable ends are supported on traditional Craftsman-era knee braces. At the south gable end, facing the water tower, the ridge beam extends to provide for a second-story hoist. The building is clad in square-cut shingles.

Based on the findings in the evaluation, the main house, tank house and carriage house continue to be architecturally significant, according to state and local criteria, and remain significant historic

resources and would be appropriate for consider of a Mills Act contract. The property's historic evaluation report and updated property evaluation (DPR form) are included as Attachment C. Staff recommends the Historical Commission recommend to the City Council that the property be designated as a Historic Landmark.

Mills Act

The City of Los Altos currently has eleven Mills Act agreements for properties located in Los Altos. The Mills Act provides for a reduction in property taxes for qualified historic properties. The Mills Act provides for a reduction in property taxes for qualified historic properties that enter into a preservation agreement with the City. The agreement allows owners to enjoy a reduced property tax rate from the County Assessor in exchange for the preservation, and in some cases, restoration and rehabilitation, of the historic property. The County Assessor sets the property tax rate based on an appraisal of the market value of the land and improvements. A property under an agreement will receive a property tax reduction based on an appraisal of the rental value of the land and improvements. In accordance with Municipal Code Chapter 12.44.170, the City Council may approve Mills Act agreements as an incentive for preserving historic properties.

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

Staff has reviewed the request for a Mills Act (Historic Preservation) agreement and recommends the Historical Commission approve the recommendation to the City Council to authorize the City Manager to execute a Mills Act agreement for 10 Yerba Buena Avenue.

Cc: Duco and Laurie Pasmooij, Applicant/Owners
Leslie Dill, Architectural Historian and Historic Architect

Attachments:

- A. Application and Owner Statement
- B. Area and Vicinity Maps
- C. Historic Resource Evaluation and Department of Parks and Recreation (DPR) Primary Record, Archives and Architecture, LLC
- D. Draft Historic Preservation Agreement
- E. Site Plan



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1107806

<input type="checkbox"/> One-Story Design Review	<input type="checkbox"/> Commercial/Multi-Family	<input type="checkbox"/> Environmental Review
<input type="checkbox"/> Two-Story Design Review	<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Rezoning
<input type="checkbox"/> Variance	<input type="checkbox"/> Use Permit	<input type="checkbox"/> R1-S Overlay
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Tenant Improvement	<input type="checkbox"/> General Plan/Code Amendment
<input type="checkbox"/> Tentative Map/Division of Land	<input type="checkbox"/> Sidewalk Display Permit	<input type="checkbox"/> Appeal
<input type="checkbox"/> Historical Review	<input type="checkbox"/> Preliminary Project Review	<input checked="" type="checkbox"/> Other: Mills Act Application

Project Address/Location: 10 Yerba Buena Ave, Los Altos CA 94022

Project Proposal/Use: Residential Current Use of Property: Residential

Assessor Parcel Number(s): 167-29-058-00 Site Area: 0.51 acres

New Sq. Ft.: _____ Altered/Rebuilt Sq. Ft.: _____ Existing Sq. Ft. to Remain: _____

Total Existing Sq. Ft.: _____ Total Proposed Sq. Ft. (including basement): _____

Applicant's Name: Duco and Laurie Pasmooij

Telephone No.: (408) 425-3696 Email Address: pasmooij@icloud.com

Mailing Address: 10 Yerba Buena Ave

City/State/Zip Code: Los Altos CA 94022

Property Owner's Name: Duco and Laurie Pasmooij

Telephone No.: (408) 425-3696 Email Address: pasmooij@icloud.com

Mailing Address: 10 Yerba Buena Ave

City/State/Zip Code: Los Altos CA 94022

Architect/Designer's Name: _____

Telephone No.: _____ Email Address: _____

Mailing Address: _____

City/State/Zip Code: _____

*** If your project includes complete or partial demolition of an existing residence or commercial building, a demolition permit must be issued and finalized prior to obtaining your building permit. Please contact the Building Division for a demolition package. ***

(continued on back)

STATEMENT ABOUT THE NEED FOR REHABILITATION

For the Mills Act Application for the property at 10 Yerba Buena Ave, Los Altos CA 94022

By Duco Pasmooij, March 2017

When we purchased the property in 2013, the structures were in desperate need of rehabilitation. Wooden trim, siding, rafters, roof were damaged by excessive rot, and insect and rodent activity. Plumbing, electrical wiring (knob and tube) and water piping were all in bad shape. At one point we had sewage coming through the ceiling into the living room because a pipe broke. The wood shingled roof was in need of replacement and we needed to place pots and pans under numerous leaks during rainfall.

In the water tower (guest house), all plumbing and electricity had ceased to operate and it was not a habitable structure. Broken windows had not been fixed – plastic sheet had been mounted on the trim to cover it up. There was standing water in the living room.

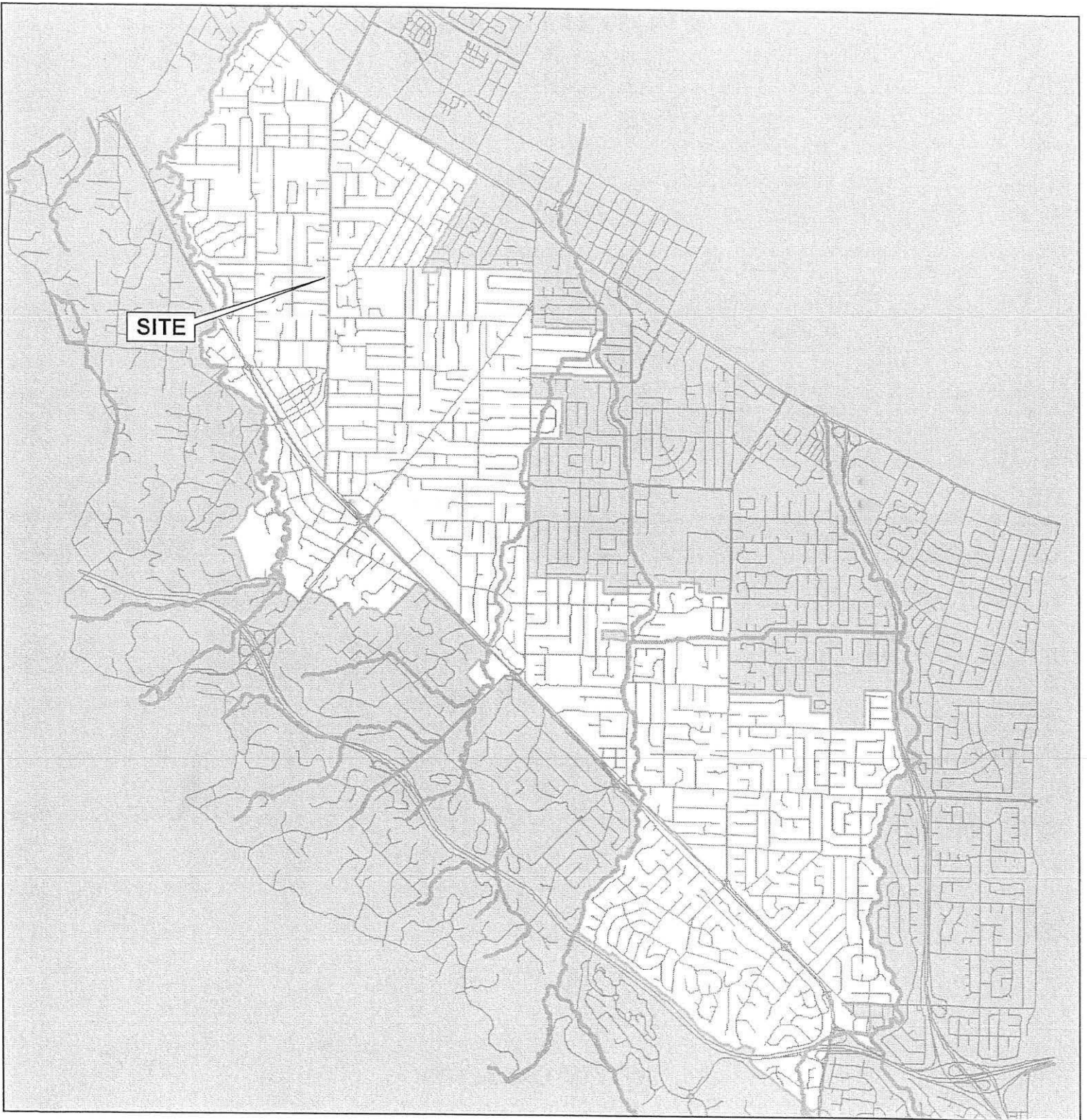
Just like the other two buildings, the barn showed excessive signs of decades of neglect, and needed extensive rehabilitation.

But we loved the property and wanted to restore it to become a great example of a Craftman style house in Los Altos, with a traditional water tower and barn as the outbuildings. We spent more than 2.5 years restoring these buildings and are thrilled with the results.

END OF STATEMENT ABOUT THE NEED FOR REHABILITATION

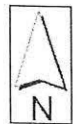
ATTACHMENT B

AREA MAP



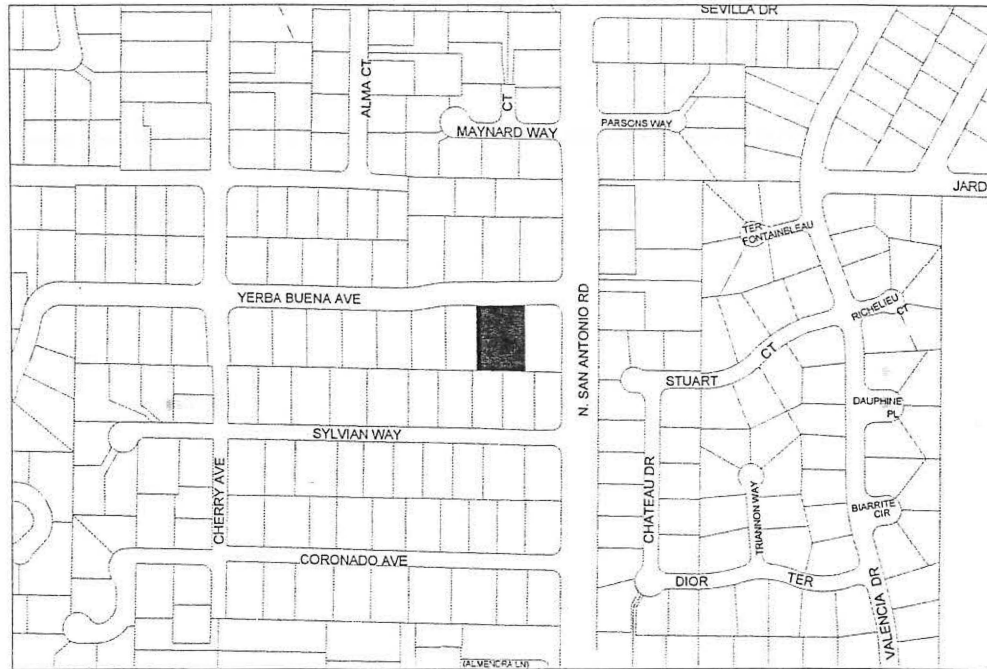
CITY OF LOS ALTOS

APPLICATION: 17-H-05
APPLICANT: D. and L. Pasmooij
SITE ADDRESS: 10 Yerba Buena Avenue

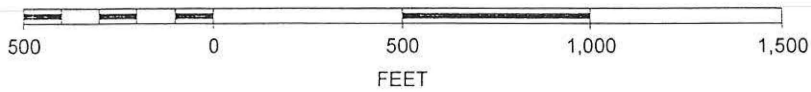


Not to Scale

VICINITY MAP



SCALE 1 : 6,000



CITY OF LOS ALTOS

APPLICATION: 17-H-05
APPLICANT: D. and L. Pasmooij
SITE ADDRESS: 10 Yerba Buena Avenue

UPDATED HISTORICAL EVALUATION

Residential House, Barn, and Water Tower
10 Yerba Buena Ave.
Los Altos, Santa Clara County, California
(APN #167-29-059)



Prepared for:

Duco and Laurie Pasmooij
10 Yerba Buena Ave.
Los Altos, CA 94022

09/20/17



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*Cover image: View of Water Tower from the northeast, February 2017
(Photograph by Leslie Dill, Archives & Architecture, LLC)*

SUMMARY OF FINDINGS

This report constitutes an abbreviated update to an existing historic resource evaluation for a single-family residential property located at 10 Yerba Buena Ave. in the City of Los Altos, Santa Clara County (APN #167-29-059). The property at 10 Yerba Buena Ave. is listed on the Los Altos Heritage Resource Inventory, identified for its architectural significance. It has been evaluated as eligible for the California Register under Criterion (3), as it embodies the distinctive characteristics of Craftsman design related to the Craftsman era in residential architecture of about 1905–1925.

The property owner has contracted with Archives & Architecture, LLC, to prepare this report to update the information contained in the City’s Historic Resource Inventory (HRI) listing for the property, to note the alterations to the property and confirm that the historical significance and historic integrity remains intact. The report and accompanying California Department of Parks & Recreation 523 update forms (DPR523L) are intended to confirm the listing of the property on the HRI.

INTRODUCTION

Intent of this Report

An historical resource evaluation is required by the City of Los Altos to accompany a project submittal for an HRI-listed property. The report provides an intensive-level historical investigation of the detached accessory structure, along with an evaluation according to State of California and City of Los Altos historic significance criteria. This report is being prepared for review by staff of the Planning Division of the Department of Community Development of the City of Los Altos, and may be forwarded to the Los Altos Historical Commission for recommendation to staff on the project.

The intent of this report is to accompany a Mills Act application.

Policy and Regulatory Background

Los Altos is a community that celebrates its history. This rich past has been incorporated into the fabric of the City and provides a link to the community’s heritage and history. The remaining sites and structures of architectural and/or historic significance enhance the community’s unique character and contribute to a sense of place.

As outlined in the Los Altos General Plan, it is a goal of the City to preserve and enhance historic and cultural structures and resources within the community. To support that goal, the General Plan identified specific historic preservation policies:

- Ensure that the integrity of historic structures and the parcels on which they are located are preserved through the implementation of applicable design, building, and fire codes.

- The City shall regard demolition of landmark structures and historic structures listed in the Historic Resources Inventory as a last resort. Demolition would be permitted only after the City determines that the resource has lost its integrity, retains no reasonable economic use, that demolition is necessary to protect health, safety and welfare, or that demolition is necessary to precede with a new project where the benefits of the new project outweigh the loss of the historic resource.
- Work with property owners to preserve historic resources within the community.

These goals and policies are implemented through the City's Historical Preservation Ordinance. The primary purpose of the Ordinance is to ensure the protection of irreplaceable historic resources, enhance visual character through architectural compatibility, and encourage appreciation and recognition of the City's past.

The historic significance criteria are defined in Los Altos Municipal Code Article 12.44 (Historical Preservation) and explained in Section I of the City's Historic Resources Inventory as adopted by the Los Altos City Council in 2011. The policy requires that this review be done by a qualified preservation professional when a project involves a historic resource listed on the Inventory.

Qualifications

Archives & Architecture, LLC, is a cultural resource management firm located in San Jose, California. The partners of the firm are Leslie A.G. Dill, Historic Architect and Architectural Historian, Franklin Maggi, Architectural Historian and Preservation Planner, and Charlene Duval, Public Historian. The firm was founded in 1989 by the late Glory Anne Laffey, Historian, and has been constituted in its current partnership since 2003.

The principal author of this report was Leslie A.G. Dill, Architect, who consults in the field of historic architecture and architectural history. Ms. Dill has a Master of Architecture with a Program Certificate in Historic Preservation from the University of Virginia, Charlottesville, and is an architect licensed in the State of California. Ms. Dill meets the Secretary of the Interior's qualifications to perform identification, evaluation, registration, and treatment activities within the field of Architectural History and Historic Architecture, in compliance with state and federal environmental laws. She is listed as qualified to do this work within the California Historical Resources Information System (CHRIS). The Northwest Information Center, Sonoma State University, Rohnert Park, operated under authority of the California State Office of Historic Preservation, maintains a list of Historical Resources Consultants who are qualified to do work in the area. CHRIS utilizes the criteria of the National Park Service outlined in 36 CFR Part 61.

Historical Evaluation Process¹

The Los Altos Historic Resources Inventory (HRI) is the official list of historic resources, designated historic landmarks and designated historic districts that are significant at the local level (contribute to the history of Los Altos). If a property is over 50 years old, retains its integrity, and has association with one or more of the criteria of significance, then it is eligible for designation as a Historic Resource.

The Los Altos historic evaluation process has been developed using the criteria outlined in the State and National evaluation practices and is intended to coordinate the areas of integrity, significance, and association between the California Register and the City of Los Altos, in order to avoid conflicting information or interpretations. The evaluation process consists of three steps, which are summarized below.

The first step is to determine whether the property development is over fifty years of age – buildings must, in most cases, be fifty years old or older to be considered historic resources.

The next step is to determine whether the property retains enough original materials and features to convey its value as a historic resource.

If a resource meets the age requirement and retains physical integrity, the next step is to determine if the resource is associated with a person or event of importance and therefore has significance with an Event, Person/People, Architecture/Design, and/or Yields Important Information based on national, state or local definition. Once it has been determined whether or not a property qualifies as a historic resource, the final step is to assess how it is associated with an important historic context. This context could be an association with a person, event or pattern of events significant in local, state or national history or themes within these associative values. It could be an association with a notable architect or an important architectural style or method of construction. A building, structure or object could also be important for its ability to provide information about prehistory. If a property is found to have a clear association with an important historic context then it is determined to have significance as a historic resource on a national, state or local level.

Methodology of This Review

1. The site was first examined in 2013 by Leslie Dill and Franklin Maggi of Archives & Architecture, LLC (A&A). Notes on the architecture and characteristic features of the extant main house and detached residential building, as well as the surrounding setting and neighborhood context, were made. Photographs of the accessory building and views of the setting were taken at this time.

¹ Policies excerpted from City of Los Altos Historical Resource Inventory, 2011.

2. The May 2013 report was prepared utilizing research and historical investigation according to 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* (1988), and #35 - *Understanding Old Buildings: The Process of Architectural Investigation* (1994).
3. The rehabilitation of the property was undertaken in two main construction phases. The watertower and barn were rehabilitated first; then the main house was rotated on the site, restored, and altered, including the addition of living space at the rear. All phases of the work were reviewed in advance according to the Secretary of the Interior’s Standards for the Treatment of Historic Properties, to assure that the property would continue to embody its significance after the project. A few revisions to the project were also reviewed during the construction timeframe. Site visits were made by A&A during construction as needed.
4. After the construction was substantially complete, Leslie Dill returned to the property and reviewed the finished project. She photographed the property and wrote updated DPR523 continuation sheets that outlined the conclusions of the project and which confirmed the continued significance of the property according to California and Los Altos criteria.

This document is presented in an abbreviated report format. The attached 2013/2017 DPR523L forms provides both the background history and the update pages for to the prior historical and architectural documentation.

Survey Status

The subject property at 10 Yerba Buena Ave. in the City of Los Altos is presently listed on the City’s Inventory as a Historic Resource under Municipal Code Section 12.44.060.

It was identified in the City’s first survey in the 1980s by Patricia Leach, and later recorded by Glory Anne Laffey in 1997, and reviewed by the Historical Commission placed the property on the Inventory on September 28, 1997; therefore, the residential property at 10 Yerba Buena Ave. has been listed on the Los Altos Historical Resources Inventory for two decades. The original documentation took note that the extant tankhouse on the property is a rare historic building type in present-day Los Altos. In May 2013, the property was again evaluated by Archives & Architecture, LLC (A&A).

The 2013 report presented supplementary information that corroborated the prior findings and provided additional information on the history of the property, including the correct date of construction, individual and later owners and occupants, character-defining features of the buildings, and an evaluation of significance according to City of Los Altos historic significance criteria.

This 2017 report is intended to update the evaluation of the property following an extensive rehabilitation and restoration project. The historic main house was turned 90

degrees on the parcel and an addition was built at the rear of the house. The barn was rehabilitated for use as a modern garage, and the tankhouse was rehabilitated for living space.

It is the professional opinion of the consultants that the modifications and additions to the site were designed and constructed in a sensitive way that retained the historic character of the buildings on the site. Since the site itself was no longer reflective of its early twentieth century origins, modifications to the configuration can be done in a way that retains an appropriate setting for the buildings. This is what occurred.

The property did not lose integrity during the rehabilitation process and retains its significance as an historic resource for the City of Los Altos.

The property at 10 Yerba Buena continues to meet the criteria of the City of Los Altos as a significant historic resource. The property continues to be eligible for the California Register under Criterion (3), as it embodies the distinctive characteristics of Craftsman design related to the Craftsman era in residential architecture of about 1905–1925.

Historical and Architectural Information

The attached DPR523 recording forms, dated 05/07/13, include a technical description of the historic buildings prior to rehabilitation, some historical context and property history, as well as an integrity statement and evaluations, along with digital photographs of the property in 2013.

The DPR523L update forms, appended to the 2013 DPR forms and dated 03/22/17, contain updated descriptive information, along with digital photographs of the exterior of the buildings, taken in January and February 2017.

References

Maggi, Franklin and Leslie Dill of Archives & Architecture, LLC. State of California Department of Parks & Recreation Form 523. May 7, 2013

Dill, Leslie of Archives & Architecture, LLC. Initial Secretary of the Interior's Standards Review: Proposed Reorientation, Rehabilitation, and Addition Project of the Historic Wideman House, Sept 6, 2013.

Dill, Leslie of Archives & Architecture, LLC. Secretary of the Interior's Standards Review: Proposed Rehabilitation Project of the Water Tower and Garage at the Historic Wideman House. April 21, 2014

Dill, Leslie of Archives & Architecture, LLC. Secretary of the Interior's Standards Comprehensive Review: Proposed Reorientation, Rehabilitation, and Addition Project of the Historic Wideman House. November 3, 2014

LOCATIONAL INFORMATION

Street Address: 10 Yerba Buena Ave., Los Altos, Santa Clara County, California

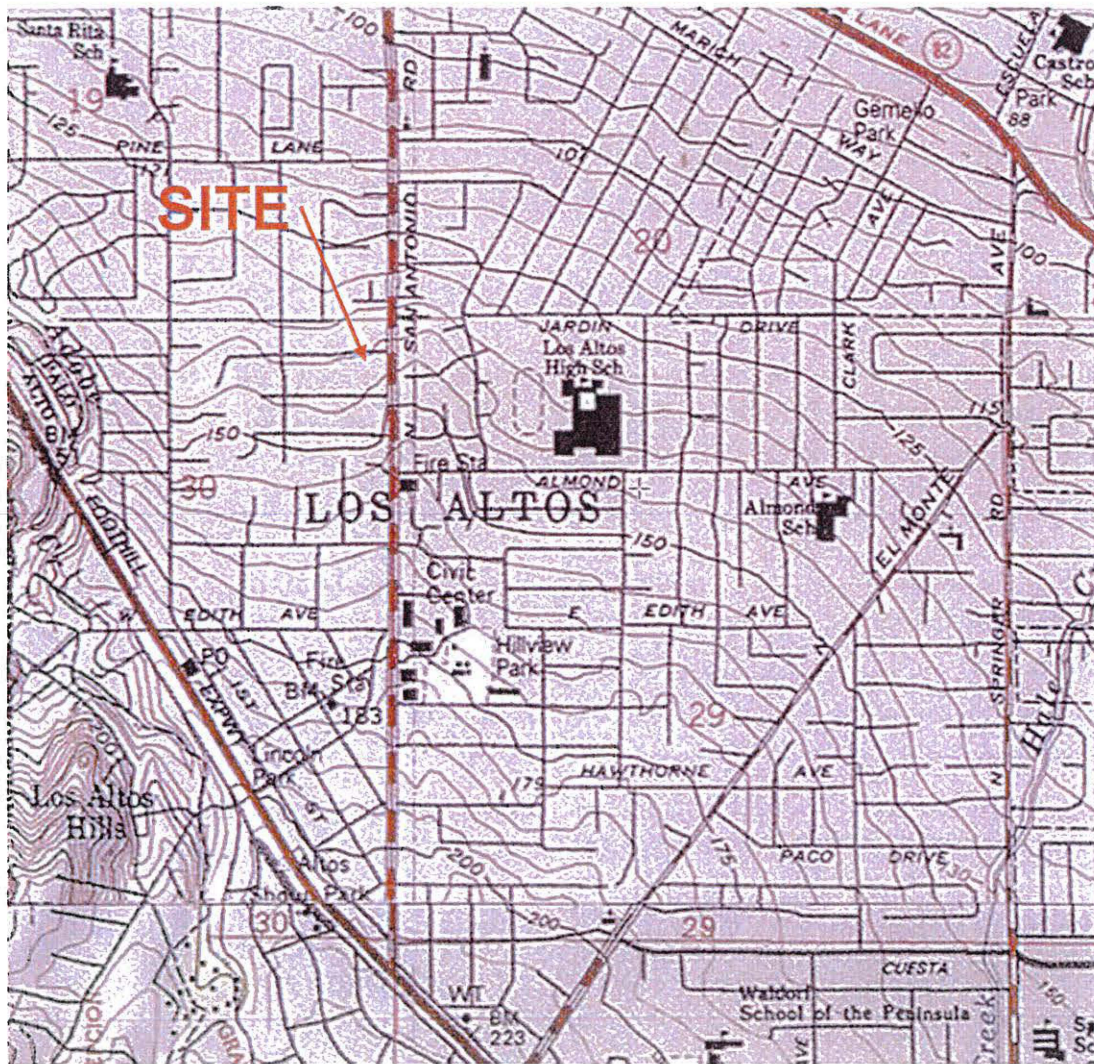
Universal Transverse Mercator (UTM): Zone 10S, 578387mE/ 4138225mN

Coordinates (WGS84): Lat. 37.38736°, Long. -122.11530°

USGS Map: 7.5' Mountain View Quad, 1997 T.10S.; R.2W. ; Mount Diablo Base Meridian

The subject property is located in a suburban residential neighborhood north of downtown Los Altos. The property includes the main house, a detached barn and a detached watertower.

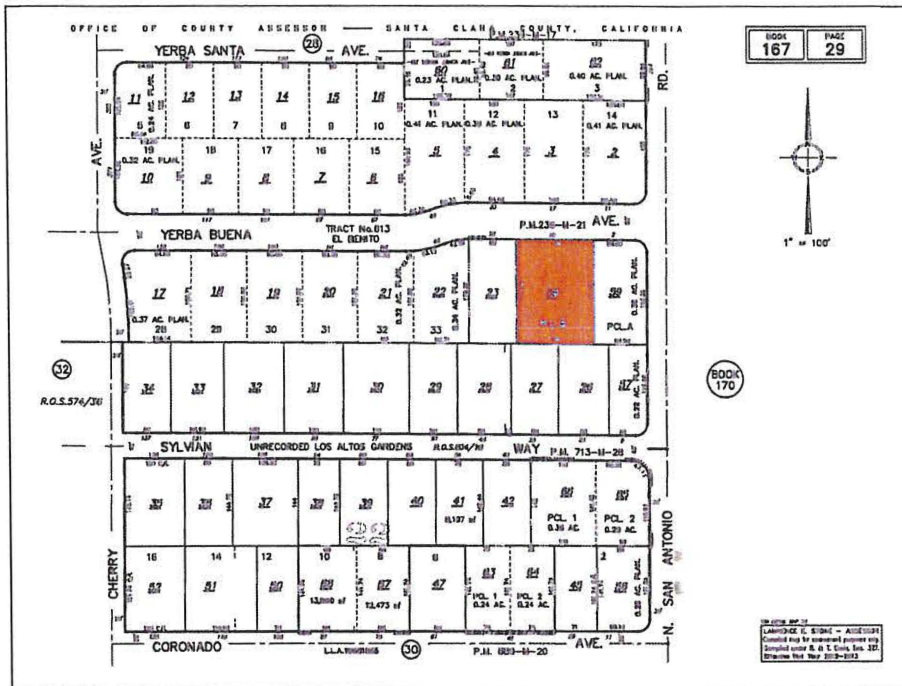
Location Map



USGS

ACME MAPPER 2.1

Assessor's Parcel Map



Assessor's Parcel Map 167-29-059

HISTORICAL BACKGROUND

Historical Context

The following is reprinted from the DPR523 forms from 2013 and 2017, as appropriate:

The single-family residence presently addressed as 10 Yerba Buena Ave. in Los Altos, was constructed for Palo Alto residents John B. and Dorothea (Dora) Wideman in the summer of 1911. Completed in late-October of that year according to a Certificate of Completion recorded with the County of Santa Clara (Misc. Records 26:451, 10/21/1911), the residence then sat on a 10-acre parcel. The Widemans had purchased the property the year before from Carl Rankin (SCC Deeds 362:175, 9/3/1910). The acreage fronted on then San Antonio Avenue, and the house was set back from the road and had a driveway from the road that curved around the north side of the house. The driveway provided access at that time to a carriage house and water tank tower, both located behind and to the west of the main residence. These two ancillary structures remain extant today.

Los Altos during this time period was a rural unincorporated orchard district to the southwest of the City of Mountain View, and had been developing with both large and small orchard properties since the late nineteenth century, the subject property part of a 15-acre ranch north of what would eventually become downtown Los Altos. Following

the 1906 San Francisco Earthquake, the acquisition of Sarah Winchester's 100 acres along San Antonio Avenue (now North San Antonio Road) and the formation of the Altos Land Company and the University Land Company began a period of residential subdivision activity with residential construction starting about 1908. The unincorporated town of Los Altos evolved over the next 40 years south of the subject property, ultimately expanding in the post-World War II period to encompass the subject property as it was subdivided in 1949 and became the El Benito Tract. With the incorporation of the City of Los Altos in 1952, the subject property, no longer rural, ultimately became a part of a Los Altos urban neighborhood, losing its original rural context and semi-hidden on a minor street with the side of the house facing the street right-of-way.

Sometime after the initial construction of the house in 1911, the Widemans sold back half of the 10-acre property to Carl Rankin, retaining a long deep 5.22-acre parcel fronting on North San Antonio Road that was developed with an orchard. Following John Wideman's death in the 1930s, Dora transferred the property to her son John Jr. and his wife Wanda (SCC OR 995:521, 8/26/1940), and Dora moved to another residence in Los Altos on Dana Avenue. John Jr. and Wanda Wideman then sold the 5.22-acre property three years later to Frederick and Mary Boock (SCC OR 1162:112, 8/26/1943). Frederick was associated with Gilroy Lumber Company, and the Boocks are not listed in directories during their ownership as living in Palo Alto. The Boocks held the property for just a brief time during World War II, selling to Robert and Josephine DeGrilla (SCC OR 1264:537, 7/12/1945).

The DeGrillas then parceled off 1.3-acres of the subject property (with the house) adjacent to North San Antonio Road in preparation of the creation of El Benito Track No. 613, which was recorded in February 1949. The tract, consisting of 33 single residential lots, covered both the remainder of Wideman's 5.22-acres and the 5-acre parcel to the north that had been sold back to Rankin earlier. The following year, the DeGrillas sold the subject property to Claude and Lorraine Barber.

Property ownership for the years between 1950 and 1967 was not determined as a part of this recording. In 1967, a subsequent owner, Gladys Harrah, sold the property, then consisting of 0.867 acres, to Monroe and Frederica Postman (SCC OR 7877:190, 10/2/1967). She had granted 0.121 acres to the City of Los Altos two years previously for improvements along North San Antonio Road (SCC OR 6857:538, 2/23/1965), and a 0.3 acre parcel to the west, 80 feet in width, had been sold off sometime previously.

The Postmans then split off the 0.353-acre front of the property along North San Antonio Road in 1968 (SCC Maps 236:21, 4/23/1968), and sold that property (Parcel A), and retaining the subject property (Parcel B). The single family residence that now exists on the adjacent property to the east fronts on Yerba Buena Avenue, and by the time of this parcel split, access to North San Antonio Road had been removed.

Personages

John B. Wideman owned and operated a men's clothing store (tailor, haberdasher) in Palo Alto at the time that he and his wife Dorothea had the house constructed on the subject property. John Wideman immigrated to the United States in the 1880s from Alsace-Lorraine, a territory of the then-newly created German Empire that was acquired in the Treaty of Frankfurt in 1871 and was naturalized as a citizen of the United States in 1905. During the 1880s, 1.4 million German immigrants arrived in the United States during the third peak of German immigration under the leadership of Otto Von Bismarck. After residing in Pennsylvania for a time, the Wideman family (including his wife Dora and their young children) relocated to California. The 1910 census identifies the family living in Palo Alto with four children; August, Otto, Florence, and John Jr. The family had lived in Palo Alto as early as 1904, and a historic photo in *History of Palo Alto, the Early Years*, shows the damaged store of Wideman & Son re-opened on University Avenue following the 1906 Earthquake. By 1914, John Wideman had incorporated his business with his son, Otto. Otto and other family members continued to operate the Wideman store on University Avenue in Palo Alto, which finally closed in 1998.

Later owners of the property include Frederick and Mary Boock. The Boocks are not listed in city directories for the period as living in Palo Alto, and are associated with Gilroy Lumber Company. Subsequent owners Robert and Josephine DeGrilla lived briefly in Los Altos, and Robert appears to have been a salesman for R&M Kaufmann clothing manufacturers. Little is known about the next owners, the Barbers, who were owners of an auto park and service station, or subsequent owner Gladys Harrah, the wife of Vernon Harrah.

Recent owners Monroe and Frederica Postman owned and lived on the property for about 45 years. The late Monroe Postman was an electronic engineer, who worked at Philco-Ford as a Principal Engineer and Manager in the Advanced Equipment Development Department. He holds dozens of patents, and worked on some of the first "demand" traffic lights using sensors in the ground. He developed one of the world's first x-y plotters, and was an expert on microprocessor design. During the 1970s he worked for the City of San Jose as its Technology Transfer Agent, and founded, with his wife Frederica, TPS Electronics, which manufactured bar code readers.

Designer/Builder

The design/build firm identified on the original building plans is Pittman & Upham. The firm at the time of construction was located in Palo Alto. The firm was a general building contractor, and like many firms of this time period, built custom-built homes that were either designed by local architects, or taken from plan books that were readily available. Harry M. Pittman (1875-1956) was born in Indiana, and lived in various cities in the Bay Area before moving to Salinas, where he identified himself in later directories

as an architect. No other reference to him as an architect can be found in architect listings of the AIA or other trade journals or building indexes.

Updated Description of the Property

The following is reprinted from the 2017 DPR523 Update:

Recently rehabilitated and partially restored after many alterations over the years, the property at 10 Yerba Buena Ave., Los Altos, continues to represent an early-twentieth century Craftsman Bungalow design in its present form and original detailing. The design of the house, tank house, and carriage house/garage incorporates many character-defining features and materials that represent the era in which it was built.

The property continues to include three historic buildings. The original property at the time of construction was 10 acres, and was subdivided over time. The front façade of the house when built in 1911 faced North San Antonio Road across an expansive front garden. Over 45 years ago, the front property was subdivided and a neighboring house constructed, blocking the front views of the subject house. The house was recently rotated on the parcel to face the Yerba Buena Avenue frontage (north).

As part of its relocation and rehabilitation, the property is undergoing a completely new landscape plan, including new fruit trees, hedges, paved patios and paths, groundcovers, and a pool in the back yard. Yerba Buena Avenue is to the north, where there is a reworked paved driveway connecting the street to the new garage openings. The former driveway pillars are being restored at the pedestrian entrance to the property. The brick pillars had reportedly been moved to this location when the site was parceled and entry reconfigured. There is a relatively narrow setback between the outbuildings and the neighboring parcel to the west, the former front (east) yard is landscaped as a side yard setback, and to the south of the main house is an expansive rear yard.

The one-and-one-half-story main front house wing retains its form and exhibits detailing typical of the Craftsman era; it has a raised, roughly "C"-shaped front massing with a full-width side-gabled roof that extends into wide eaves with exposed rafter tails. A pair of gabled porch wings flanks the raised front entry patio and restored front entrance. The front entrance arbor has been reconstructed from physical evidence. The footprint of the house includes a shallow square bay window on the east and south sides. A characteristic design element of the house is its tapered pony wall. A wood frame house over concrete foundation, it has a full basement that has been expanded into the recent addition. The footprint has been altered with a two-story addition to the rear; the new wing creates a roughly "L"-shaped residence. A one-story covered side entrance has been added to the west elevation, facing the carriage house/garage.

Craftsman detailing includes deep eaves with exposed rafter tails with flat-board sheathing. They are almost imperceptibly bell-cast. A narrow frieze board wraps the top

of the siding between the rafter tails. Simple outlookers pierce the wide bargeboards at the moderately pitched gable ends. An applied wooden keystone ornament is placed at the apex of the gable. The bargeboards are decoratively curved and notched at their ends and splayed to form the subtle bell-cast form. Applied metal gutters in an ogee pattern have been added to the original roof. The roof is currently covered with composition shingles. A watertable wraps the entire house, stepping up at the new addition, and a sill band spans the north elevation and connects the focal windows to the porch cap rails. The walls of the house are clad in square-cut shingles above the watertable and horizontal lap wood siding with mitered corners below, consistent with the early-twentieth-century design.

Special detailing that distinguishes this house includes its symmetrical and curved front patio wall; it was reconstructed in its new location. The raised patio wall is centered between the two gabled porch roofs and features clinker bricks in a rustic design. The bricks are laid into heavy corner pedestals and include decorative scuppers. The open gabled porch wings feature shingles that follow the angle of the roofline. Tapered column pedestals support massive square posts at these two roofs. The original front door features 4x3 lite of leaded glass and a flush panel below. The side elevations feature one-story shallow bay windows. The French doors in the south bay were understood to be replacements, and were in poor condition and replaced again. At the west bay window, the high focal window and multi-lite casements were preserved. New side and rear entrances have been installed at the new additions and at the new basement level. Fenestration consists of a variety of wood double-hung windows, paired casements, and fixed picture windows with a variety of muntin patterns. All incompatible non-original windows were replaced, and the majority of the new windows in original openings. The new windows are generally 4/1 double-hung units. The windows are cased with flat board heads and sides, with narrow aprons; these are close to flush with the face of the shingles. Flanking the original front door is a pair of 1-lite fixed windows. These are flanked by focal windows beneath the gabled porch roofs.

The paneled historic interiors are intact. The remainder of the interior of the house has been redesigned with modern elements.

The main house retains its significance. Selected phrases from the design review process include:

...The proposed rear-corner addition and proposed small bay windows and side entrances are compatible with the original house design in form, size, massing, and location. Specifically, it was noted that the footprint of the two-story addition is adequately narrow with respect to the main footprint to create an appropriately sized roof form. The addition's dormer roofs break up the expanse of the addition's main roof in a similar and compatible form of the main historic house. The proposed bay windows and the small wings of the addition break up the wall planes, creating a scale of small bump-out forms and rooflets similar to the historic design.

The current design of the project includes additions and alterations that are both compatible and differentiated from the historic design. Specifically, the siding, window size, type and lite pattern, the various trims, handrails, and porch detailing meet this standard...

Outbuildings

The tank house includes a water tower at the north end opposite the southwest corner of the main house, near the carriage house/garage. A low, one-story gabled wing extends to the south. The water tower walls are tapered, with three interior levels and an open, hipped-roof fourth level where the water tank was once located. The floor of this top level extends beyond the walls below and is framed with conventional wood corner posts and latticework. The recent rehabilitation project added five new, symmetrically placed upper windows at the east and west elevations of the water tower, replacing aluminum sliders at the existing openings. The north and south elevations of the water tower remain without fenestration. At the east façade, two new windows flank a new door. The one-story south wing has a gabled roof with exposed rafter tails. This portion of the building has all new windows that replace and add to the previous variety of non-original openings. The new windows are scaled and detailed to be compatible and differentiated from the historic house. The entire tank house remains shingled. Selected phrases from the design review process:

At the water tower building, the new windows at the tower have a pattern of lites that is compatible in scale and size with the main house and carriage-house historic windows, while the double-pane construction and vertical shape of the casement openings is differentiated from the historic Craftsman-era style of the house. The existing one-story wing has new windows, skylights, and doors of a size and scale that is slightly more differentiated. The panes of glass are somewhat larger (and, thus, somewhat more modern in this property's context), an appropriate design approach for a non-historic portion of the structure. The scale of the proposed openings and lites, however, does not overwhelm the scale of the historic elements or detract visually from the originally design. The eave brackets on the south gable of the one-story wing are differentiated from the knee braces of the garage and from the outlookers of the main house.

To the west of the driveway and offset slightly north of the house is the carriage house/garage. This one-and-one-half-story outbuilding has a rectangular footprint and a raised side-gabled roof. A central, gabled wall dormer faces the main house. The eaves are relatively deep and feature exposed rafter tails. The gable ends are supported on traditional Craftsman-era knee braces. At the south gable end, facing the water tower, the ridge beam extends to provide for a second-story hoist. The building is clad in square-cut shingles. Facing the house (east) and at the north end are original wood windows with multi-pane sash. At the east elevation is a 6x4-lite unit relocated from the first floor into the dormer; facing north is a second-story awning window with a 7x3 sash, topped by a louvered ventilation transom. At the first floor of the north elevation are two small, square windows, one with a 2x2 pattern and one with clathri-shaped

muntins; these have been relocated to the west elevation. On the south wall is a hayloft access door at the second floor. The incompatible past replacement doors have been removed, and replaced with elements more in keeping with the historic design, yet differentiated. Selected analysis from the design review process includes:

At the garage building, the character-defining windows are preserved in new locations that will function appropriately for the new use of the building. The new windows include muntin patterns that are compatible in scale with the historic windows, but are differentiated in style from all the original elements. The locations of the new windows create an appropriate proportion of siding segments and fenestration that is compatible with the original window placement. The two proposed garage doors are clearly modern in their construction, but are designed to suggest the style and materials of the original barn door that remains on the property but removed from the structure. The two smaller doors have some traditional detailing, but will be differentiated by their materials and placement. The new handrail at the hayloft door is made of a material that is compatible with the agricultural/residential roots of the property, and the simplicity of the pattern is appropriate with regard to the historic function of the building.

Integrity and Character-Defining Features

Integrity is a critical component of the City of Los Altos evaluation process. According to the Office of Historic Preservation Technical Assistance Series #6

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.

The property retains most, but not all, of its historical integrity as per the National Register's seven aspects of integrity. In particular, the setting has changed a great deal over time. Although the house and outbuildings maintain their original locations near the intersection of San Antonio Road and Yerba Buena Avenue, the original property at the time of development has been reduced in size substantially over time, and the original sense of rural expansiveness has been lost, especially the former front entrance on San Antonio that has been sold to create a neighboring parcel. In the recent rehabilitation project, the house was turned 90 degrees on its site, to face the current street frontage. The house is in a residential area, rather than an historic orchard area, and the surrounding properties are noticeably more representative of the suburban

second half of the twentieth century and commensurate with the planned character of the City of Los Altos. The setting of the buildings within the remaining 0.53-acre parcel has adequately preserved the relationship of the buildings with respect to each other, and the reduced landscaping area continues to reflect some of the planted openness of the historic setting; however, the new landscape is somewhat more formal, and includes a swimming pool and other modern residential conveniences. The house and outbuildings retain their early-1900s residential scale and feeling and continue to illustrate their associations with Craftsman design principles. The restored and new materials have been found to be compatible with the historic materials. Previously incompatible windows and other non-historic materials have been removed; the recent alterations are compatible in scale, materials, and massing.

This rear of the building has all new windows that replace and add to the previous variety of non-original openings. The new windows are scaled and detailed to be compatible and differentiated from the historic house. The entire tank house remains shingled. Selected phrases from the design review process:

At the water tower building, the new windows at the tower have a pattern of lites that is compatible in scale and size with the main house and carriage-house historic windows, while the double-pane construction and vertical shape of the casement openings is differentiated from the historic Craftsman-era style of the house. The existing one-story wing has new windows, skylights, and doors of a size and scale that is slightly more differentiated. The panes of glass are somewhat larger (and, thus, somewhat more modern in this property's context), an appropriate design approach for a non-historic portion of the structure. The scale of the proposed openings and lites, however, does not overwhelm the scale of the historic elements or detract visually from the original design. The eave brackets on the south gable of the one-story wing are differentiated from the knee braces of the garage and from the outlookers of the main house.

To the west of the driveway and offset slightly north of the house is the carriage house/garage. This one-and-one-half-story outbuilding has a rectangular footprint and a raised side-gabled roof. A central, gabled wall dormer faces the main house. The eaves are relatively deep and feature exposed rafter tails. The gable ends are supported on traditional Craftsman-era knee braces. At the south gable end, facing the water tower, the ridge beam extends to provide for a second-story hoist. The building is clad in square-cut shingles. Facing the house (east) and at the north end are original wood windows with multi-pane sash. At the east elevation is a 6x4-lite unit relocated from the first floor into the dormer; facing north is a second-story awning window with a 7x3 sash, topped by a louvered ventilation transom. At the first floor of the north elevation are two small, square windows, one with a 2x2 pattern and one with clathri-shaped muntins; these have been relocated to the west elevation. On the south wall is a hayloft access door at the second floor. The incompatible past replacement doors have been removed, and replaced with elements more in keeping with the historic design, yet differentiated. Selected analysis from the design review process includes:

At the garage building, the character-defining windows are preserved in new locations that will function appropriately for the new use of the building. The new windows include muntin patterns that are compatible in scale with the historic windows, but are differentiated in style from all the original elements. The locations of the new windows create an appropriate proportion of siding segments and fenestration that is compatible with the original window placement. The two proposed garage doors are clearly modern in their construction, but are designed to suggest the style and materials of the original barn door that remains on the property but removed from the structure. The two smaller doors have some traditional detailing, but will be differentiated by their materials and placement. The new handrail at the hayloft door is made of a material that is compatible with the agricultural/residential roots of the property, and the simplicity of the pattern is appropriate with regard to the historic function of the building.

The majority of the original character-defining materials and the workmanship of this house have been preserved or restored, and the altered portions and new construction are consistent with, and differentiated from, the historic residence and its outbuildings. The historic character-defining features include: Raised, "C"-shape front footprint and one-and-one-half-story massing; full-width gabled roof; gabled porch wings; shed dormers; shallow bay-window forms; deep bell-cast eaves; exposed rafter tails; notched and splayed bargeboards; tapered pony wall and tapered porch pedestals; massive porch posts and angled shingle pattern at the open gable ends; lap siding; some wood windows and multi-pane mullions, window and door trim and watertable; leaded-glass original front door.

Restored historic elements (including replacement in-kind of deteriorated materials) include: clinker-brick raised patio; front patio arbor; shingle cladding, sunporch on east side,

New and altered elements include: new wood windows with multi-pane muntins, new one-and-one-half-story rear addition, new basement living space with walk-out below-grade patios, altered size of rear dormer, and enlarged chimney. The City of Los Altos uses five criteria for its determination of historical integrity: design, setting, materials, workmanship, and feeling. These are a subset of the National Register criteria as presented above. The property maintains its historic integrity within the City of Los Altos.

EVALUATION

The evaluation is unchanged from the 2013 DPR523 Form.

The property continues to be eligible for the California Register under Criterion (3), as it embodies the distinctive characteristics of Craftsman design related to the Craftsman era in residential architecture of about 1905–1925.

Los Altos Historic Preservation Ordinance

As a part of this investigation and evaluation, the detached accessory structure was evaluated according to the City of Los Altos Historic Preservation Ordinance. While the larger property meets the criteria for designation as an Historic Resource according the Municipal Code Section 12.44.040, the detached building does not meet the criteria and does not support the previous finding of significance:

- A. Age: The detached building was built after 1939 and prior to 1948, making it at least 69 years old, and likely older than 70, meeting the 50-year age criteria;
- B. Integrity: the property, as noted on the previous pages, retains most, but not all of its, historical integrity over time as per the National Register's seven aspects of integrity; particularly, the setting has changed a great deal over time. However, the majority of the original character-defining materials and the workmanship of this house have been preserved, and the property reflects the original design and feeling from its period of significance, which is 1911.
- C. Significance: the property is clearly significant for its architecture/design, as it embodies the distinctive characteristics of the Arts and Crafts era in its Craftsman design. None of the associated persons, as previously explained, are important to history, and no events or patterns are associated with the property that can be said to have made a significant contribution to broad patterns of local or regional history, or cultural heritage of California or the United States. The property also is unlikely to yield important information about prehistory or history that is unknown at this time.

CURRENT PHOTOGRAPHS

Please refer to the attached DPR523 Update sheets for the updated photographs.

CONCLUSION

The property at 10 Yerba Buena Avenue contains three buildings that together have been evaluated as architecturally significant numerous times, according to state and local criteria. After rehabilitation, the property remains a significant historic resource and would be appropriate to consider for a Mills Act Contract.

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 18

*Resource Name or #: (Assigned by recorder) Wideman House

P1. Other Identifier: None

*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 10 Yerba Buena Ave. City Los Altos Zip 94022

d. UTM: (Give more than one for large and/or linear resources) Zone 10S; 578387mE/ 4138225mN

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

Assessor's Parcel Number: 167-29-059,

south side of Yerba Buena Avenue west of North San Antonio Road.

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

Although altered somewhat during the last 45 years, the property at 10 Yerba Buena Ave. in Los Altos reasonably represents an early-twentieth century Craftsman Bungalow design in its present form and original detailing. Houses from the Craftsman era in residential design—about 1905 to 1925—embody a local design response to the Arts and Crafts movement, as presented in such historic magazines as *Craftsman*. Bungalow designs from the early-twentieth century include such visual themes as horizontality, massiveness, exposed structure and joinery, and rustic handcrafting. The design of this house incorporates many character-defining features and materials that represent the era in which it was built. Original blueprints exist and were viewed as a part of this recording, which indicate that the house was designed and built by a Palo Alto construction firm of the name Pittman & Upham.
(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 facing south, April 2013.

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

1911, 101+ years old,
Notice of Completion.

*P7. Owner and Address:

Duco & Laurie Pasmooij
10 Yerba Buena Ave.
Los Altos, CA 94022

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

Franklin Maggi & Leslie Dill
Archives & Architecture, LLC
PO Box 1332
San Jose CA 95109-1332

*P9. Date Recorded: 5/7/2013

*P10. Survey Type: (Describe)
Intensive

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

Archives & Architecture, LLC: 10 Yerba Buena Avenue, May 9, 2013.

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

(Continued from page 1, DPR523a, P3a Description)

The property is located in a suburban residential neighborhood on Yerba Buena Avenue near North San Antonio Road. The location is less than a mile north of the downtown area of Los Altos. The existing property configuration is slightly larger than the surrounding parcels. The property includes the main house, a carriage house, an expanded tank house, and related ancillary structures. The original property at the time of construction was 10 acres, and has been subdivided over time. The front façade of the house when built in 1911 faced North San Antonio Road, but now faces a relatively narrow side-yard setback immediately adjacent to a neighboring residence to the east which was built within the last 45 years. This full-width entry porch once faced North San Antonio Road across an expansive front garden. The entry to the porch however was at its north end where the driveway once wrapped around the north side of the house.

A new front entrance porch was added to the then-rear of the building on the west side after the property was subdivided in 1968; the remodeled entry faces the center of the property and a replacement driveway that provides access from Yerba Buena Avenue. Yerba Buena Avenue is to the north, and there is a moderately open, natural planted area between the house and the street that is penetrated by the reworked paved driveway that separates the house from the outbuildings. The driveway is accentuated at the street by a pair of brick pillars that were reportedly moved to this location when the site was parceled and entry reconfigured. The light fixtures are not original however. There is a wrought-iron fence to each side of the pillars; these were salvaged from another site and added by the previous owner. The landscape consists primarily of trees. There is a relatively narrow setback between the outbuildings and the neighboring parcel to the west, and the south side setback is now the rear yard.

Building Form

The one-and-one-half-story main house has a form and exhibits detailing typical of the Craftsman era; it has a raised, roughly "C"-shaped massing with a full-width side-gabled roof that extends into wide eaves with exposed rafter tails. A pair of gabled porch wings flanks the east-side raised entry patio and former front entrance. A compatible, projecting porch was added to the west side (former rear elevation) of the house; it is protected by a shed-roofed continuation of the original roofline. The footprint of the house includes a shallow square bay window on the north and south sides. The southwest corner of the house steps out to the west slightly beneath the eaves to create a sun porch. The west roofline features two shed-roofed dormers; one is recessed into the roof and enclosed by a low wall. A characteristic design element of the house is its tapered pony wall. A wood frame house over concrete footings, it has a full basement that is accessed on the exterior by covered cellar steps at the west elevation.

Building Features and Detailing

Craftsman detailing includes deep eaves with exposed rafter tails with flat-board sheathing. They are almost imperceptibly bell-cast. A narrow frieze board wraps the top of the siding between the rafter tails. Simple outlookers pierce the wide bargeboards at the moderately pitched gable ends. An applied wooden keystone ornament is placed at the apex of the gable. The bargeboards are decoratively curved and notched at their ends and splayed to form the subtle bell-cast form. Applied metal gutters in an ogee pattern have been added to the original roof. The roof is currently covered with wood shingles. A watertable wraps the entire house, and a sill band spans the east elevation and connects the focal windows to the porch cap rails. The walls of the house are clad in square-cut shingles above the watertable and horizontal lap wood siding with mitered corners below, consistent with the early-twentieth-century design.

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Special detailing that distinguishes this house includes its symmetrical and curved front patio wall. The raised patio wall is centered between the two gabled porch roofs and features clinker bricks in a rustic design. The bricks are laid into heavy corner pedestals and include arched scuppers. The open gabled porch wings feature shingles that follow the angle of the roofline. Tapered column pedestals support massive square posts at these two roofs.

The front door features 4x3 lite of leaded glass and a flush panel below. The rear (west) door is not historic. The west porch was added in the second half of the twentieth century; this projecting structure is compatible with the original design, and is associated with salvaged paneling that was inserted in the interior of the house as a new foyer.

The one-story shallow bay windows provide some variation in the large end walls of the house; however, the French doors in the south bay are understood to be replacements. One missing element is the shingled trim that once wrapped the steel front porch I-beam. It is also possible that the front porch may have once included an arbor of beams across the central portion. The replacement windows are incompatible, but the majority of the new windows appear to be in original openings, allowing for restoration or compatible alterations. The interiors are mostly intact and feature many original elements and materials.

Fenestration consists of a variety of wood double-hung windows, paired casements, and fixed picture windows with a variety of muntin patterns. These are set individually and in grouped focal units around the perimeter. Some of the original windows have been removed and new, incompatible jalousie and aluminum sliders have been substituted. The windows are cased with flat board heads and sides, with narrow aprons; these are close to flush with the face of the shingles. Flanking the original front door is a pair of 1-lite fixed windows. These are flanked by focal windows beneath the gabled porch roofs; the focal windows consist of 6/1 windows and a center 1-lite fixed picture window. At the north bay window is a high focal unit with an unusually long picture window flanked by multi-lite casements. At the northwest corner of the house are 12/1 double-hung windows. At the southwest corner is a collection of 4x3 fixed windows at the sun porch. The projecting south bay features four recent French doors. The remaining windows at the first floor are 1/1 or replacements. Within the dormers, the windows have been replaced, as has the second-story north window. The second-story south window appears to be original, with a pair of 1x2 fixed outer windows and a pair of 1-lite casements at the center. The basement windows in the pony walls have original 2x1 sash.

Outbuildings

The tank house, which appears to have been constructed by the original owners, includes a water tower at the north end opposite the southwest corner of the main house and near the carriage house. A low, one-story gabled wing extends to the south. The water tower walls are tapered, with three interior levels and an open, hipped-roof fourth level where the water tank was once located. The floor of this top level extends beyond the walls below and is framed with conventional wood corner posts and latticework. There is a recent French door acting as entry facing the interior of the parcel (east). At both the east and west elevations there is a 1/1 double-hung wood window at the first floor. At the upper levels of both of these elevations are aluminum sliders that are not original. The north elevation (facing the carriage house) is devoid of openings, as is the exterior wall of the south elevation. The one-story south wing has a gabled roof with exposed rafter tails. This portion of the building includes a variety of openings, including a Dutch door facing east, a pair of French doors facing west, and some 1-lite fixed windows set individually around the perimeter. A modern shed-roofed patio spans the rear of the extension, above a concrete patio. The entire tank house is shingled.

(Continued on next page)

*Recorded by Franklin Maggi & Leslie Dill

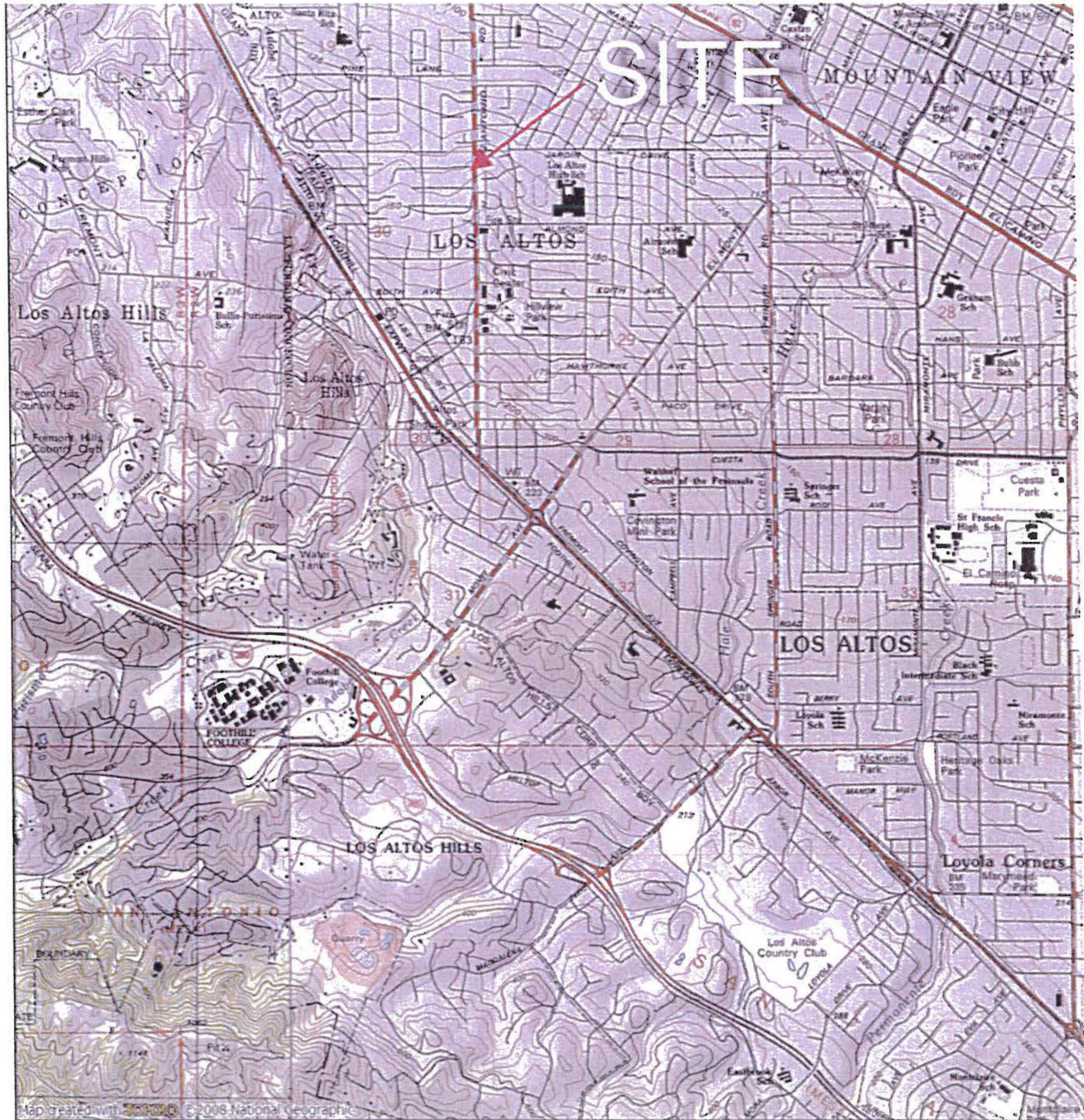
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Continuation Update

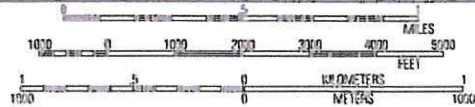
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To the west of the driveway and offset slightly north of the house is the carriage house, which appears to have been constructed by the original owners. This one-and-one-half-story outbuilding has a rectangular footprint and a raised side-gabled roof. A central, gabled wall dormer faces the main house. The eaves are relatively deep and feature exposed rafter tails. The gable ends are supported on traditional Craftsman-era knee braces. At the south gable end, the ridge beam extends to provide for a second-story hoist. The building is clad in square-cut shingles on the three more visible walls and channel-rustic siding on the rear (west) side, facing the neighboring property. Facing the house (east) and at the north end are wood windows with multi-pane sash. At the east elevation is a 6x4 pattern; facing north is a second-story awning window with a 7x3 sash, topped by a louvered ventilation transom. At the first floor of the north elevation are two small, square windows, one with a 2x2 pattern and one with clathri-shaped muntins. On the south wall are a pair of 1/1 double-hung wood windows at the first floor and an access door at the second floor. The west-facing garage door and entry door are both replacements; the original garage door is extant at the property. Two modern openings include aluminum sliding windows and doors on the rear.

In the southwest corner of the property is a small, slightly raised shed that has a gabled roof, exposed rafter tails, and shingled cladding. This building includes much salvaged wall sheathing, and is not architecturally linked to the main house and primary outbuildings. To the south of the main house is a wooden gazebo. The date of construction could not be determined.



Map created with © 2008 National Geographic



BUILDING, STRUCTURE, AND OBJECT RECORD

Page 6 of 18

*NRHP Status Code 3CS

*Resource Name or # (Assigned by recorder) Wideman House

B1. Historic Name: John B. and Dorothea Wideman House
 B2. Common Name: None
 B3. Original use: Ranch B4. Present Use: Single family residential

*B5. Architectural Style: Craftsman

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

Residence completed October, 1911 (Notice of Completion filed with County of Santa Clara). Rear porch addition 1970. Window replacements, trellis removal, dates unknown (post-1967). Carriage house/garage renovation 1990 (per prior owner).

*B7. Moved? No Yes Unknown Date: N/a Original Location: N/a

*B8. Related Features:

Tank house with addition, carriage house, gazebo, and small vacant outbuilding.

B9a Architect: Pittman and Upham (designers) b. Builder: DeLux Builders (Pittman and Upham)

*B10. Significance: Theme Architecture/Agriculture Area Los Altos

Period of Significance 1911 Property Type Residential Applicable Criteria (3)

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

The single family residence presently addressed as 10 Yerba Buena Ave. in Los Altos, was constructed for Palo Alto residents John B. and Dorothea (Dora) Wideman in the summer of 1911. Completed in late-October of that year according to a *Certificate of Completion* recorded with the County of Santa Clara (Misc. Records 26:451, 10/21/1911), the residence then sat on a 10-acre parcel. The Widemans had purchased the property the year before from Carl Rankin (SCC Deeds 362:175, 9/3/1910). The acreage fronted on then San Antonio Avenue, and the house was set back from the road and had a driveway from the road that curved around the north side of the house. The driveway provided access at that time to a carriage house and water tank tower, both located behind and to the west of the main residence. These two ancillary structures remain extant today.

Los Altos during this time period was a rural unincorporated orchard district to the southwest of the City of Mountain View, and had been developing with both large and small orchard properties since the late nineteenth century, the subject property part of a 15-acre ranch north of what would eventually become downtown Los Altos. Following the 1906 San Francisco Earthquake, the acquisition of Sarah Winchester's 100 acres along San Antonio Avenue (now North San Antonio Road) and the formation of the Altos Land Company and the
 (Continued on next page, DPR523L)

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

*B12. References:

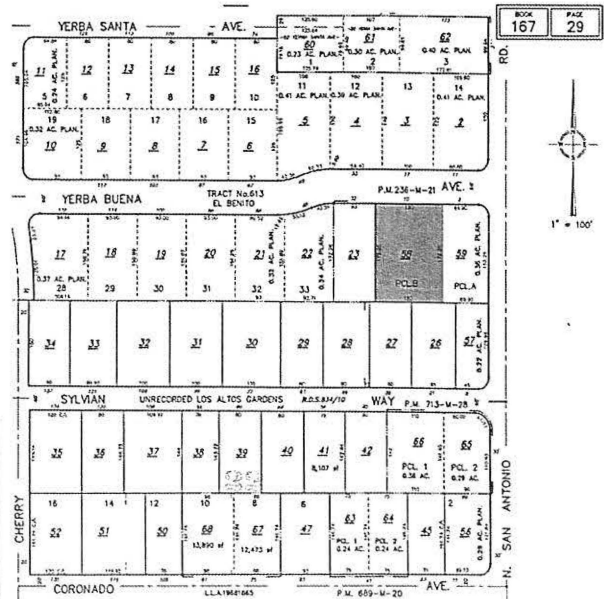
(See page 9, DPR523L Continuation Sheet)

B13. Remarks: proposed remodeling/addition

*B14. Evaluator: Franklin Maggi

*Date of Evaluation: 5/7/2013

(This space reserved for official comments.)



(Continued from previous page, DPR523b, B10 Significance)

University Land Company began a period of residential subdivision activity with residential construction starting about 1908. The unincorporated town of Los Altos evolved over the next 40 years south of the subject property, ultimately expanding in the post-World War II period to encompass the subject property as it was subdivided in 1949 and became the El Benito Tract. With the incorporation of the City of Los Altos in 1952, the subject property, no longer rural, ultimately became a part of a Los Altos urban neighborhood, losing its original rural context and semi-hidden on a minor street with the side of the house facing the street right-of-way.

Sometime after the initial construction of the house in 1911, the Widemans sold back half of the 10-acre property to Carl Rankin, retaining a long deep 5.22-acre parcel fronting on North San Antonio Road that was developed with an orchard. Following John Wideman's death in the 1930s, Dora transferred the property to her son John Jr. and his wife Wanda (SCC OR 995:521, 8/26/1940), and Dora moved to another residence in Los Altos on Dana Avenue. John Jr. and Wanda Wideman then sold the 5.22-acre property three years later to Frederick and Mary Boock (SCC OR 1162:112, 8/26/1943). Frederick was associated with Gilroy Lumber Company, and the Boocks are not listed in directories during their ownership as living in Palo Alto. The Boocks held the property for just a brief time during World War II, selling to Robert and Josephine DeGrilla (SCC OR 1264:537, 7/12/1945).

The DeGrillas then parceled off 1.3-acres of the subject property (with the house) adjacent to North San Antonio Road in preparation of the creation of El Benito Track No. 613, which was recorded in February 1949. The tract, consisting of 33 single residential lots, covered both the remainder of Wideman's 5.22-acres and the 5-acre parcel to the north that had been sold back to Rankin earlier. The following year, the DeGrillas sold the subject property to Claude and Lorraine Barber.

Property ownership for the years between 1950 and 1967 was not determined as a part of this recording. In 1967, a subsequent owner, Gladys Harrah, sold the property, then consisting of 0.867 acres, to Monroe and Frederica Postman (SCC OR 7877:190, 10/2/1967). She had granted 0.121 acres to the City of Los Altos two years previously for improvements along North San Antonio Road (SCC OR 6857:538, 2/23/1965), and a 0.3 acre parcel to the west, 80 feet in width, had been sold off sometime previously.

The Postmans then split off the 0.353-acre front of the property along North San Antonio Road in 1968 (SCC Maps 236:21, 4/23/1968), and sold that property (Parcel A), and retaining the subject property (Parcel B). The single family residence that now exists on the adjacent property to the east fronts on Yerba Buena Avenue, and by the time of this parcel split, access to North San Antonio Road had been removed.

Personages

John B. Wideman owned and operated a men's clothing store (tailor, haberdasher) in Palo Alto at the time that he and his wife Dorothea had the house constructed on the subject property. John Wideman immigrated to the United States in the 1880s from Alsace-Lorraine, a territory of the then-newly created German Empire that was acquired in the Treaty of Frankfurt in 1871 and was naturalized as a citizen of the United States in 1905. During the 1880s, 1.4 million German immigrants arrived in the United States during the third peak of German immigration under the leadership of Otto Von Bismarck. After residing in Pennsylvania for a time, the Wideman family (including his wife Dora and their young children) relocated to California. The 1910 census identifies the family living in Palo Alto with four children; August, Otto, Florence, and John Jr. The family had lived in Palo Alto as early as 1904, and a historic photo in *History of Palo Alto, the Early Years*, shows the damaged store of Wideman & Son reopened on University Avenue following the 1906 Earthquake. By 1914, John Wideman had incorporated his business with his son, Otto. Otto and other family members continued to operate the Wideman store on University Avenue in Palo Alto, which finally closed in 1998.

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Later owners of the property include Frederick and Mary Boock. The Boocks are not listed in city directories for the period as living in Palo Alto, and are associated with Gilroy Lumber Company. Subsequent owners Robert and Josephine DeGrilla lived briefly in Los Altos, and Robert appears to have been a salesman for R&M Kaufmann clothing manufacturers. Little is known about the next owners, the Barbers, who were owners of an auto park and service station, or subsequent owner Gladys Harrah, the wife of Vernon Harrah.

Recent owners Monroe and Frederica Postman owned and lived on the property for about 45 years. The late Monroe Postman was an electronic engineer, who worked at Philco-Ford as a Principal Engineer and Manager in the Advanced Equipment Development Department. He holds dozens of patents, and worked on some of the first "demand" traffic lights using sensors in the ground. He developed one of the world's first x-y plotters, and was an expert on microprocessor design. During the 1970s he worked for the City of San Jose as its Technology Transfer Agent, and founded, with his wife Frederica, TPS Electronics, which manufactured bar code readers.

Designer/Builder

The design/build firm identified on the original building plans is Pittman & Upham. The firm at the time of construction was located in Palo Alto. The firm was a general building contractor, and like many firms of this time period, built custom-built homes that were either designed by local architects, or taken from plan books that were readily available. Harry M. Pittman (1875-1956) was born in Indiana, and lived in various cities in the Bay Area before moving to Salinas, where he identified himself in later directories as an architect. No other reference to him as an architect can be found in architect listings of the AIA or other trade journals or building indexes.

Integrity and character-defining features:

The property retains most, but not all of its, historical integrity over time as per the National Register's seven aspects of integrity; particularly, the setting has changed a great deal over time. Although the house and outbuildings maintain their original locations near the intersection of San Antonio Road and Yerba Buena Avenue, the original property at the time of development has been reduced in size substantially over time, and the original sense of rural expansiveness has been lost, especially the former front entrance relationship to the now neighboring parcel. The house is in a residential area, but the surrounding properties are noticeably more representative of the suburban second half of the twentieth century, commensurate with the planned character of the City of Los Altos. The setting of the buildings within the remaining 0.53-acre parcel has adequately preserved the relationship of the buildings with respect to each other, and the reduced landscaping area seems to reflect most of the intent of the historic setting with trees and groundcovers in a more naturalistic design. The house and outbuildings retain their early-1900s residential scale and feeling and continue to illustrate their associations with Craftsman design principles. Later additions largely utilized historic salvage materials that appear generally compatible with the historic materials. Some replacement windows and removal of other historic materials are not compatible alterations; however, these changes appear reversible. The historic design features include: Raised, "C"-shape footprint; full-width gabled roof; gabled porch wings; shed dormers; shallow bay-window forms; deep bell-cast eaves; exposed rafter tails; notched and splayed bargeboards; tapered pony wall and tapered porch pedestals; massive porch posts and angled shingle pattern at the open gable ends; clinker-brick raised patio; altered beam (the beam's location and structure are original); shingle cladding and lap siding; wood windows and multi-pane mullions, window and door trim and watertable; leaded-glass original front door. The majority of the original character-defining materials and the workmanship of this house have been preserved.

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Evaluation

The subject property at 10 Yerba Buena Ave. in the City of Los Altos is presently listed on the City's Inventory as a Historic Resource under Municipal Code Section 12.44.060. It was identified in the City's first survey in the 1980s by Patricia Leach, and later recorded by Glory Anne Laffey in 1997, and reviewed by the Historical Commission placed the property on the Inventory on September 28, 1997.

Leach had first noted the special qualities of the site due to the extant tankhouse, and Sheila McElroy, as a part of a 2010-2011 Inventory Update for the City of Los Altos indicated that the property had local significance for its distinctive architecture, giving the property a California Historical Resource Status Code of 5S1.

The listing was reviewed as a part of this investigation and evaluation, and it was found that the property continues to meet the criteria for designation as a Historic Resource according the Municipal Code Section 12.44.040:

- A. Age: the house on the subject property is over 101 years old and meets the age criteria.
- B. Integrity: the property, as noted on the previous page, retains most, but not all of its, historical integrity over time as per the National Register's seven aspects of integrity; particularly, the setting has changed a great deal over time. However, the majority of the original character-defining materials and the workmanship of this house have been preserved, and the property reflects the original design and feeling from its period of significance, which is 1911.
- C. Significance: the property is clearly significant for its architecture/design, as it embodies the distinctive characteristics of the Arts and Crafts era in its Craftsman design. None of the associated persons, as explained in the two previous pages, are important to history, and no events or patterns are associated with the property that can be said to have made a significant contribution to broad patterns of local or regional history, or cultural heritage of California or the United States. The property also is unlikely to yield important information about prehistory or history that is unknown at this time.

The property therefore appears eligible for the California Register under Criterion (3), as it embodies the distinctive characteristics of Craftsman design related to the Craftsman era in residential architecture of about 1905-1925.

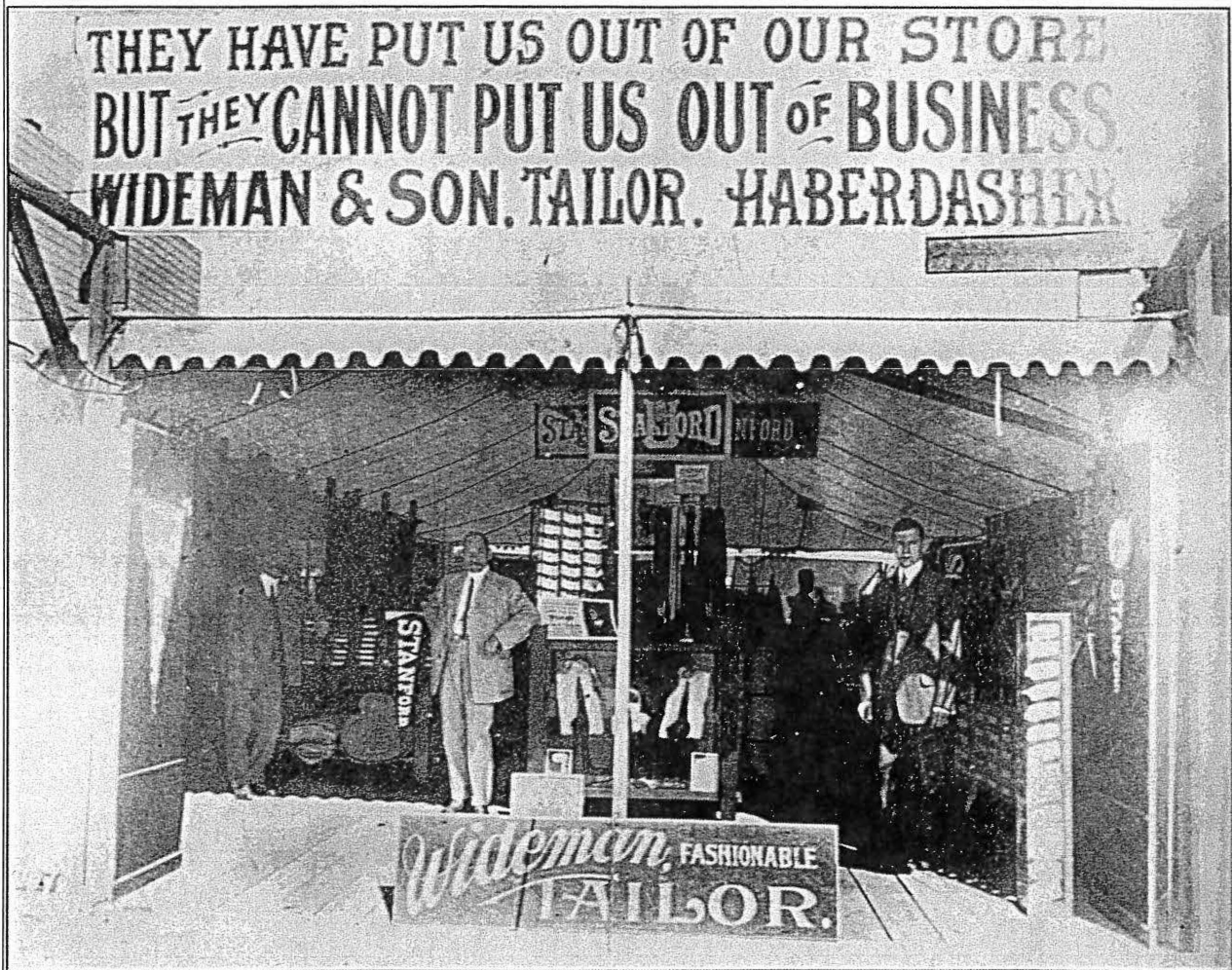
(continued from page 5, DPR523B B12 References)

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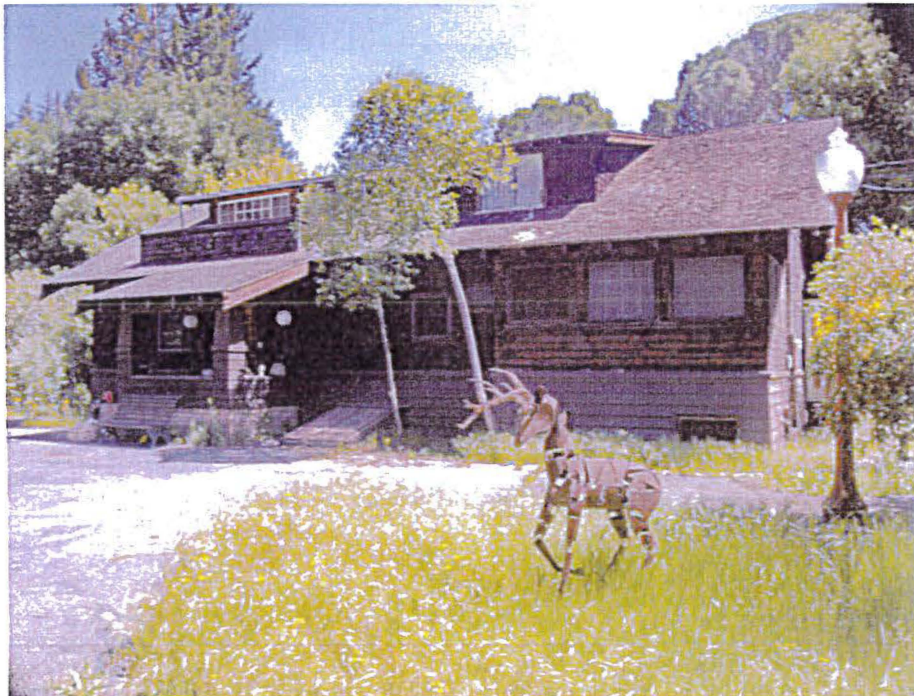


*The optimism and tenacity that have always characterized Palo Alto are evident in this picture, taken in 1906, when Wideman's set up shop in a tent after the Thiele Building collapsed in the earthquake.
Courtesy Palo Alto Historical Association*

Historic photo of Wideman & Son store in Palo Alto, ca. 1906.



North Elevation, viewed facing southeast.



West elevation, viewed facing northeast.



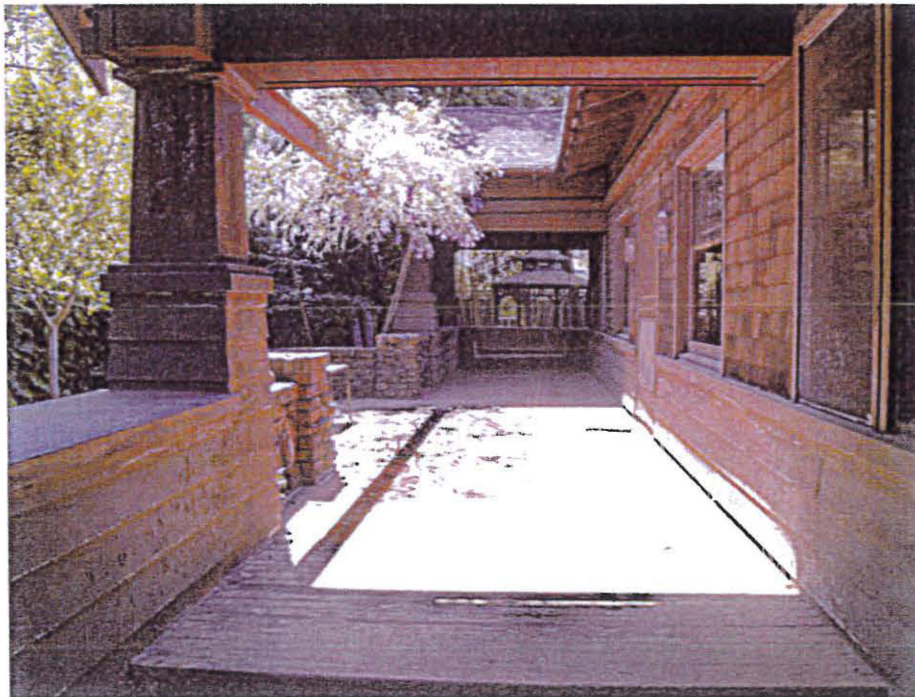
South elevation, viewed facing northwest.



Original front porch, viewed facing north.



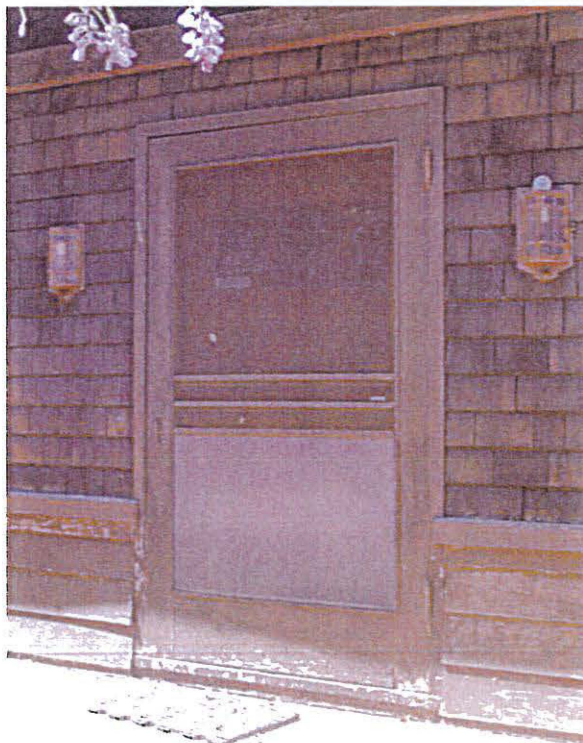
Gable end at south elevation, viewed facing northwest.



Porch, viewed facing south.



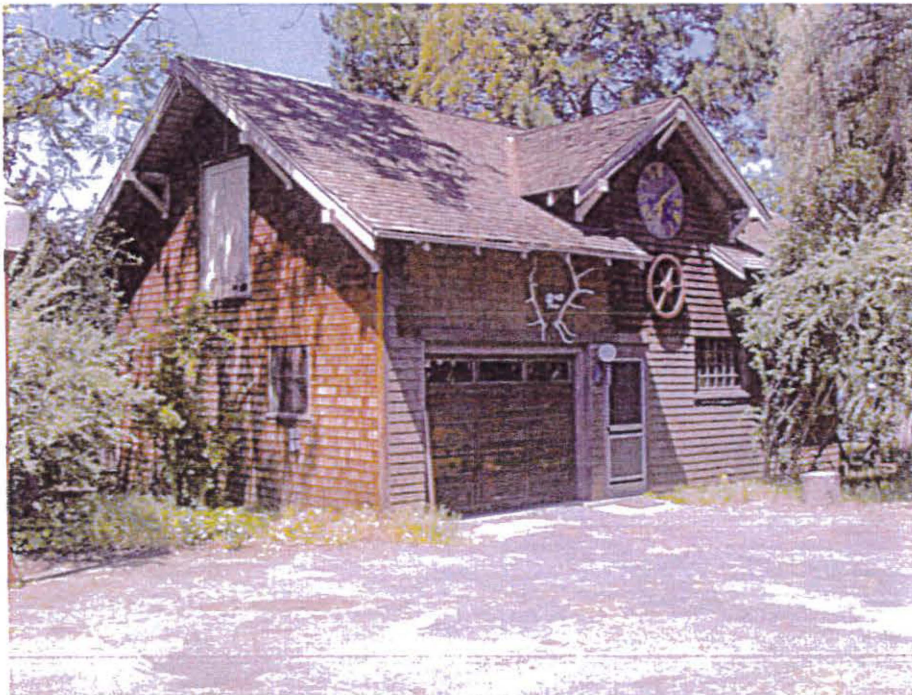
Front porch, viewed facing north.



Original front entry door, viewed facing southwest.



Rear entry (now main entry), viewed facing east.



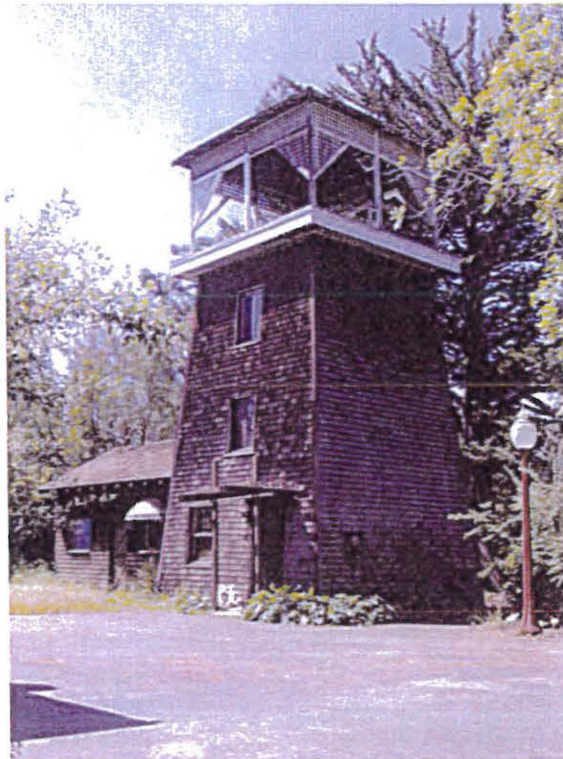
Carriage house/garage, viewed facing northwest.



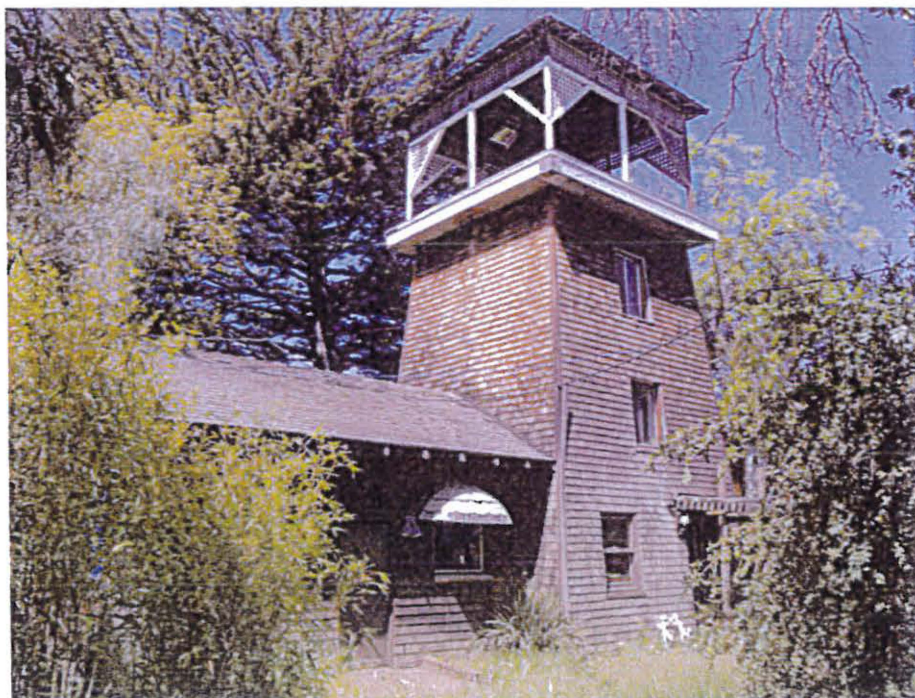
Carriage house/garage, viewed from Yerba Buena Avenue.



Gazebo, viewed facing southwest.



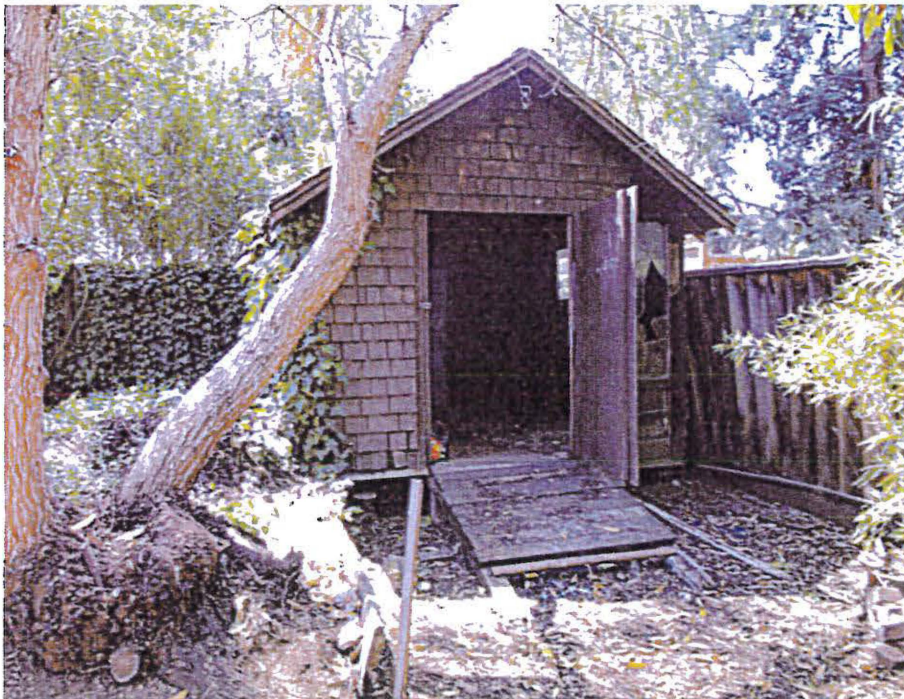
Tank house, viewed facing southwest.



Tank house, viewed facing northwest.



Rear view of addition to tank house, viewed facing northeast.



Rear outbuilding, viewed facing south.

Introduction

The Wideman House and its two historic outbuildings were evaluated by Archives & Architecture, LLC, in DPR523 forms dated 5/7/2013. The house was subsequently reoriented on its site and rehabilitated, and a two-story rear addition and basement living space were constructed. The barn and water tower were left in place and rehabilitated. This update is intended to provide new photographs and written descriptive documentation of the property after the design changes were implemented.

During the City of Los Altos planning review process, prior to construction, the phased rehabilitation project was reviewed for compatibility with the *Secretary of the Interior's Standards for the Treatment of Historic Properties - Rehabilitation Standards* in reports dated 09/06/13, 04/21/14, and 11/03/14, with memorandum reviews of design revisions dated 11/17/14 and 12/10/15. The design was found consistent with the Standards. The construction has been executed as presented within the design submittals. Per this process and analysis, the property did not lose integrity during the rehabilitation process and retains its significance as an historic resource for the City of Los Altos.

Updated Description of the Property

Recently rehabilitated and partially restored after many alterations over the years, the property at 10 Yerba Buena Ave., Los Altos, continues to represent an early-twentieth century Craftsman Bungalow design in its present form and original detailing. The design of the house, tank house, and carriage house/garage incorporates many character-defining features and materials that represent the era in which it was built.

The property continues to include three historic buildings. The original property at the time of construction was 10 acres, and was subdivided over time. The front façade of the house when built in 1911 faced North San Antonio Road across an expansive front garden. Over 45 years ago, the front property was subdivided and a neighboring house constructed, blocking the front views of the subject house. The house was recently rotated on the parcel to face the Yerba Buena Avenue frontage (north).

As part of its relocation and rehabilitation, the property is undergoing a completely new landscape plan, including new fruit trees, hedges, paved patios and paths, groundcovers, and a pool in the back yard. Yerba Buena Avenue is to the north, where there is a reworked paved driveway connecting the street to the new garage openings. The former driveway pillars are being restored at the pedestrian entrance to the property. The brick pillars had reportedly been moved to this location when the site was parceled and entry reconfigured. There is a relatively narrow setback between the outbuildings and the neighboring parcel to the west, the former front (east) yard is landscaped as a side yard setback, and to the south of the main house is an expansive rear yard.

The one-and-one-half-story main front house wing retains its form and exhibits detailing typical of the Craftsman era; it has a raised, roughly "C"-shaped front massing with a full-width side-gabled roof that extends into wide eaves with exposed rafter tails. A pair of gabled porch wings flanks the raised front entry patio and restored front entrance. The front entrance arbor has been reconstructed from physical evidence. The footprint of the house includes a shallow square bay window on the east and south sides. A characteristic design element of the house is its tapered pony wall. A wood frame house over concrete foundation, it has a full basement that has been expanded into the recent addition. The footprint has been altered with a two-story addition to the rear; the new wing creates a roughly "L"-shaped residence. A one-story covered side entrance has been added to the west elevation, facing the carriage house/garage.

Craftsman detailing includes deep eaves with exposed rafter tails with flat-board sheathing. They are almost imperceptibly bell-cast. A narrow frieze board wraps the top of the siding between the rafter tails. Simple outlookers pierce the wide bargeboards at the moderately

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*Recorded by Leslie Dill

*Date 03/22/17

Continuation Update

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pitched gable ends. An applied wooden keystone ornament is placed at the apex of the gable. The bargeboards are decoratively curved and notched at their ends and splayed to form the subtle bell-cast form. Applied metal gutters in an ogee pattern have been added to the original roof. The roof is currently covered with composition shingles. A watertable wraps the entire house, stepping up at the new addition, and a sill band spans the north elevation and connects the focal windows to the porch cap rails. The walls of the house are clad in square-cut shingles above the watertable and horizontal lap wood siding with mitered corners below, consistent with the early-twentieth-century design.

Special detailing that distinguishes this house includes its symmetrical and curved front patio wall; it was reconstructed in its new location. The raised patio wall is centered between the two gabled porch roofs and features clinker bricks in a rustic design. The bricks are laid into heavy corner pedestals and include decorative scuppers. The open gabled porch wings feature shingles that follow the angle of the roofline. Tapered column pedestals support massive square posts at these two roofs. The original front door features 4x3 lite of leaded glass and a flush panel below. The side elevations feature one-story shallow bay windows. The French doors in the south bay were understood to be replacements, and were in poor condition and replaced again. At the west bay window, the high focal window and multi-lite casements were preserved. New side and rear entrances have been installed at the new additions and at the new basement level. Fenestration consists of a variety of wood double-hung windows, paired casements, and fixed picture windows with a variety of muntin patterns. All incompatible non-original windows were replaced, and the majority of the new windows in original openings. The new windows are generally 4/1 double-hung units. The windows are cased with flat board heads and sides, with narrow aprons; these are close to flush with the face of the shingles. Flanking the original front door is a pair of 1-lite fixed windows. These are flanked by focal windows beneath the gabled porch roofs.

The paneled historic interiors are intact. The remainder of the interior of the house has been redesigned with modern elements.

The main house retains its significance. Selected phrases from the design review process include:

...The proposed rear-corner addition and proposed small bay windows and side entrances are compatible with the original house design in form, size, massing, and location. Specifically, it was noted that the footprint of the two-story addition is adequately narrow with respect to the main footprint to create an appropriately sized roof form. The addition's dormer roofs break up the expanse of the addition's main roof in a similar and compatible form of the main historic house. The proposed bay windows and the small wings of the addition break up the wall planes, creating a scale of small bump-out forms and rooflets similar to the historic design.

The current design of the project includes additions and alterations that are both compatible and differentiated from the historic design. Specifically, the siding, window size, type and lite pattern, the various trims, handrails, and porch detailing meet this standard..

Outbuildings

The tank house includes a water tower at the north end opposite the southwest corner of the main house, near the carriage house/garage. A low, one-story gabled wing extends to the south. The water tower walls are tapered, with three interior levels and an open, hipped-roof fourth level where the water tank was once located. The floor of this top level extends beyond the walls below and is framed with conventional wood corner posts and latticework. The recent rehabilitation project added five new, symmetrically placed upper windows at the east and west elevations of the water tower, replacing aluminum sliders at the existing openings. The north and south elevations of the water tower remain without fenestration. At the east

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*Date 03/22/17

Continuation Update

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façade, two new windows flank a new door. The one-story south wing has a gabled roof with exposed rafter tails. This portion of the building has all new windows that replace and add to the previous variety of non-original openings. The new windows are scaled and detailed to be compatible and differentiated from the historic house. The entire tank house remains shingled. Selected phrases from the design review process:

At the water tower building, the new windows at the tower have a pattern of lites that is compatible in scale and size with the main house and carriage-house historic windows, while the double-pane construction and vertical shape of the casement openings is differentiated from the historic Craftsman-era style of the house. The existing one-story wing has new windows, skylights, and doors of a size and scale that is slightly more differentiated. The panes of glass are somewhat larger (and, thus, somewhat more modern in this property's context), an appropriate design approach for a non-historic portion of the structure. The scale of the proposed openings and lites, however, does not overwhelm the scale of the historic elements or detract visually from the originally design. The eave brackets on the south gable of the one-story wing are differentiated from the knee braces of the garage and from the outlookers of the main house.

To the west of the driveway and offset slightly north of the house is the carriage house/garage. This one-and-one-half-story outbuilding has a rectangular footprint and a raised side-gabled roof. A central, gabled wall dormer faces the main house. The eaves are relatively deep and feature exposed rafter tails. The gable ends are supported on traditional Craftsman-era knee braces. At the south gable end, facing the water tower, the ridge beam extends to provide for a second-story hoist. The building is clad in square-cut shingles. Facing the house (east) and at the north end are original wood windows with multi-pane sash. At the east elevation is a 6x4-lite unit relocated from the first floor into the dormer; facing north is a second-story awning window with a 7x3 sash, topped by a louvered ventilation transom. At the first floor of the north elevation are two small, square windows, one with a 2x2 pattern and one with clathri-shaped muntins; these have been relocated to the west elevation. On the south wall is a hayloft access door at the second floor. The incompatible past replacement doors have been removed, and replaced with elements more in keeping with the historic design, yet differentiated. Selected analysis from the design review process includes:

At the garage building, the character-defining windows are preserved in new locations that will function appropriately for the new use of the building. The new windows include muntin patterns that are compatible in scale with the historic windows, but are differentiated in style from all the original elements. The locations of the new windows create an appropriate proportion of siding segments and fenestration that is compatible with the original window placement. The two proposed garage doors are clearly modern in their construction, but are designed to suggest the style and materials of the original barn door that remains on the property but removed from the structure. The two smaller doors have some traditional detailing, but will be differentiated by their materials and placement. The new handrail at the hayloft door is made of a material that is compatible with the agricultural/residential roots of the property, and the simplicity of the pattern is appropriate with regard to the historic function of the building.

Integrity and character-defining features:

The property retains most, but not all, of its historical integrity as per the National Register's seven aspects of integrity. In particular, the setting has changed a great deal over time. Although the house and outbuildings maintain their original locations near the intersection of San Antonio Road and Yerba Buena Avenue, the original property at the time of development has been reduced in size substantially over time, and the original sense of rural expansiveness has been lost, especially the former front entrance on San Antonio that has

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*Recorded by Leslie Dill

*Date 03/22/17

Continuation Update

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been sold to create a neighboring parcel. In the recent rehabilitation project, the house was turned 90 degrees on its site, to face the current street frontage, rather than the side of exposed rafter tails. This portion of the building has all new windows that replace and add to the previous variety of non-original openings. The new windows are scaled and detailed to be compatible and differentiated from the historic house. The entire tank house remains shingled. Selected phrases from the design review process:

At the water tower building, the new windows at the tower have a pattern of lites that is compatible in scale and size with the main house and carriage-house historic windows, while the double-pane construction and vertical shape of the casement openings is differentiated from the historic Craftsman-era style of the house. The existing one-story wing has new windows, skylights, and doors of a size and scale that is slightly more differentiated. The panes of glass are somewhat larger (and, thus, somewhat more modern in this property's context), an appropriate design approach for a non-historic portion of the structure. The scale of the proposed openings and lites, however, does not overwhelm the scale of the historic elements or detract visually from the originally design. The eave brackets on the south gable of the one-story wing are differentiated from the knee braces of the garage and from the outlookers of the main house.

To the west of the driveway and offset slightly north of the house is the carriage house/garage. This one-and-one-half-story outbuilding has a rectangular footprint and a raised side-gabled roof. A central, gabled wall dormer faces the main house. The eaves are relatively deep and feature exposed rafter tails. The gable ends are supported on traditional Craftsman-era knee braces. At the south gable end, facing the water tower, the ridge beam extends to provide for a second-story hoist. The building is clad in square-cut shingles. Facing the house (east) and at the north end are original wood windows with multi-pane sash. At the east elevation is a 6x4-lite unit relocated from the first floor into the dormer; facing north is a second-story awning window with a 7x3 sash, topped by a louvered ventilation transom. At the first floor of the north elevation are two small, square windows, one with a 2x2 pattern and one with clathri-shaped muntins; these have been relocated to the west elevation. On the south wall is a hayloft access door at the second floor. The incompatible past replacement doors have been removed, and replaced with elements more in keeping with the historic design, yet differentiated. Selected analysis from the design review process includes:

At the garage building, the character-defining windows are preserved in new locations that will function appropriately for the new use of the building. The new windows include muntin patterns that are compatible in scale with the historic windows, but are differentiated in style from all the original elements. The locations of the new windows create an appropriate proportion of siding segments and fenestration that is compatible with the original window placement. The two proposed garage doors are clearly modern in their construction, but are designed to suggest the style and materials of the original barn door that remains on the property but removed from the structure. The two smaller doors have some traditional detailing, but will be differentiated by their materials and placement. The new handrail at the hayloft door is made of a material that is compatible with the agricultural/residential roots of the property, and the simplicity of the pattern is appropriate with regard to the historic function of the building.

Integrity and character-defining features:

The property retains most, but not all, of its historical integrity as per the National Register's seven aspects of integrity. In particular, the setting has changed a great deal over time. Although the house and outbuildings maintain their original locations near the intersection of San Antonio Road and Yerba Buena Avenue, the original property at the time of development has been reduced in size substantially over time, and the original sense of rural

(Continued on next page)

*Recorded by Leslie Dill

*Date 03/22/17

Continuation Update

(Continued from previous page)

expansiveness has been lost, especially the former front entrance on San Antonio that has been sold to create a neighboring parcel. In the recent rehabilitation project, the house was turned 90 degrees on its site, to face the current street frontage, rather than the side of the neighboring house. The house is in a residential area, rather than an historic orchard area, and the surrounding properties are noticeably more representative of the suburban second half of the twentieth century and commensurate with the planned character of the City of Los Altos. The setting of the buildings within the remaining 0.53-acre parcel has adequately preserved the relationship of the buildings with respect to each other, and the reduced landscaping area continues to reflect some of the planted openness of the historic setting; however the new landscape will be somewhat more formal, and include a swimming pool and other modern residential conveniences. The house and outbuildings retain their early-1900s residential scale and feeling and continue to illustrate their associations with Craftsman design principles. The restored and new materials have been found to be compatible with the historic materials. Previously incompatible windows and other non-historic materials have been removed; the recent alterations are compatible in scale, materials, and massing.

The majority of the original character-defining materials and the workmanship of this house have been preserved or restored, and the altered portions and new construction are consistent with, and differentiated from, the historic residence and its outbuildings. The historic character-defining features include: Raised, "C"-shape front footprint and one-and-one-half-story massing; full-width gabled roof; gabled porch wings; shed dormers; shallow bay-window forms; deep bell-cast eaves; exposed rafter tails; notched and splayed bargeboards; tapered pony wall and tapered porch pedestals; massive porch posts and angled shingle pattern at the open gable ends; lap siding; some wood windows and multi-pane mullions, window and door trim and watertable; leaded-glass original front door.

Restored historic elements (including replacement in-kind of deteriorated materials) include: clinker-brick raised patio; front patio arbor; shingle cladding, sunporch on east side,

New and altered elements include: new wood windows with multi-pane muntins, new one-and-one-half-story rear addition, new basement living space with walk-out below-grade patios, altered size of rear dormer, and enlarged chimney.

Evaluation

The evaluation is unchanged from the 2013 DPR523 Form.

The property continues to be eligible for the California Register under Criterion (3), as it embodies the distinctive characteristics of Craftsman design related to the Craftsman era in residential architecture of about 1905-1925.

Bibliography for this update:

Maggi, Franklin and Leslie Dill of Archives & Architecture, LLC. State of California Department of Parks & Recreation Form 523. May 7, 2013

Dill, Leslie of Archives & Architecture, LLC. Initial Secretary of the Interior's Standards Review: Proposed Reorientation, Rehabilitation, and Addition Project of the Historic Wideman House, Sept 6, 2013.

Dill, Leslie of Archives & Architecture, LLC. Secretary of the Interior's Standards Review: Proposed Rehabilitation Project of the Water Tower and Garage at the Historic Wideman House. April 21, 2014

Dill, Leslie of Archives & Architecture, LLC. Secretary of the Interior's Standards Comprehensive Review: Proposed Reorientation, Rehabilitation, and Addition Project of the Historic Wideman House. November 3, 2014

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Updated Photographs

All photos taken by Leslie Dill in January and February 2017



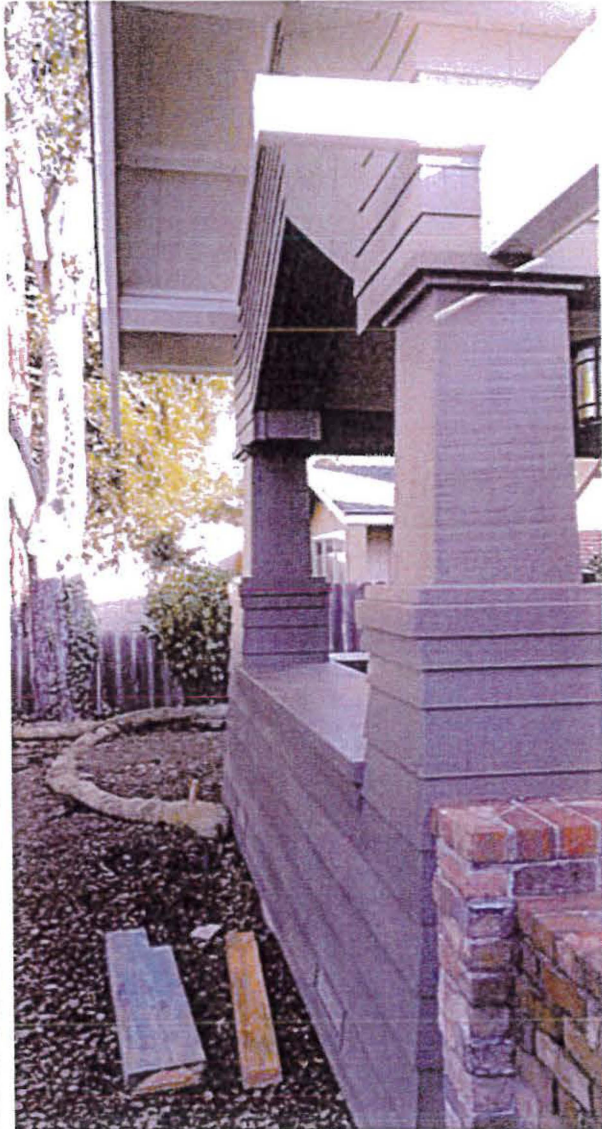
Front Façade, viewed facing southwest



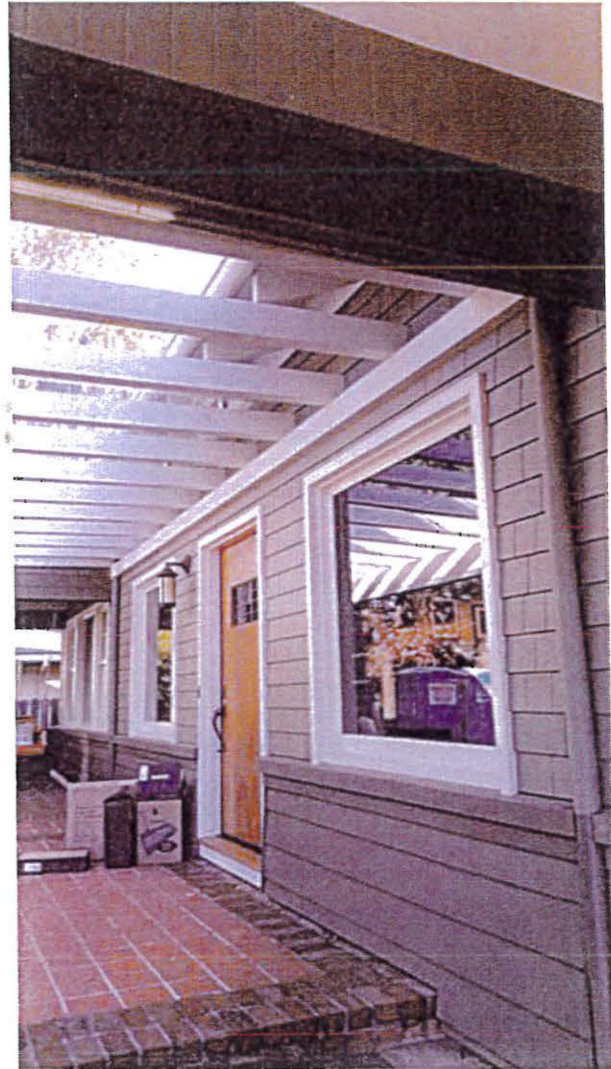
Front Façade, viewed facing southeast

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Detail of east gable wall



Detail of front door and windows

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West Side, viewed facing southeast

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Rear of House, from the southwest, showing rehabilitated dormer and new rear door



Rear Addition, from the south, showing differentiation of porch overhangs

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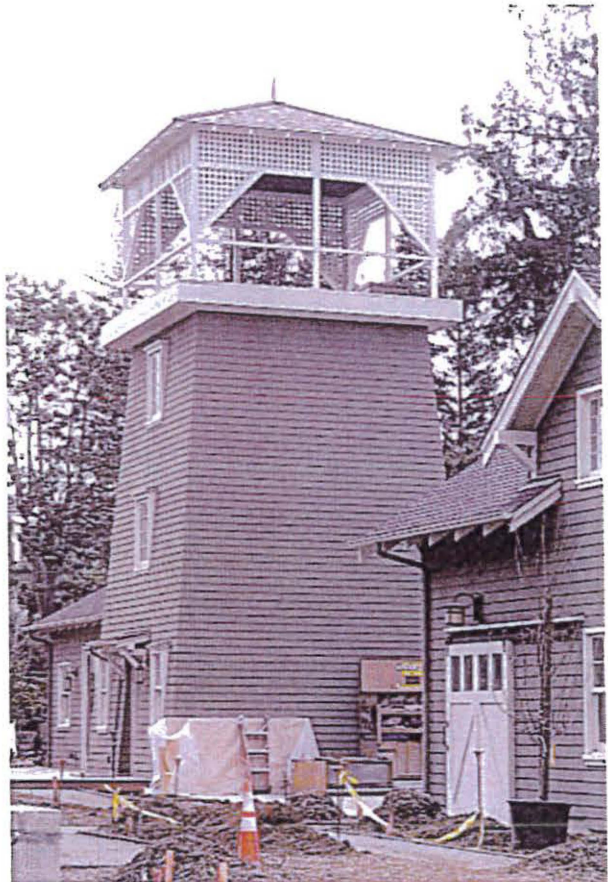
*Resource Name or # (Assigned by recorder) Wideman House

*Recorded by Leslie Dill

*Date 03/22/17

Continuation Update

(Continued from previous page)



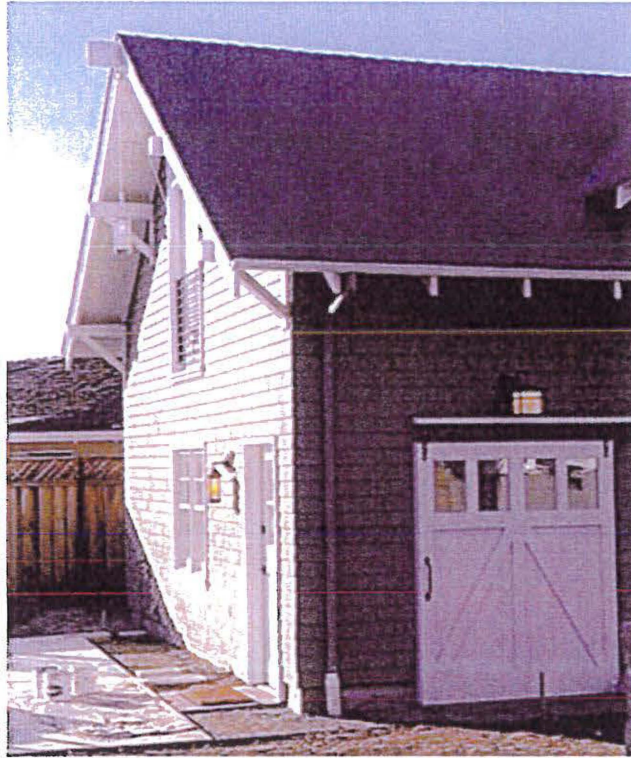
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*Recorded by Leslie Dill

*Date 03/22/17

Continuation Update

(Continued from previous page)



Carriage House/Garage, from the southeast



Carriage House/Garage, from the northeast

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

City of Los Altos
1 North San Antonio Road
Los Altos, CA 94022
Attn: Community Development Director

SPACE ABOVE THIS LINE FOR RECORDER'S USE

RECORDING REQUESTED PURSUANT TO
GOVERNMENT CODE SECTIONS 6103 and 27383

HISTORIC PROPERTY PRESERVATION AGREEMENT
10 YERBA BUENA AVENUE

THIS AGREEMENT is made and entered into this _____ day of _____, 2017, by and between the CITY OF LOS ALTOS, a municipal corporation ("City") and DUCO PASMOOIJ and LAURIE PASMOOIJ (collectively, "Owner").

RECITALS

A. California Government Code section 50280, et seq. authorizes cities to enter into contracts with the owners of qualified historical property to provide for the use, maintenance and restoration of such historical property so to retain its characteristics as property of historical significance;

B. Owner holds fee title in and to that certain real property, together with associated structures and improvements thereon, generally located at the street address 10 YERBA BUENA AVENUE, LOS ALTOS, CALIFORNIA (the "Historic Property"). A legal description of the Historic Property is attached hereto, marked as Exhibit "A" and is incorporated herein by this reference;

C. On January 28, 1997, the Historical Commission of the City of Los Altos declared and designated the Historic Property as a Historical Resource, pursuant to Chapter 12.44 of the City's Municipal Code. The Historic Property is a qualified historical property pursuant to California Government Code section 50280.1.

D. City and Owner, for their mutual benefit, now desire to enter into this agreement both to protect and preserve the characteristics of historical significance of the Historic Property and to qualify the Historic Property for an assessment of valuation pursuant to the Provisions of Chapter 3, of Part 2, of Division 1 of the California Revenue and Taxation Code.

AGREEMENT

NOW THEREFORE, City and Owner, in consideration of the mutual covenants and conditions set forth herein, do hereby agree as follows:

1. **Effective Date and Term of Agreement.** This Agreement shall be effective and commence on _____, 2017 (“Effective Date”) and shall remain in effect for a term of ten (10) years thereafter. Each year upon the anniversary of the Effective Date, such initial term will automatically be extended as provided in paragraph 2, below.

2. **Renewal.** On each anniversary of the Effective Date (hereinafter referred to as the “Renewal Date”), an additional one year term shall automatically be added to the term of this Agreement unless a notice of nonrenewal (“Notice of Nonrenewal”) is served as provided herein. If either Owner or City desires in any year not to renew this Agreement for an additional one year term, Owner or City shall serve a written Notice of Nonrenewal upon the other party in advance of the Renewal Date. Such Notice of Nonrenewal shall be effective if served by Owner upon City at least ninety (90) days prior to the Renewal Date, or if served by City upon Owner, such Notice of Nonrenewal shall be effective if served upon Owner at least sixty (60) days prior to the Renewal Date. If either City or Owner timely serves a Notice of Nonrenewal in any year, this Agreement shall remain in effect for the balance of the term then remaining, either from its original execution or from the last renewal date of this Agreement, whichever may apply.

2.1 **Owner Protest of City Nonrenewal.** Within fifteen (15) days after receipt by Owner of a Notice of Nonrenewal from City, Owner may make and file a written protest of the Notice of Nonrenewal. Upon receipt of such protest the City Council shall set a hearing prior to the expiration of the Renewal Date of this Agreement. Owner may furnish the City Council with any information which the Owner deems relevant, and within ten (10) days after demand shall furnish the City Council with any information the City Council may require. The City Council may, at any time prior to the Renewal Date of this Agreement, but without obligation to do so, withdraw its Notice of Nonrenewal.

3. **Assessment of Valuation.** The parties acknowledge that Owner, in consideration for abiding by the terms of this Agreement, shall be entitled to apply for a reassessment evaluation of the Historic Property pursuant to the provisions of Sections 439 et. seq. of the California Revenue and Taxation Code. Owner acknowledges that tax relief afforded to the Owner pursuant to Chapter 3, Part 2, of Division 1 of the California Revenue and Taxation Code may require negotiation with the Santa Clara County Assessor’s Office. All tax savings realized by Owner in connection with this Agreement shall be used to preserve, maintain, repair, restore and rehabilitate the Historic Property.

4. **Standards for Historical Property.** Owner shall preserve, repair and maintain the Historic Property and its Character Defining Features (defined below) as a qualified historic property, in no less than equal to the condition of the Historic Property

on the Effective Date. Owner shall, where necessary, restore and rehabilitate the property according to the rules and regulations of the Office of Historic Preservation of the State Department of Parks and Recreation, the United States Secretary of the Interior's Standards for Rehabilitation and Restoration, the State Historical Building Code, and the City's Historical Preservation Ordinance, as the same may be amended from time to time, and in accordance with the attached ten year schedule of home repair, maintenance and improvement measures prepared by Owner and approved by the City Council, attached hereto as Exhibit "B." Commencing on the fifth anniversary of the Effective Date, and continuing every five (5) years thereafter during the term of this Agreement, Owner shall submit to City an updated ten (10) year schedule of potential home repair, maintenance and improvement measures for the upcoming ten (10) year period, which schedule shall also document all repairs, maintenance, and improvements which have been completed since the Effective Date. Character Defining Features means all historic or other architecturally significant aspects of the Historic Property, including without limitation, the general architectural form, style, materials, design, scale, details, mass, roof line, porch, exterior vegetation and other aspects of the appearance of the exterior and interior of the Historic Property. The Secretary of Interior's Standards for Rehabilitation and Restoration currently in effect (attached hereto and marked as Exhibit "C") shall be incorporated herein by reference and constitute the minimum standards and conditions for the rehabilitation and restoration of the Historic Property. All standards referred to in this Section 4 shall apply to the Historic Property throughout the term of this Agreement. Owner shall not obstruct or obscure the public's ability to view the exterior of the Historic Property from the public right-of-way. Such prohibition shall include, without limitation, a prohibition against the placing of trees, bushes or fences in a location which substantially obscures or obstructs the view from the public right-of-way of the exterior of the Historic Property.

This provision shall not require the removal of any existing vegetation, trees, walls or fences that were in place at the time that this agreement went into effect. The historic property evaluation, which is filed with the Community Development Department, provides additional information about the existing vegetation, trees, walls and fences which are allowed to be maintained.

5. **Periodic Examinations.** Owner shall allow reasonable periodic examination, by prior appointment, of the exterior of the Historic Property by representatives of the Santa Clara County Assessor, State Department of Parks and Recreation, State Board of Equalization, and/or the City, as may be necessary to determine Owner's compliance with the terms and provisions of this Agreement.

6. **Provision of Information of Compliance.** Within ten (10) days after request by City, Owner shall furnish City with any and all information requested by the City from time to time which City deems necessary or advisable to determine compliance with the terms and provisions of this Agreement.

7. **Cancellation.** City, following a duly noticed public hearing, as set forth in California Government Code Sections 50285, et seq., may cancel this Agreement if it determines that Owner breached any of the provisions of this Agreement or has allowed the Historic Property to deteriorate to the point that it no longer meets the standards for

a qualified historic property and such breach is not cured by Owner within thirty (30) days after City gives Owner notice that a breach has occurred. City may also cancel this Agreement if it determines that the Owner has failed to maintain, preserve, restore or rehabilitate the Historic Property in accordance with the terms of this Agreement and such breach is not cured by Owner within thirty (30) days after City gives Owner notice that a breach has occurred. If this Agreement is canceled because of failure of the Owner to maintain, preserve, restore and rehabilitate the Historic Property as specified above, the Owner shall pay a cancellation fee to the State Controller as set forth in Government Code Section 50286 as the same may be amended or replaced from time to time.

8. **Destruction.** Notwithstanding any provision of this Agreement to the contrary, the Owner may cancel this Agreement without payment of the cancellation fee set forth in Section 7, if the existing single-family residence (the "Structure") on the Historic Property is damaged by fire, earthquake, or other Act of God or accidental cause to the extent (1) the then fair market value of said Structure is reduced by fifty-one percent (51%) or more; or (2) fifty-one percent (51%) or more of said Structure's floor area is destroyed or irreparably damaged; or (3) fifty-one percent (51%) or more of the Structure's Character Defining Features are destroyed or irreparably damaged; or (4) that the cost to the Owner (less any insurance proceeds payable in connection with such damage) to restore the Structure to its prior condition would exceed Ten Thousand Dollars (\$10,000). If the Owner desires to cancel this Agreement under this Section 8, written notice shall be given to the City within ninety (90) days after such damage or destruction occurs.

If the Owner desires to cancel this Agreement due to the circumstances outlined in this Section 8, either party may request a hearing before the City Council to determine (a) the extent of diminution of value, (b) the extent of the damage or destruction to the floor area of the Structure, and/or (c) extent of damage or destruction to the Character Defining Features of the Structure. The City Council may refer any matter relating to (c) to the City's Historical Commission for its findings and recommendations.

If Owner does not cancel this Agreement pursuant to this Section within ninety (90) days after damage or destruction occurs, or the damage or destruction does not exceed the thresholds set forth in the first paragraph of this Section, Owner shall have a reasonable time, not to exceed four (4) months, in which to restore the structure to not less than the condition existing prior to such damage or destruction.

9. **Enforcement of Agreement.** City may specifically enforce, or enjoin the breach of, the terms of this Agreement, if Owner fails to cure any default under this Agreement within thirty (30) days after City gives Owner notice that Owner has breached any of Owner's obligations under this Agreement. If Owner's breach is not corrected to the reasonable satisfaction of the City within thirty (30) days after the notice of breach is given to Owner, then City may, without further notice, declare a default under the terms of this Agreement and bring any action necessary to specifically enforce the obligations of Owner or enjoin any breach under this Agreement, including, but not limited to, bringing an action for injunctive relief against the Owner or such other relief as City may deem appropriate.

City does not waive any claim of default by Owner if City does not enforce or cancel this Agreement upon a default by Owner. All other remedies at law or in equity which are not otherwise provided for in this Agreement shall be available to the City to pursue if there is a default of this Agreement by Owner. No waiver by City or any breach or default under this Agreement by Owner shall be deemed to be a waiver of any other subsequent breach thereof or default hereunder.

10. **Binding Effect of Agreement; Covenants Running With the Land.** The Owner hereby subjects the Historic Property to the covenants, reservations and restrictions as set forth in this Agreement. City and Owner hereby declare their specific intent that the covenants, reservations and restrictions as set forth herein shall be deemed covenants running with the land and shall pass to and be binding upon the Owner's successors and assigns in title or interest to the Historic Property. Each and every contract, deed or other instrument hereinafter executed, covering or conveying the Historic Property, or any portion thereof, shall conclusively be held to have been executed, delivered and accepted subject to the covenants, reservations and restrictions expressed in this Agreement regardless of whether such covenants, reservations and restrictions are set forth in such contract, deed or other instrument. City and Owner hereby declare their understanding and intent that the burden of the covenants, reservations and restrictions set forth herein touch and concern the land in that the value of the Owner's legal interest in the Historic Property may be affected thereby. City and Owner hereby further declare their understanding and intent that the benefit of such covenants, reservations and restrictions touch and concern the land by enhancing and maintaining the historic characteristics and significance of the Historic Property for the benefit of the public and Owner.

11. **Sale or Transfer of Ownership.** Prior to the sale or transfer of ownership of the Historic Property, the Owner is bound by this Agreement to provide a report to the City which outlines how all tax savings realized by Owner in connection with this Agreement were used to preserve, maintain, repair, restore and rehabilitate the Historic Property. The City shall review and approve the report administratively within twenty-one (21) days. If the City takes no action within that time, the report is deemed adequate.

12. **Cost Reimbursement.** Owner shall, within ten (10) days after demand, reimburse City for all reasonable legal fees and costs and all staff time and costs incurred by City in connection with the preparation and review of this Agreement and the administration of the Agreement during the term of this Agreement.

13. **Notice.** Any notice required to be given by the terms of this Agreement shall be in writing and sent by personal delivery or by United States registered or certified mail, postage prepaid, return receipt requested, addressed as set forth in this Section 13 below at any other address as may be later specified by the parties hereto by notice given in the manner required by this Section 13.

To City:
City of Los Altos
Attn: Historical Commission Liaison
One North San Antonio Road
Los Altos, CA 94022

To Owner:
Duco Pasmooij and Laurie Pasmooij
10 Yerba Buena Avenue
Los Altos, CA 94022

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

14. **Notice to Office of Historic Preservation.** Owner shall provide written notice of this Agreement and shall provide a copy of this Agreement to the Office of Historic Preservation to the Department of Parks and Recreation of the State of California within six (6) months following the Effective Date.

15. **Effect of Agreement.** None of the terms, provisions or conditions of this Agreement shall be deemed to create a partnership between the parties hereto or any of their heirs, successors or assigns, nor shall such terms, provisions or conditions cause the parties to be considered joint ventures or members of any joint enterprise.

16. **Indemnity of City.** Owner shall protect, defend, indemnify, and hold City and its elected officials, officers, agents and employees harmless from liability for claims, losses, proceedings, damages, causes of action, liabilities, costs or expense, including reasonable attorneys' fees, which may arise directly or indirectly from the negligence, willful misconduct or breach of this Agreement by Owner or Owner's contractors, subcontractors, agents, employees or other persons acting on Owner's behalf in connection with the Historic Property, or which arise directly or indirectly in connection with Owner's activities in connection with the Historic Property. This Section 16 applies, without limitation, to all damages and claims for damages suffered, or alleged to have been suffered regardless of whether or not the City prepared, supplied or approved any plans, specifications or other documents for the Historic Property.

17. **Binding Upon Successors.** All of the agreements, rights, covenants, reservations and restrictions contained in this Agreement shall be binding upon and shall inure to the benefit of the parties named herein, their heirs, successors, legal representatives, and assigns and all persons acquiring any part or portion of the Historic Property, whether voluntarily or involuntarily, by operation of law or in any manner whatsoever.

18. **Legal Costs.** If legal proceedings are brought by Owner or City to enforce or restrain a violation of any of the covenants, reservations or restrictions contained herein, or to determine the rights and duties of any party hereunder, the prevailing party in such proceeding may recover all reasonable attorneys' fees to be fixed by the court, in addition to court costs and other relief ordered by the court.

19. **Severability.** If any of the provisions of this Agreement are held to be unenforceable or invalid by any court of competent jurisdiction, or by subsequent preemptive legislation, the validity and enforceability of the remaining provisions, or portions thereof, shall not be affected thereby.

20. **Governing Law.** This Agreement shall be construed and governed in accordance with the laws of the State of California.

21. **Recordation.** No later than twenty (20) days after the parties execute and enter into this Agreement, City shall cause this Agreement to be recorded in the Office of the County Recorder of the County of Santa Clara, California.

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

23. **Captions.** Section headings and captions of this Agreement are for convenience of reference only and shall not be considered in the interpretation of any of the provisions of this Agreement.

WITNESS WHEREOF, the parties have executed this Agreement effective as of the date first above written.

OWNERS:

By: _____
Duco Pasmooij

Dated: _____

By: _____
Laurie Pasmooij

Dated: _____

CITY OF LOS ALTOS:

By: _____
Christopher Jordan, City Manager

Dated: _____

Attest:

By: _____
Jon Maginot, City Clerk

Dated: _____

Approved as to Form:

By: _____
Jolie Houston, City Attorney

Dated: _____

EXHIBIT "A"

Property Legal Description

A.P.N.: 167-29-058

Real property in the City of Los Altos, County of Santa Clara, State of California, described as follows:

PARCEL B, AS SHOWN ON PARCEL MAP OF A PORTION OF SECTION 30, T. 6 S., R. 2 W., M.D.B. & M., FILED APRIL 23, 1968, MAP BOOK 236, OF PARCEL MAPS AT PAGE 21, RECORDS OF SANTA CLARA COUNTY.

EXHIBIT "B"

SCHEDULE OF IMPROVEMENTS

Year	Description	Annual Amortized Cost	Total Annual Amortized Cost
2018	Exterior shingles, waterproofing	\$ 1,520	
	Exterior trim, paneling	\$ 2,510	
	Stucco	\$ 130	
	Wooden windows (new, restored)	\$ 1,704	
	Wooden doors (new, restored)	\$ 1,670	
	Roof (composite shingles)	\$ 2,425	
	Painting (shingles, siding, windows, decorative tails)	\$ 13,300	
	Dryrot repairs (tails, beams, framing)	\$ 4,500	
	Foundation (slab, basement)	\$ 4,050	
	Framing	\$ 5,030	
	Masonry	\$ 600	
	Metal rails, stairs and fences	\$ 550	
	Wooden decking	\$ 1,600	
	Wooden trellis	\$ 400	
2019	Exterior shingles, waterproofing	\$ 1,520	
	Exterior trim, paneling	\$ 2,510	
	Stucco	\$ 130	
	Wooden windows (new, restored)	\$ 1,704	
	Wooden doors (new, restored)	\$ 1,670	
	Roof (composite shingles)	\$ 2,425	
	Painting (shingles, siding, windows, decorative tails)	\$ 13,300	
	Dryrot repairs (tails, beams, framing)	\$ 4,500	
	Foundation (slab, basement)	\$ 4,050	
	Framing	\$ 5,030	
	Masonry	\$ 600	
	Metal rails, stairs and fences	\$ 550	
	Wooden decking	\$ 1,600	
	Wooden trellis	\$ 400	
2020	Exterior shingles, waterproofing	\$ 1,520	
	Exterior trim, paneling	\$ 2,510	
	Stucco	\$ 130	
	Wooden windows (new, restored)	\$ 1,704	
	Wooden doors (new, restored)	\$ 1,670	
	Roof (composite shingles)	\$ 2,425	
	Painting (shingles, siding, windows, decorative tails)	\$ 13,300	
	Dryrot repairs (tails, beams, framing)	\$ 4,500	
	Foundation (slab, basement)	\$ 4,050	
	Framing	\$ 5,030	
	Masonry	\$ 600	
	Metal rails, stairs and fences	\$ 550	
	Wooden decking	\$ 1,600	
	Wooden trellis	\$ 400	
2021	Exterior shingles, waterproofing	\$ 1,520	
	Exterior trim, paneling	\$ 2,510	
	Stucco	\$ 130	
	Wooden windows (new, restored)	\$ 1,704	

Year	Description	Annual Amortized Cost	Total Annual Amortized Cost
	Wooden doors (new, restored)	\$ 1,670	
	Roof (composite shingles)	\$ 2,425	
	Painting (shingles, siding, windows, decorative tails)	\$ 13,300	
	Dryrot repairs (tails, beams, framing)	\$ 4,500	
	Foundation (slab, basement)	\$ 4,050	
	Framing	\$ 5,030	
	Masonry	\$ 600	
	Metal rails, stairs and fences	\$ 550	
	Wooden decking	\$ 1,600	
	Wooden trellis	\$ 400	
			\$ 39,989

2022	Exterior shingles, waterproofing	\$ 1,520	
	Exterior trim, paneling	\$ 2,510	
	Stucco	\$ 130	
	Wooden windows (new, restored)	\$ 1,704	
	Wooden doors (new, restored)	\$ 1,670	
	Roof (composite shingles)	\$ 2,425	
	Painting (shingles, siding, windows, decorative tails)	\$ 13,300	
	Dryrot repairs (tails, beams, framing)	\$ 4,500	
	Foundation (slab, basement)	\$ 4,050	
	Framing	\$ 5,030	
	Masonry	\$ 600	
	Metal rails, stairs and fences	\$ 550	
	Wooden decking	\$ 1,600	
	Wooden trellis	\$ 400	
			\$ 39,989

2023	Exterior shingles, waterproofing	\$ 1,520	
	Exterior trim, paneling	\$ 2,510	
	Stucco	\$ 130	
	Wooden windows (new, restored)	\$ 1,704	
	Wooden doors (new, restored)	\$ 1,670	
	Roof (composite shingles)	\$ 2,425	
	Painting (shingles, siding, windows, decorative tails)	\$ 13,300	
	Dryrot repairs (tails, beams, framing)	\$ 4,500	
	Foundation (slab, basement)	\$ 4,050	
	Framing	\$ 5,030	
	Masonry	\$ 600	
	Metal rails, stairs and fences	\$ 550	
	Wooden decking	\$ 1,600	
	Wooden trellis	\$ 400	
			\$ 39,989

2024	Exterior shingles, waterproofing	\$ 1,520	
	Exterior trim, paneling	\$ 2,510	
	Stucco	\$ 130	
	Wooden windows (new, restored)	\$ 1,704	
	Wooden doors (new, restored)	\$ 1,670	
	Roof (composite shingles)	\$ 2,425	
	Painting (shingles, siding, windows, decorative tails)	\$ 13,300	
	Dryrot repairs (tails, beams, framing)	\$ 4,500	
	Foundation (slab, basement)	\$ 4,050	
	Framing	\$ 5,030	
	Masonry	\$ 600	
	Metal rails, stairs and fences	\$ 550	
	Wooden decking	\$ 1,600	

Year	Description	Annual Amortized Cost	Total Annual Amortized Cost
	Wooden trellis	\$ 400	
			\$ 39,989

2025	Exterior shingles, waterproofing	\$ 1,520	
	Exterior trim, paneling	\$ 2,510	
	Stucco	\$ 130	
	Wooden windows (new, restored)	\$ 1,704	
	Wooden doors (new, restored)	\$ 1,670	
	Roof (composite shingles)	\$ 2,425	
	Painting (shingles, siding, windows, decorative tails)	\$ 13,300	
	Dryrot repairs (tails, beams, framing)	\$ 4,500	
	Foundation (slab, basement)	\$ 4,050	
	Framing	\$ 5,030	
	Masonry	\$ 600	
	Metal rails, stairs and fences	\$ 550	
	Wooden decking	\$ 1,600	
	Wooden trellis	\$ 400	
			\$ 39,989

2026	Exterior shingles, waterproofing	\$ 1,520	
	Exterior trim, paneling	\$ 2,510	
	Stucco	\$ 130	
	Wooden windows (new, restored)	\$ 1,704	
	Wooden doors (new, restored)	\$ 1,670	
	Roof (composite shingles)	\$ 2,425	
	Painting (shingles, siding, windows, decorative tails)	\$ 13,300	
	Dryrot repairs (tails, beams, framing)	\$ 4,500	
	Foundation (slab, basement)	\$ 4,050	
	Framing	\$ 5,030	
	Masonry	\$ 600	
	Metal rails, stairs and fences	\$ 550	
	Wooden decking	\$ 1,600	
	Wooden trellis	\$ 400	
			\$ 39,989

2027	Exterior shingles, waterproofing	\$ 1,520	
	Exterior trim, paneling	\$ 2,510	
	Stucco	\$ 130	
	Wooden windows (new, restored)	\$ 1,704	
	Wooden doors (new, restored)	\$ 1,670	
	Roof (composite shingles)	\$ 2,425	
	Painting (shingles, siding, windows, decorative tails)	\$ 13,300	
	Dryrot repairs (tails, beams, framing)	\$ 4,500	
	Foundation (slab, basement)	\$ 4,050	
	Framing	\$ 5,030	
	Masonry	\$ 600	
	Metal rails, stairs and fences	\$ 550	
	Wooden decking	\$ 1,600	
	Wooden trellis	\$ 400	
			\$ 39,989

Amortization Schedule for Rehabilitation/Restoration/Maintenance Cost | 10 Yerba Buena Ave, Los Altos CA 94022

Duco Pasmooij, October 2, 2017

Description	Main House	Water Tower & Barn	Amortization (yrs)	Annual Amortization Cost
<i>Exterior shingles, waterproofing</i>	\$ 87,000	\$ 65,000	100	\$ 1,520
<i>Exterior trim, paneling</i>	\$ 206,000	\$ 45,000	100	\$ 2,510
<i>Stucco</i>	\$ 13,000	\$ -	100	\$ 130
<i>Wooden windows (new, restored)</i>	\$ 102,000	\$ 68,400	100	\$ 1,704
<i>Wooden doors (new, restored)</i>	\$ 122,000	\$ 45,000	100	\$ 1,670
<i>Roof (composite shingles)</i>	\$ 72,000	\$ 25,000	40	\$ 2,425
<i>Painting (shingles, siding, windows, decorative tails)</i>	\$ 107,000	\$ 26,000	10	\$ 13,300
<i>Dryrot repairs (tails, beams, framing)</i>	\$ 30,000	\$ 15,000	10	\$ 4,500
<i>Foundation (slab, basement)</i>	\$ 345,000	\$ 60,000	100	\$ 4,050
<i>Framing</i>	\$ 375,000	\$ 128,000	100	\$ 5,030
<i>Masonry</i>	\$ 60,000	\$ -	100	\$ 600
<i>Metal rails, stairs and fences</i>	\$ 55,000	\$ -	100	\$ 550
<i>Wooden decking</i>	\$ 80,000	\$ -	50	\$ 1,600
<i>Wooden trellis</i>	\$ 20,000	\$ -	50	\$ 400
	\$ 1,674,000	\$ 477,400		\$ 39,989

EXHIBIT "C"

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION AND RESTORATION

Rehabilitation:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Restoration:

1. A property will be used as it was historically or be given a new use that interprets the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alterations of features, spaces and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place and use. Work needed to stabilize, consolidate and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection and properly documented for future research.
4. Materials, features, spaces and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

ATTACHMENT E

