



DATE: October 26, 2017

AGENDA ITEM # 3

AGENDA REPORT

TO: Historical Commission
FROM: Sean K. Gallegos, Staff Liaison
SUBJECT: 16-H-01 – 160 W. Portola Avenue

RECOMMENDATION:

Recommend approval of the Tentative Map and Variance applications to the Planning and Transportation Commission subject to the listed findings and conditions

PROJECT DESCRIPTION

The proposed tentative map includes a subdivision of a Historic Resource property into two new lots of 10,000 square feet and 33,617 square feet. As part of the tentative map, a portion of the existing house, that does not qualify as historical, shall be removed, a portion of the garage shall be removed, and the water tower shall be relocated toward the rear property line of lot No. 2. The project also includes a variance to allow for the tank house to exceed the 12-foot height limit for accessory structures. A letter from the architect provides additional information about the proposed project is included in Attachment B.

BACKGROUND

The main house on the property was designed with the Farmhouse style of architecture and was originally constructed between 1910 and 1920. At the time of construction, the house was located on a 10-acre farm and it was likely owned by either Leonard and Elizabeth Campbell or John Amich. The tank house was constructed around the same period as the main house, but the exact date is not known. There are several early undocumented additions to the existing main structure, and includes the main house's eastern projection, the back yard canopy/overhang, and a one-story pool room along the western elevation. There were also include alterations and additions to the water tower and garage, and the conversion of the garage into a studio. The property's historic report and updated property evaluation (DPR forms) are included in Attachments C and D.

DISCUSSION

The subject property is designated as Single-Family (four dwelling units per acre) in the General Plan and zoned R1-10 Single-Family. With a lot size of 43,617 square feet, the property meets the Zoning Code requirements to subdivide into two parcels. However, portions of the main house and will need to be removed to assure compliance with the required ten-foot interior side yard setback and the tank house will be relocated to meet setback requirements for the R1-10 zoning district. As outlined in Policy 6.2 of the Community Design and Historic Resources Element of the General Plan, "the City

shall regard demolition of landmark and historic resources, listed in the Historic Resources Inventory, as a last resort...” In order to preserve this historic tank house structure, the project is proposing to relocate the house into the rear of lot No. 2.

The project historian has reviewed the proposed removal of the northwest portion of the 1955 addition to the main house, the removal of the eastern portion of the garage and the relocation of the tank house and finds that the modifications will not degrade the already diminished integrity of the property or significantly diminish the historic setting or context. The original size of the property (10-acres) has already been significantly reduced and the relationship between the house and the tank house has already been altered. However, by maintaining the house’s position adjacent to West Portola Avenue will preserve the original relationship that the structure had to the street. Also, by maintaining the placement of the tank house behind the main house, the feeling of an early 20th century rural farm will be preserved.

As part of the relocation of the historic structures, a variance will need to be approved with the subdivision. The historic structures will comply with the floor area and lot coverage requirements for the new corner lot and will meet most of the required setbacks. The variances will recognize the tank house height of 25 feet where a maximum of 12 feet is allowed for accessory structures.

Staff supports the proposed variances in order to preserve the property’s historic buildings as part of the subdivision. The building heights already exist and would not change as a result of the subdivision. However, additional details should be provided to show how the alterations and addition will preserve the historic character of the main house and tank house. Staff has added a condition that requires additional architectural details and specifications for the proposed exterior modifications to both structures to be reviewed by the Historical Commission prior to issuance of a demolition or building permit.

Cc: Michael Hodges, Applicant and Designer
SMP Engineers, Civil Engineer

Attachments:

- A. Application
- B. Applicant Cover Letter
- C. Historic Property Report
- D. Updated Historic Property Evaluation (DPRs)

FINDINGS

16-H-01 – 160 W. Portola Avenue

With regard to the Advisory Review, the Historical Commission finds the following in accordance with Section 12.44.140 of the Municipal Code:

1. The project complies with all provisions of the Historic Preservation Ordinance (Chapter 12.44); and
2. The project does not adversely affect the physical integrity or the historic significance of the subject property.

CONDITIONS

16-H-01 – 160 W. Portola Avenue

1. The recommendation is based on the plans received on June 16, 2017 and the written application materials provided by the applicant, except as may be modified by these conditions.
2. Prior to issuance of demolition permits or building permits, the applicant shall provide architectural details and specifications for the proposed exterior modifications to the main house, garage and tank house for review by the Historical Commission.



ATTACHMENT A

CITY OF LOS ALTOS GENERAL APPLICATION

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

Permit # 1107017

<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 checked="" 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 checked="" type="checkbox"/>	Tentative Map/Division of Land	<input type="checkbox"/>	Sidewalk Display Permit	<input type="checkbox"/>	Appeal
<input checked="" type="checkbox"/>	Historical Review	<input type="checkbox"/>	Preliminary Project Review	<input type="checkbox"/>	Other:

Project Address/Location: 160 W. Portola Ave.

Project Proposal/Use: 2 Lot Subdivision Current Use of Property: Residential

Assessor Parcel Number(s): 167-22-010 Site Area: 43,617 sq (1.001 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: Michael Hodges

Telephone No.: (650) 208-7772 Email Address: mike@mxhi.com

Mailing Address: 160 W. Portola Ave. Los

City/State/Zip Code: Los Altos CA 94022

Property Owner's Name: Michael Hodges

Telephone No.: _____ Email Address: _____

Mailing Address: _____

City/State/Zip Code: - Same as Applicant -

Architect/Designer's Name: SMP Engineers

Telephone No.: (650) 941 8055 Email Address: Srazavi@smpengineers.com

Mailing Address: 1534 Carob Lane

City/State/Zip Code: Los Altos, CA 94024

*** 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. ***



ATTACHMENT B

June 20th, 2015

Subject: Variance letter

The Hodges Residence
160 W. Portola Ave
Los Altos, CA

APN: 167-22-010



To Whom It May Concern:

We are submitting our letter of justification for the variance application for the property of Mike and Anh Hodges at 160 W. Portola Ave Los Altos, CA. The variance we are requesting is regarding the 25' building height of the existing Water Tower which we are relocating and preserving in it's original form. The structure is considered a historical resource.

The sub-division of this property is completed as per the City of Los Altos zoning requirements and does not impact any neighbor or person living or working close to this property.

Mike and Anh Hodges have been living on this property for quite a few years and are now ready to sub-divide this property to help them with their retirement. Their hope is that the funds of the sub-division can help them maintain the rest of the property, renovate and update the existing structures as needed.

The Design Review Commission must make the following findings in order to approve the variance. I am attaching our finding justifications in this letter.

- 1) The granting of the variance will be consistent with the objectives of the zoning plan set forth in Article 1 of Chapter 14.02 of the Los Altos Municipal Code.
 - a. The site has been sub-divided according to the current City of Los Altos sub-division requirements. In order to meet the cities requirements the existing structure is coming within the required setback. This sub-division upholds the Cities zoning regulations.
- 2) The granting of the variance will not be detrimental to the health, safety, or welfare of persons living or working in the vicinity or injurious to property or improvements in the vicinity; and
 - a. The current water tower, which is under review, has been part of this property since it was built. This water tower does not affect any neighbors or persons living or working close to this property.
- 3) The variance shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location, or surroundings, the strict application of the provisions of the Zoning Ordinance deprive the subject property of privileges enjoyed by other properties in the vicinity and under identical zoning classifications.
 - a. The existing water tower is considered a historic resource has been a part of the original property since its conception. The variance will acknowledge the existing 25' height and that the Water Tower will continue to be a major architectural feature of the property..

We hope that the commission will make the findings and approve this application so that the property owners can proceed forward with their retirement plan.

Best Regards

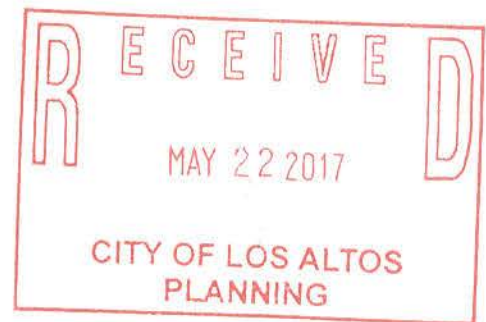
Malika Junaid
Architect

ATTACHMENT C



160 West Portola Avenue Los Altos, CA Historic Resource Evaluation - Update

Prepared for
Mike Hodges
Los Altos, CA



Prepared by
Garavaglia Architecture, Inc.
May 19, 2017

Innovating Tradition

HISTORIC RESOURCE EVALUATION

INTRODUCTION

PROJECT OVERVIEW

Garavaglia Architecture, Inc. was contracted by Mike Hodges in August of 2015 to prepare a Historic Resource Evaluation (HRE) for the property at 160 West Portola Avenue in Los Altos. This report has been requested in connection with the proposed division and selling of a portion of the property, relocation of the Water Tower, and removal of a portion of the Garage. Further, this report will evaluate the proposed modifications to the Garage and Water Tower buildings for impacts to the potential resource.



Figure 1. Parcel Map with subject property indicated in yellow (Office of County Assessor, Santa Clara County, California, Book 167, Page 22, amended by author)



Figure 2. Subject property outlined in white with building highlighted in yellow (Google Maps, amended by author)

The building has been previously evaluated for historical significance (G. Laffey, 1997 and Circa: Historic Property Development, 2012). The property is listed on the City of Los Altos' Historic Resource Inventory as resource number 73.

The following excerpt regarding Los Altos' historic resource evaluation process has been taken from the *City of Los Altos Historic Resources Inventory*, written in October of 2012:

In order to properly identify historic resources within the City of Los Altos, the City Council authorized the Historical Commission to conduct a historic property survey in the spring of 1990. In 1997, the Historical Commission completed a Historic Resources Inventory (HRI). The HRI was developed to catalogue all of the historic resources that were subject to the Historic Preservation Ordinance and rank each resource based on their significance. To rank the historic resources, a numerical evaluation system derived from *The Evaluation of Historic Buildings* by Harold Kalman (1979) was used. The "Kalman Scale" used a numeric scale to rate the resources in five categories: Architecture, History, Environment, Age and Integrity.

Over the years, the methods and techniques for evaluating historic resources have evolved. As outlined in the criteria for the National Historic Register and the California Historic Register, current historic resource evaluation is based on using four areas of eligibility criteria: events, persons, design and the ability to yield important information,

with age and integrity as separate entities. The Kalman Scale generally covers the same criteria, but is not totally consistent with the National Register and California Register evaluation methods in that it uses a ranking system and is quantitative rather than qualitative. In order to maintain the City's HRI and evaluate historic resources in a way that is consistent with current historic preservation practices, a new historic rating methodology has been developed for the City.¹

Using this updated methodology that has been developed for the City, this HRE will address the subject property's eligibility for listing as a historic resource on the California Register of Historical Resources (CRHR), as well as the National Register of Historic Places (NRHP).

METHODOLOGY

Garavaglia Architecture, Inc. staff conducted a site visit and survey of the property's interior and exterior on August 19, 2015. During this visit, staff documented the building's configuration and architectural elements with photographs and field notes. The client provided a 2011 DPR Primary and Building, Structure, and Object Record form. Garavaglia Architecture, Inc. reviewed CIRCA: Historic Property Development's *Los Altos Historic Resource Inventory* (2012) for additional background information on Los Altos historical resources.

Garavaglia Architecture, Inc. conducted further archival research on the subject property and surrounding area. The following repositories/collections were consulted to complete the research process. (See References section for complete list of resources)

- Los Altos History Museum
- Santa Clara County Archives
- Santa Clara County Clerk Recorder's Office
- Santa Clara County Historical and Genealogical Society
- Online Archive of California

¹ CIRCA: Historic Property Development, *Los Altos Historic Resource Inventory* (City of Los Altos, 2012)

RESOURCE DESCRIPTION

SITE

The residence at 160 West Portola Avenue is located on the south side of West Portola Avenue, between Linden Avenue to the west and North San Antonio Road to the east. The one-acre parcel (APN 167-22-010) is rectangular in configuration.

The Main House is situated toward the center of the lot and faces north to West Portola Avenue (see Figure 3). Two additional buildings are present on the property; a rehabilitated Water Tower sits to the west of the Main House while a Garage is located to the southwest of the Main House. The Water Tower is utilized as a living unit with a bedroom, and the Garage now serves a multi-use purpose with storage, a studio, and a single bedroom.

A paved driveway encircles the northeastern portion of the lot, enclosing a landscaped area with a patio terrace, water feature, and extensive landscaping (see Figures 4 and 5). The driveway leads from West Portola Avenue to the Main House and further to the Garage at the eastern portion of the lot. The majority of the western portion of the site is dedicated to agricultural uses, including chicken raising at the north and vegetable gardens to the southern extent of the lot, accessible by a gravel pathway (see Figure 6). Directly south of the home sits a rectangular pool with a concrete diving board (see Figure 7). A tennis court sits in the southeastern corner of the lot, abutting a bedroom addition at the Garage. A fence with wisteria separates the tennis court from the remainder of the lot (see Figure 8).



Figure 3. South view of property from driveway entrance at West Portola Avenue (Garavaglia Architecture, Inc., August 2015)



Figure 4. North view from driveway, looking at West Portola Avenue (Garavaglia Architecture, Inc., August 2015)



Figure 5. Northeast view of landscaped area from driveway (Garavaglia Architecture, Inc., August 2015)



Figure 6. West view of garden and chicken coop area (Garavaglia Architecture, Inc., August 2015)



Figure 7. South view of swimming pool (Garavaglia Architecture, Inc., August 2015)



Figure 8. Northwest view of tennis court with pool at the left and Garage at the right (Garavaglia Architecture, Inc., August 2015)

BUILDINGS**Main House**

The two-story residence is irregular in footprint. The original central rectangular volume rises two stories with additional one-story wings to its west, south, and east. From the exterior, the additions largely match the existing building in siding material and composition. The home is clad in horizontal wood siding, with double-hung wood and sliding aluminum windows. The additions create a variance in rooflines which are clad in a variation of composition tiles in a diamond pattern, and rolled composition cladding material.

North Elevation

The side-gabled north elevation features a front-facing gable which is centered between two 8/1 lite windows, creating symmetry at the upper floor (see Figure 9). Decorative wood shingles and ornamental brackets adorn the upper extent of the gable with a small rectangular multi-pane window below the roofline. An enclosed porch with a partial-hipped roof projects from below the gable with 4 fixed 8-lite windows to the left and a single French door to the right. A pair of square columns frame the doorway to the porch, which has two transoms and sidelights. Fixed multi-lite window enclose the east and west elevations of the porch. A set of brick steps leads up to the entryway at the porch. To the right of the elevation, a concrete ramp leads to a pair of French doors offering direct access to a first-floor bedroom.



Figure 9. North elevation of subject property (Garavaglia Architecture, Inc., August 2015)

East Elevation

The cross-gabled roof configuration is most visible from the east elevation. A pair of one-over-one double hung windows sits centered below the gable in the east elevation (see Figure 10). Decorative wood shingles sit above the upper floor windows just below the gable's crest (see Figure 11). A double hung window and two rectangular multi-pane windows sit in the original portion of the home, to the north. A one-story addition with horizontal wood siding and a partial gable roof projects from the south of the elevation. The windows feature similar wood trim and screen enclosures, yet have smaller double hung wood windows than the rest of the home (see Figure 12). Accessible by brick steps, a side access door sits centered in the addition.



Figure 10. Eastern elevation at left with addition. Note porch enclosure on north elevation at right (Garavaglia Architecture, Inc., August 2015)



Figure 11. Detail of decorative wood shingles at eastern elevation (Garavaglia Architecture, Inc., August 2015)



Figure 12. Detail of side addition at eastern elevation. Note the difference in siding material and window at right (Garavaglia Architecture, Inc., August 2015)

South Elevation

The south elevation leads onto the rear yard. The rear portion of the home is accessible by a series of doors leading from the utility room and the kitchen. The eastern wing addition terminates at the south elevation with its own gabled roof, with a large double hung one-over-more lite window below (see Figure 13). To the east of this addition lies the utility room (formerly the kitchen), with a pair of metal sliding windows flanking a single door, accessible by a set of brick steps. Further east of the utility room lays the kitchen, which was formerly a porch. This enclosure includes several metal sliding windows and a single door leading directly off of the kitchen. A canvas awning extends from the central portion of the elevation. A flat roof projection extends from this portion of the south elevation and covers a concrete patio. The setback western wing of the house projects from the south elevation just beyond the enclosed kitchen (see Figure 14). At the second story, two windows sit within the flat-roofed projection of the original rectangular mass (see Figure 15).



Figure 13. South elevation at rear of home with gabled addition to the right and enclosed kitchen to the left. Door and center windows comprised the original kitchen (Garavaglia Architecture, Inc., August 2015)



Figure 14. South elevation with Pool Room addition to the left and enclosed porch/kitchen addition to the right with overhang (Garavaglia Architecture, Inc., August 2015)



Figure 15. Northeast view of roofline. Note the original second story portion of the home with the Pool House addition to the left and the enclosed porch/kitchen addition to the right (Garavaglia Architecture, Inc., August 2015)

West Elevation

The west elevation is largely comprised of the rectangular Pool Room addition (see Figure 16). Two double hung windows similar in dimension to the double-hung window present on first floor of the eastern elevation sit in this addition. To the north of the addition lies the remainder of the original portion of the home with a brick chimney constructed by Albert Nelson, brick contractors of San Francisco (see Figure 17).

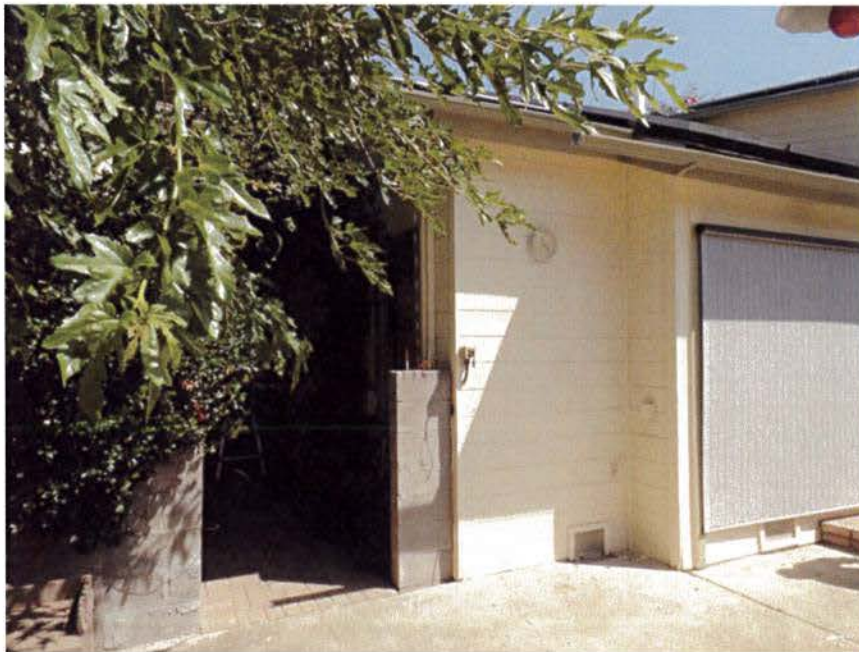


Figure 16. Southwest corner of home, comprised of the Pool House (Garavaglia Architecture, Inc., August 2015)



Figure 17. Metal chimney door at west elevation (Garavaglia Architecture, Inc., August 2015)

Interior

Access to the interior was limited to the first floor. The porch enclosure has wooden siding on the walls and ceiling with tile flooring (see Figure 18).

Upon passing the enclosed porch, the single entry door leads to a large living room area with a contemporary fireplace surround. A single bedroom sits to the west of this room.

A large double-span doorframe leads to a dining room of similar size, which comprised the majority of the original portion of the home. A built-in China cabinet sits in the northeast corner of this room (see Figure 20). Beyond the dining room threshold sits the kitchen and former enclosed porch.

To the east of the dining room projects the Pool Room addition, comprising the western wing of the home. The room has paneled wood walls, wood ceiling elements and a stone fireplace surround which appears to be contemporaneous with the fireplace surround in the living room as they are similar in style and materials (see Figure 21).



Figure 18. View from enclosed front porch (Garavaglia Architecture, Inc., August 2015)



Figure 19. Early built-in cabinetry in dining room (Garavaglia Architecture, Inc., August 2015)



Figure 20. End of original home with enclosed porch/kitchen to the right (Garavaglia Architecture, Inc., August 2015)



Figure 21. Pool Room 1955 addition at first floor, creating the west wing of the house (Garavaglia Architecture, Inc., August 2015)

Water Tower

The Water Tower sits to northwest of the Main House. The two-story building is now L-shaped in plan as a result of a one-story shed-roof addition to the west elevation (see Figures 22, 23, and 24). An L-shaped porch wraps around the north and west elevations, with a semi-enclosed western wall. The western elevation of the porch has two fixed windows in a partially un-built wall and is intermittently clad in horizontal siding (see Figure 25). Projecting from the north elevation, the roof of the porch rests on simple wood columns with simple wood railings. The structure and its addition are clad in horizontal wood siding, with double hung windows with simple, thick window trim, reflecting that of the original portion of the home. The roof of the original portion of the Water Tower features the same diagonal composition shingles at the roof, while the porch addition is clad in rolled composition material.



Figure 22. North elevation of the Water Tower with partial wraparound porch and first story addition to the right. Note two mature Redwood trees to the left. (Garavaglia Architecture, Inc., August 2015)



Figure 23. Close-up view of north elevation of Water Tower (Garavaglia Architecture, Inc., August 2015)



Figure 24. West elevation of Water Tower (Garavaglia Architecture, Inc., August 2015)



Figure 25. South elevation of Water Tower porch addition with fixed windows (Garavaglia Architecture, Inc., August 2015)

Garage

The Garage sits to the southeast of the Main House. Irregular in footprint, the Garage has built additions to the north, south, and east. It appears that an original wall sits set-back from the north elevation, at the eastern extend of the structure. It features windows, window trim, and screens similar to those found on the eastern addition of the Main House (see Figure 26). The brackets at the roofline of this portion of the Garage appear to be similar to those present at the roofline of the Main House's north facade. A north-projecting addition clad in horizontal siding and stucco features large eaves and houses a studio, accessible at the Garage's west elevation.

Just south of this access door sits a wood lattice fence, attached to the Garage at the west elevation and to the Main House's eastern addition, separating the front yard from the back yard (see Figure 27). Access to the storage portion of the Garage is through a door set-back from the west elevation. In the storage portion, the floor is of poured concrete and the walls are largely composed of unfinished and insulated horizontal siding. Further south on the west elevation is a finished tiled bedroom addition, with sheet rock walls and metal sliding windows. The bedroom addition faces the tennis court to the south and has an additional entrance at this elevation.



Figure 26. Western portion of Garage north elevation, likely original windows and roofline brackets (Garavaglia Architecture, Inc., August 2015)



Figure 27. West elevation of Garage addition with skylight. Note lattice fence between the main house and the Garage (Garavaglia Architecture, Inc., August 2015)



Figure 28. South elevation of Garage addition toward the eastern extent of the property (Garavaglia Architecture, Inc., August 2015)

HISTORICAL BACKGROUND

The following historical background was adapted from a 2008 Los Altos Historic Resource Evaluation written by Garavaglia Architecture, Inc.:

The city of Los Altos is located south of San Francisco in Santa Clara County, California. Much of Santa Clara County and its county seat San Jose, are situated in the Santa Clara Valley. The valley was originally known as the "Valley of Heart's Delight" for the acres of fruit orchards that were ubiquitous throughout the area. Once primarily agricultural because of its highly fertile soil, it is now largely suburbanized.

The first human inhabitants in the Santa Clara Valley arrived approximately 10,000 years ago at the end of the last ice age. What is generally recognized as the first native civilization in the region appeared around 4000 BCE (Before Common Era) and flourished as a population until the mid-1700s, when they encountered the first Spanish explorers. This population was made up of many different groups, or tribelets, that today are collectively referred to as Ohlone. For the next half-century Spanish military and Catholic Church missionaries tried to bend the native cultures to the will of European social and religious norms, with little success. Their efforts largely ended when Mexico won its independence from Spain in 1821 and discontinued the strong governmental support of the mission system.

Instead, favored Mexican citizens bought or were given control of vast holdings of land. These wealthy Californios built up large cattle ranches and brought a new population of farmers and ranchers to the Valley. This too was short-lived as the ever-increasing tide of European immigrants fleeing to the eastern United States began to move west in search of gold and land. Conflicts arose and war between the Californios and the local Mexican government ensued. The result was the Republic of California, which later became the 31st state in the Union on September 9, 1850. Santa Clara County was one of the original 28 counties in the nation's 31st state.

The following excerpt is from the *City of Los Altos Historic Resources Inventory*:

By 1890, according to Eastman's History of the Los Altos Area, smaller ranches were producing as "much as 200 dollars per acre from prunes, apricots, peaches, cherries, pears and other fruits." The properties were lived in year round by their occupants and represent a phase in this history of the community that emphasizes farming as the means of livelihood. This activity predates the later relocation of San Francisco businessmen and their families to town after 1907. After the official establishment of the town, businesses in Los Altos grew and the beginning of residential subdivisions began to take over the orchard land use.²

The mid-19th century marked the beginning of American settlement in the Santa Clara Valley. Most of these settlers were immigrants who left their homelands for the east coast of the United States and Canada. When the east coast cities started to become crowded and farmland scarce, the promise of land drew thousands westward to the

² CIRCA, *Los Altos Historic Resource Inventory*.

Plains States. For the restless few, tales of gold, land and moderate climates in California called them further west to the edge of the continent.

Those that came to the Santa Clara Valley in the middle of the 19th century found a vast, unpopulated land. Meager settlements surrounded the now depleted missions. Beyond these early towns were tens of thousands of acres of open rangeland held by largely absent Mexican land grantees. There were no fences, no crops and very few people outside of the small settlements of San Jose, San Francisco, and Monterey.³ However, the latter half of the 19th century saw increased settlement within Santa Clara County, prompted in large part by the arrival of the railroad.

When the San Francisco and San Jose Railroad was completed in 1864 it ran two trains, each way, on weekdays between San Francisco and San Jose. In 1870, San Francisco and San Jose Railroad was absorbed into the Southern Pacific Railroad. This transportation development quickly brought subdivisions of large land tracts in the counties south of San Francisco. Exclusive suburban colonies developed throughout the region along the rail line, with many estates built by wealthy San Franciscans as lavish summer homes. These communities grew steadily but slowly until the earthquake of 1906 when fleeing San Franciscans flooded the Peninsula and housing development boomed.

In conjunction with residential development, agricultural progress, "in the Santa Clara Valley was fostered by access to distant markets that the railroad made possible. This, combined with the discovery that artesian well water underlay the whole valley, created the conditions for the sudden wealth to be found in the agricultural business." The "Valley of Heart's Delight" was soon producing almonds, prunes, apricots, plums, walnuts, cherries, pears and other produce for a world market and fruit processing grew into a major local industry that remained vital to the economy through the middle of the 20th century.⁴

Post World War II development in the Valley mirrored nationwide trends and the region's population and development increased markedly. It was during this time that the county began to undergo a dramatic shift from its agricultural past to a largely suburban present. The "Valley of the Heart's Delight" has since given way to "Silicon Valley," the economic focus now centering largely on technological innovation.

LOS ALTOS

The following brief overview of the City of Los Altos is quoted from the Los Altos Chamber of Commerce website:

The initial development of Los Altos is credited to Paul Shoup, an executive of the Southern Pacific railroad, who wanted to link the cities of Palo Alto and Los Gatos by making Los Altos a commuter town on a proposed new rail line. Attracted by the natural beauty of the land and its proximity to the county seat of San Jose and the cultural attraction of nearby Stanford University, Shoup joined

³ Historical background adapted from CIRCA: Historic Property Development, *Historic Context Statement for the City of Morgan Hill* (City of Morgan Hill, 2006).

⁴ National Park Service, "Santa Clara County: California's Historic Silicon Valley - Early History," U.S. Department of the Interior website, <http://www.nps.gov/nr/travel/santaclara/history.htm>.

with colleagues to form the Altos Land Company in 1906.⁵ Advertising Los Altos as "the loveliest place on the peninsula", San Franciscans were offered free railroad excursions for a day in the country, along with complimentary picnics alongside the tracks in Los Altos.

By 1911 there were 50 homes in Los Altos and a few office buildings and stores on Main Street. Twelve steam trains a day stopped at the two-boxcar railway station. Eschenbreucher's Hardware Store, now 316 Main Street, was the first business in town and also housed the post office. Los Altos Water Company, Los Altos Building and Loan, Union Land Company and the railroad company all occupied offices in downtown Los Altos. In 1909, the two-story Shoup Building at Main and Second streets, housed a grocery store downstairs while upstairs one teacher taught all eight grades of the first public school classes in Los Altos.

As Paul Shoup envisioned, Los Altos grew and prospered. The business community thrived and orchards gave way to beautiful tree-lined residential streets. Following World War II, Los Altos experienced a boom in home construction and new schools were built in rapid succession to accommodate the expanding student population.

The town leaders in Los Altos, fearing annexation by neighboring cities, realized that incorporation was one way to control zoning and development. After a bitter campaign and an incorporation election, Los Altos became Santa Clara County's 11th city on December 1, 1952.⁶

⁵ Note: Some sources indicate that the Los Altos Land Company formed in 1907.

⁶ "History of Two Cities," Los Altos Chamber of Commerce website,
http://www.losaltoschamber.org/history_two_cities.html.

SITE EVOLUTION AND CONSTRUCTION CHRONOLOGY

As Los Altos did not become an incorporated city until 1952, any recordation of early rural development exists in a unique limbo between the Santa Clara County Clerk Recorder-Assessor's Office or the City of Los Altos Building Division. As with most rural and agricultural towns, construction permits and other development documentation from the time prior to City incorporation is non-existent, as building was generally undertaken by the homeowners themselves or laymen in a piecemeal approach.

The subject property was not present on the 1926 initial or the 1932 update to the Los Altos Sanborn Map, as it lay in the largely rural unincorporated portion of Santa Clara County, north of what was then the Town of Los Altos, west of Palo Alto. Similarly, a 1908 survey "North Los Altos" by Chas E. Moore considered Yerba Santa Avenue to be the northernmost extent of town.⁷

SITE DEVELOPMENT & OWNERSHIP HISTORY

Early Rancho and American Settlers

The subject property was once a part of the San Antonio Rancho (Mesa) Spanish Mexican land grant. According to Eastman's "History of Los Altos Area," Joseph P. Hale owned an early Los Altos ranch which was bound to the west by Adobe Creek, to the east by Permanente Creek, to the north by Fremont Avenue, and to the south by the hills, which geographically included the subject property. Irish-born Hale married one of the daughters of a large land grant owner, granting him access to attain large acreages. He purchased roughly 2,000 acres of Donna Juana Biones' original ranch from George Chase, and by 1863 became one of the largest landowners in the west, and one of the earliest large landowners of Los Altos.⁸ The area was largely comprised of spanning wheat and cattle ranches.⁹

Early Santa Clara County settler Henry Rengstorff (1829- 1906), prominent local businessman who operated a ferry between San Francisco and Mountain View, took advantage of 'squatters rights' and acquired 290 acres of land in the San Jose area.¹⁰ Three years later, he added another 290 acres. Earning profits from both cultivating his lands and renting land to tenant farmers, Rengstorff ultimately acquired over 10,000 acres in present-day Los Altos, Milpitas, San Jose, and in San Mateo County.¹¹

Early North Los Altos Subdivision Maps

Two early subdivision maps offer some insight about the configuration of the subject parcel, its ownership, and the surrounding agricultural neighborhood. Surveyor J.G. McMillian surveyed the *Subdivision of the Peter Swall Tract* in 1904 (see Figure 29). Part of the Peter Swall Tract, the subject parcel appeared at the northern-most portion of the map, as owned by Mountain View

⁷ *Map of North Los Altos*, Chas. E. Moore Sur. & Engineer, 1908 (Santa Clara County Archives)

⁸ Richard Johnson, "Hale Ranch," Los Altos Hills History Website, <http://www.losaltoshillshistory.org/Resources/HaleRanch/HaleRanch-CattonHouse.html>, and Richard Johnson, "How early Los Altos land was sold through three major sales: A brief history of Rancho San Antonio," *Los Altos Town Crier*, July 25, 2012.

⁹ CIRCA, *Los Altos Historic Resource Inventory*.

¹⁰ Margaret Feuer, "The Rengstorff House - 1867," Palo Alto Stanford Heritage website, <http://www.pastheritage.org/Articles/rengMF.html>

¹¹ Eugene T. Sawyer, *History of Santa Clara County, California* (Los Angeles: Historic Record Co., 1922), 383.



pioneer, William Haag.¹² Haag was married to Elise Haag, Rengstorff's daughter. Rengstorff himself owned the neighboring parcel immediately to the west as visible on the same 1904 map. The subject parcel then measured at least 37-acres wide. North-south running Giffin Road became known as present-day San Antonio Road sometime between 1904 and 1914. Adobe Creek lay to the western extent of the tract, while the property line to the southern extent of Henry Rengstorff and William Haag's properties later became West Portola Avenue. The surrounding parcels of the Peter Swall Tract ranged from narrow 5-acre parcels to more square 10- and fifteen-acre parcels. The narrow partitioning of the parcels appears to have been an early suggestion at a suburban division of land, in which each parcel was to have a single-family home on it.

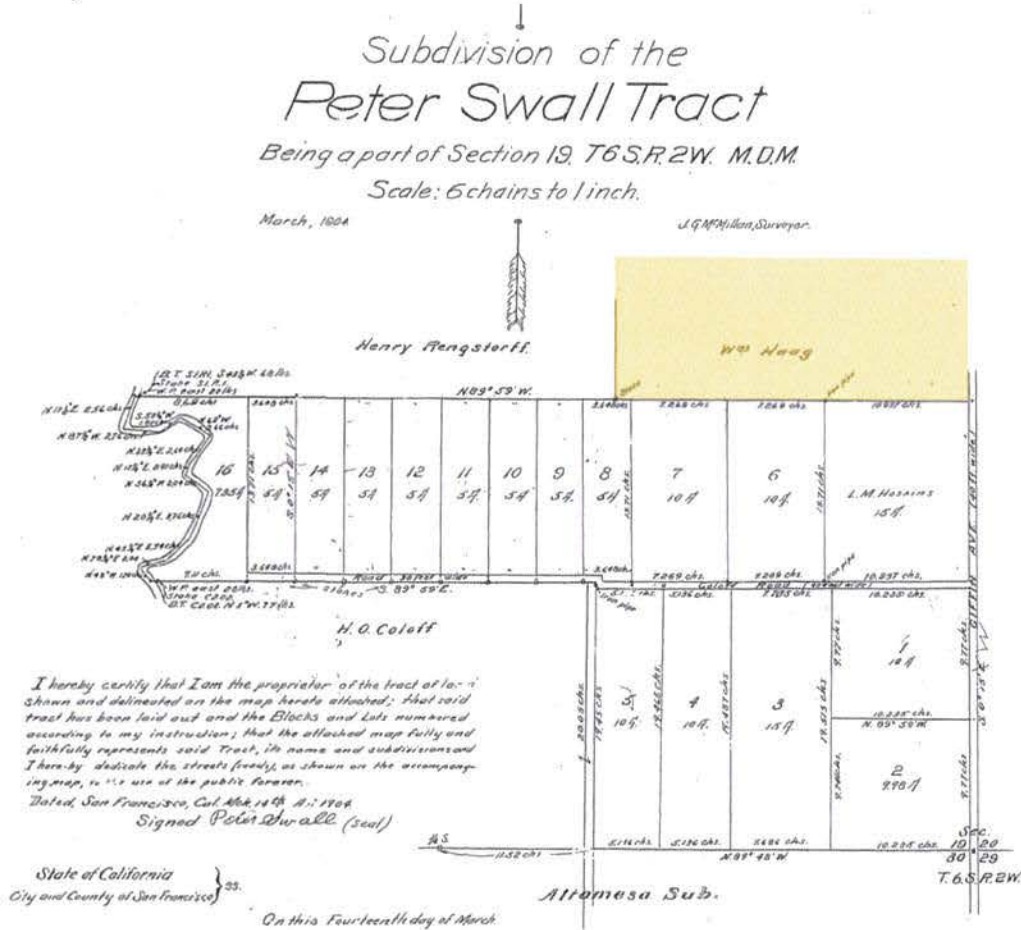


Figure 29. A detail of A Subdivision of the Peter Swall Tract (1904), with subject property highlighted in yellow (Santa Clara County Clerk-Recorder's Office, amended by author)

¹² Deed of Sale from John Amick to Clementine B. Guernsey, 24 January 1928, Santa Clara County, California, Deed Book 377, page 173. According to the deed, the subject land was the "Lands formerly of Henry Rengstorff [sic.] and the Lands formerly of Peter Swall."

160 WEST PORTOLA AVENUE, LOS ALTOS

Historic Resource Evaluation - Update

May 19, 2017

The subject property just to the north of these tracts, however, appears to not have been further segmented until around 1914, when a further *Resubdivision of Lot 3, the Peter Swall, Dixon Tract* was surveyed (see Figure 30). Within this approximately ten-year span, portions of the tract were further divided and the subject property appeared to be divided in a 10.10-acre configuration. Henry Regenstorff passed away in 1906, and deeded his estate (in present-day Mountain View) to his daughter, Elise.¹³ Given this, it is possible that he also granted Elise the rights to much of his remaining real estate holdings, as Elise appeared to have owned the land to the west of the Evans' properties at the time of the c. 1914 survey. In 1914, the first recorded deed transaction for the property depicted a sale of the then 10.10-acre parcel from William and Elise Haag to Thomas J. Evans and Mary E. Evans.¹⁴



Figure 30. A detail of *A Resubdivision of Lot 3, the Peter Swall, Dixon Tract* (c. 1914), with subject property highlighted in yellow (Detail from the collection of the Los Altos History Museum, amended by author)

¹³ Mention of granted mansion upon his death

¹⁴ Deed of Sale from William F. Haag and Elise M. Haag to Thomas J. Evans and wife, 16 March 1914, Santa Clara County Clerk-Recorder's Office, Book 417, page 36.

A year-and-a-half later, in 1915, Thomas and Mary Evans sold their 10.10-acre parcel to husband and wife Leonard and Elizabeth Grace Campbell. The land was sold for a price of ten gold coins.¹⁵ Leonard was listed as an orchardist in the 1919 San Jose City Directory. The 1947 San Jose City Directory listed him listed as a mechanic.

1920s Development

Local Los Altos artist Annie Knapp Fitz (1912 - 1995) moved to Los Altos as a young girl and grew up on nearby Santa Rita Avenue (which would later become Los Altos Avenue). In an undated line drawing of the area just west of the subject property along Adobe Creek, Knapp Fitz chronicled the 1921 agricultural produce of the neighboring family farms, complete with family surnames (see Figure 31). While not to scale, the drawing gives a general overview of the produce being raised on the surrounding farms during 1921. This included wheat, apricot, walnut, almond, and other assorted fruit trees, in addition to strawberry fields.

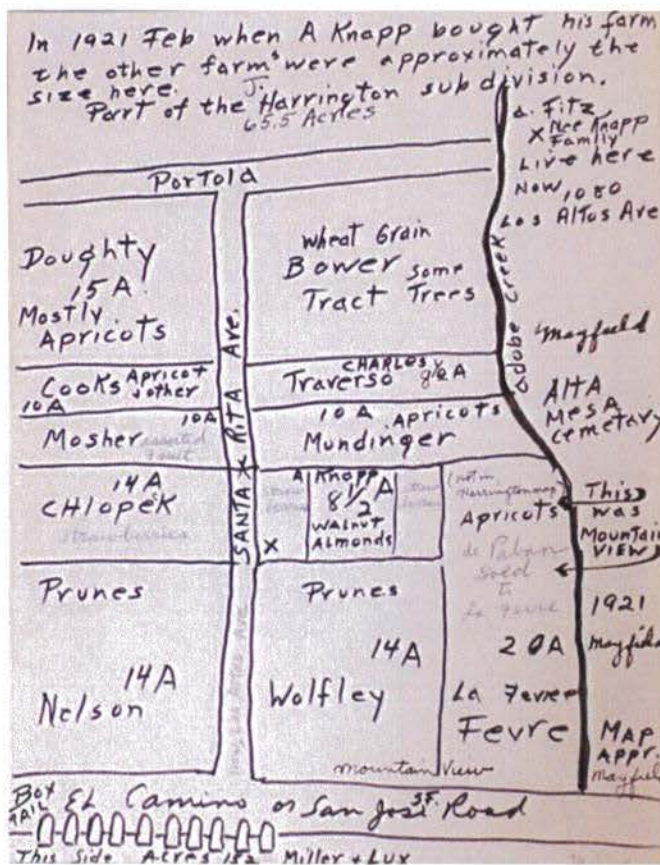


Figure 31. Annie Knapp Fitz, Map of Portola Avenue and Santa Rita Avenue Depicting the Area in 1921, c. 1936 (Detail from the collection of the Los Altos History Museum, amended by author)

¹⁵ Deed of Sale from Thomas J. Evans and Mary E. Evans to Leonard Campbell and Elizabeth Grace Campbell, 20 October 1915, Santa Clara County Clerk-Recorder's Office, Book 436, page 44.

Between 1916 and 1928, John Amick, a mechanic who later became a car sales man and car dealership manager, owned the property at 160 West Portola Avenue.

In 1927, the 10-acre Stevens Fox Farm was established on a neighboring parcel on West Portola Avenue.¹⁶

The site was likely largely undeveloped around 1928, when John Amick sold the property to married homemaker, Clementine B. Guernsey.¹⁷ Her deed of purchase stipulated that she would develop the property, including installing/paving a 40' wide public road on a specific portion of her lot. The road constructed as a result was present-day Portola Avenue. Further to creating a public access route through her property, Mrs. Guernsey was to lay water mains, "public utility pipe lines and electric light and power lines," below the aforementioned new public roadway. It is likely that the house was electrified upon Mrs. Guernsey's purchase and subsequent improvements to the property. Mrs. Guernsey was married to William H. Guernsey, a veteran of World War I, and lumber laborer, and later real estate broker.¹⁸ The 1930 U.S. Federal Census lists the couple living at the West Portola Avenue address along with their four children, William C., Henry, Richard, and Clementine.¹⁹

¹⁶ The DPR 523B form completed in 2011 indicated a connection with Washington Lewis (W.L.) Stevens at the subject property. Stevens was an entrepreneur who came from a prominent family on the East Coast. While the Stevens Fox Farm did appear to be on a 10-acre parcel along Portola Avenue, research did not indicate Stevens' specific connection to the site at 160 West Portola Avenue. The Stevens surname did not appear in the chain-of-title research for the property. Further, deed research indicates that by 1928, Mrs. Guernsey had purchased the property, which would suggest that the Stevens Fox Farm (if at this location) was in operation for less than a year. A copy of the article referenced in the DPR form is attached as Appendix A.

¹⁷ Deed of Sale from John Amick to Clementine B. Guernsey, 24 January 1928, Santa Clara County Clerk-Recorder's Office, Deed Book 377, page 173.

¹⁸ Polk-Husted Directory Co.'s 1933 San Jose City and Santa Clara County, California.

¹⁹ United States Federal Census, 1930.



Figure 32. Aerial view of Los Altos, looking at tree-lined Adobe Creek towards center. Portola Avenue is identified as the east-west road just beyond the white house in the foreground. Subject property would have been to the right of this photograph, c. 1938 (Detail from the collection of the Los Altos History Museum, amended by author)

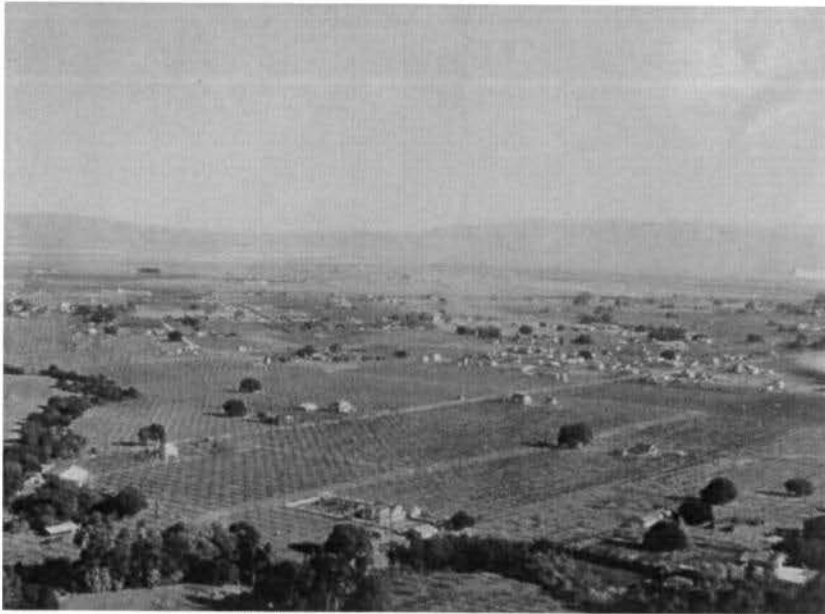


Figure 33. Aerial view of Los Altos, with Portola Avenue identified towards center. Note abundance of orchards and rural farmsteads with ranch houses. Subject property appears to be at the right of this photograph, c. 1938 (Detail from the collection of the Los Altos History Museum, amended by author)

160 WEST PORTOLA AVENUE, LOS ALTOS

Historic Resource Evaluation - Update

May 19, 2017

In the 1950s, C.E. Endelew owned the property. By the 1960s, individual bedrooms were rented out by an unknown homeowner. Around 1973, Rosa Diffenbach purchased the property, selling it to the current owner in 2002.

Ownership History

The following ownership history was collected from deeds available at the Santa Clara County Clerk-Recorder's office, maps at the Clerk-Recorder's Office the Santa Clara County Archives, and from the City of Los Altos building permits. While the research was extensive, the following is not a complete chain-of-title for the property.

Dates	Name(s)	Notes
c. 1864	Henry Rengstorff	Purchased squatter's rights to 290 acres of land in San Jose, adding another 290 acres of land three years later. Planted fruit trees in Los Altos.
c. 1904	William F. Haag and Elise M. Haag	Much larger parcel owned by father-in-law Henry Rengstorff and William Haag by 1904 ²⁰
1914 - 1915	Thomas J. Evans and Mary E. Evans	10.10 acre parcel first appears on subdivision map ²¹
1915	Leonard Campbell and Elizabeth Campbell	10.10 acres sold for \$10 in gold coins ²²
Between 1916 and 1928	John Amick	
1928	Clementine B. Gurnsey	Purchased property under stipulation to build a public road on 40' of her property, and to install public utility lines, water, electric, etc. under road at her own expense ²³
c. 1950s	C. E. Endelew	
late 1960s		Rooms were rented to individuals
c. 1973 - 2002	William Diffenbach / Rosa Diffenbach Trust	
2002 - Present	Current owner	

²⁰ J.G. McMillan. *A Subdivision of the Peter Swall Tract* [map]. March 15 1904. Santa Clara County Clerk-Recorder's Office.

²¹ *A Resubdivision of Lot 3, Peter Swall, Dixon Tract* [map]. c. 1914. Los Altos History Museum.

²² Deed of Sale, 20 October 1915, Santa Clara County Clerk-Recorder's Office.

²³ Deed of Sale, 24 January 1928, Santa Clara County Clerk-Recorder's Office.



CONSTRUCTION HISTORY

The house was likely constructed sometime between 1915 and 1929. While official documents reflecting the building's erection do not exist, the chain of title extends to as far back as 1914, when the Haags owned the property, likely renting it out to tenant farmers as was common practice for the area. The Haags lived in Mountain View at the time of ownership.²⁴

Several early undocumented additions to the house exist. These include the Main House's eastern projection, the back yard canopy/overhang, and the rear Garage extensions. Sometime in the 1950s, the western Pool Room wing was added. In 1955, homeowner C.E. Endelew had a rectangular pool and diving board installed in the rear yard.

Homeowner William Diffenbach had the rear porch converted into an enclosed kitchen in 1978, followed by an extensive roof repair in 1979.

A seismic upgrade connecting the foundation to the building occurred in 2003. Contemporary alterations to the property include the one-story Water Tower addition, the extension of the Garage facade and the conversion of a portion of the Garage into a studio.

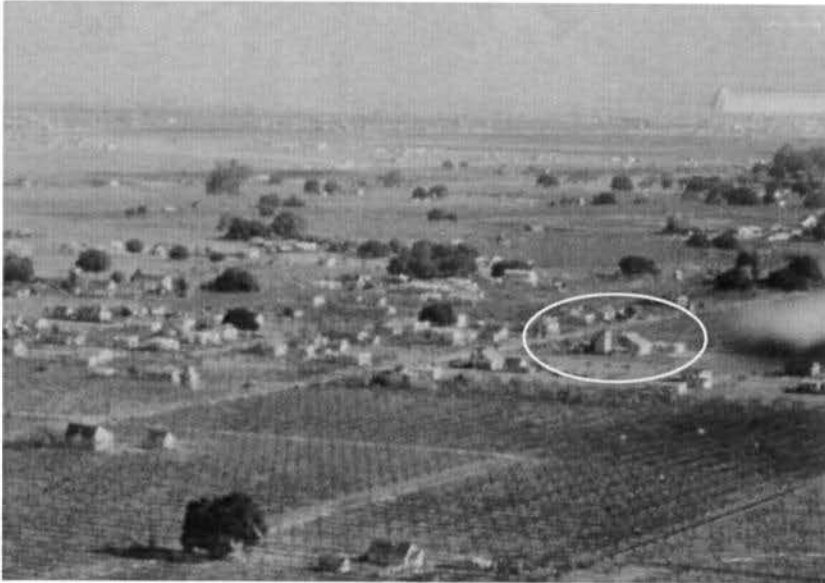


Figure 34. Detail view of Figure 33. Circled appears to be the subject property with the Water Tower, Main House, and Garage, c. 1938 (Detail from the collection of the Los Altos History Museum, amended by author)

²⁴ Feuer, "The Rengstorff House - 1867."

Construction Chronology

Date	Owner	Alteration
c. 1910s-1920s		House constructed
1955	C. E. Endelew	A 16' x 40' swimming pool with concrete diving board constructed at southern portion of property. Likely that tennis court was installed at this time.
1959	C. E. Endelew	Fence constructed
1977	William Diffenbach	Conversion of existing porch into a kitchen. Floor joists added and original kitchen converted into utility room.
1978	William Diffenbach	Roof repair
2003	Current Owner	Seismic upgrade, attached building to foundation
c. 2013	Current Owner	1-story addition to Water Tower
c. 2014	Current Owner	Water feature constructed in front yard, new circular driveway

EVALUATION FRAMEWORK

THE NATIONAL REGISTER CRITERIA FOR EVALUATION (NRHP)

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

Criteria

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

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

THE CALIFORNIA REGISTER CRITERIA FOR EVALUATION (CRHR)

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

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

4. Yields important information about prehistory or history of the local area, California or the nation.

CRHR criteria are similar to National Register of Historic Places criteria, and are tied to CEQA, so any resource that meets the above criteria, and retains a sufficient level of historic integrity, is considered an historical resource under CEQA.

CITY OF LOS ALTOS HISTORIC RESOURCE INVENTORY CRITERIA FOR DESIGNATION

The historical commission may recommend to the city council the designation of a proposed historic landmark or historic district if it satisfies one part from each of the three criteria listed below:

- A. It should have achieved its significance more than fifty (50) years ago. (Exceptions are made to this rule if the building(s) or site(s) is/are truly remarkable for some reason -- such as being associated with an outstanding architect, personage, usage or event);
- B. It should fit into at least one of the following categories:
 1. It has character, interest, or value as part of the development of, and/or its exemplification of, the cultural, educational, economic, agricultural, social or historical heritage of the city;
 2. It is identified with persons or events significant in local, state, or national history;
 3. It embodies distinctive characteristics of a style, type, period, or method of architecture or construction, or is a valuable example of the use of indigenous materials or craftsmanship;
 4. It is representative of a notable work of a builder, designer or architect;
 5. It has a unique location or singular physical characteristics, whether manmade or natural, representing an established or familiar visual feature of a neighborhood, community, or the city; or it has a relationship to any other landmark, and its preservation is essential to the integrity of that landmark;
 6. The property has the potential for yielding archeological information;
 7. It embodies or contributes to a unique natural setting or environment constituting a distinct area or district within the city having special character or special historical, architectural or aesthetic interest or value.
- C. It should not be altered significantly, so that its integrity is not compromised.

INTEGRITY

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

- Location - The place where the historic property was constructed or the place where the historic event occurred.

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

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

FINDINGS

NATIONAL REGISTER OF HISTORIC PLACES/CALIFORNIA REGISTER OF HISTORICAL RESOURCES

This section uses the historic information discussed above to evaluate the property at 160 West Portola Avenue in Los Altos for historic significance. The NRHP/CRHR uses generally the same guidelines as the National Register of Historic Places (developed by the National Park Service); as such, selected language from those guidelines will be quoted below to help clarify the evaluation discussion.

To be potentially eligible for *individual* listing on the NRHP/CRHR, a structure must usually be more than 50 years old, must have historic significance, and must retain its physical integrity. The subject building at 160 West Portola Avenue was constructed c. 1920 and therefore meets the age requirement. In terms of historic significance, the NRHP/CRHR evaluates a resource based on the following four criteria:

Criterion A/1 (event)

As stated by the National Park Service (NPS), this criterion “recognizes properties associated with single events, such as the founding of a town, or with a pattern of events, repeated activities, or historic trends, such as the gradual rise of a port city’s prominence in trade and commerce.”²⁵ When considering a property for significance under this criterion, the associated event or trends “must clearly be important within the associated context: settlement, in the case of the town, or development of a maritime economy, in the case of the port city... Moreover, the property must have an important association with the event or historic trends”²⁶

While the exact date of construction of the building at 160 West Portola Avenue is unknown, the home was built during a time when northern Los Altos was largely rural and land was dedicated to agricultural cultivation. An aerial photograph taken in 1936 (see Figure 34) depicts West Portola Avenue as a road that divided large acreages of orchards, with interspersed ranch homes, barns, and other utilitarian buildings necessary for related production. At the turn of the century, and well into the 1930s, it is clear that the property and the surrounding neighborhood remained largely undeveloped, with the exception of orchard and crop cultivation. The Main House, Garage, and Water Tower at 160 West Portola Avenue, coupled with the comparably sizeable lot, are relics of this area’s rural past.

The area today is characterized by many narrow lots, each with a single-family home. The property at 160 West Portola Avenue is the only rectangular, 1-acre parcel within its immediate vicinity. Stylistically, the surrounding homes include Mission Revival and Folk Vernacular. Over the course of the 20th century, the neighboring parcels of land were subsequently reduced in size as landownership transferred, and owners began to subdivide their land for regular development tracts, as apparent in the subject property’s own site history. The adjacent homes in this north Los Altos community are more reflective of mid-20th century suburban developmental trends, which largely overtook that of the rural, agronomic character which once typified the area.

²⁵ National Park Service, “National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation,” National Park Service website, http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_6.htm

²⁶ *Ibid.*

The buildings and the associated land that comprise the former farm complex at 160 West Portola Avenue are reflective of the town's early rural and agricultural development. As such, the property is eligible for continued inclusion on the local Historic Resource Inventory and the CRHR. However, this local distinction as contributing to a clear pattern of rural development may not render the property eligible for listing on the NRHP, as the connection is considered indistinctive to a larger, overarching national historical narrative.

Criterion B/2 (person)

This criterion applies to properties associated with individuals whose specific contributions to history can be identified and documented. The NPS defines significant persons as "individuals whose activities are demonstrably important within a local, state, or national historic context. The criterion is generally restricted to those properties that illustrate (rather than commemorate) a person's important achievements. The persons associated with the property must be individually significant within a historic context." The NPS also specifies that these properties "are usually those associated with a person's productive life, reflecting the time period when he or she achieved significance."²⁷

From review of previous property owners, no individuals who have been associated with specific contributions to local, state, or national history have been identified. While early land owners, including Henry Rengstorff and William Haag, possess historical significance at a larger local and state level, their ownership and affiliation with the property predated the construction of the home (c. 1920). Further, the two men collectively owned thousands of acres within Santa Clara County. As such the subject property does not appear to be eligible for listing on the CRHR or on the NRHP under Criterion B/2.²⁸

Criterion C/3 (design/construction)

Under this criterion, properties may be eligible if they "embody the distinctive characteristics of a type, period, or method of construction, ...represent the work of a master, ...possess high artistic values, or...represent a significant and distinguishable entity whose components may lack individual distinction."²⁹

According to the NPS, " 'Type, period, or method of construction' refers to the way certain properties are related to one another by cultural tradition or function, by dates of construction or style, or by choice or availability of materials and technology. A structure is eligible as a specimen of its type or period of construction if it is an important example (within its context) of building practices of a particular time in history."³⁰

²⁷ *Ibid.*

²⁸ The DPR 523B form completed in 2011 indicated a connection with Washington Lewis (W.L.) Stevens at the subject property. Stevens was an entrepreneur who came from a prominent family back East. While the Stevens Fox Farm did appear to be on a 10-acre parcel along Portola Avenue, research did not indicate Stevens' specific connection to the site at 160 West Portola Avenue. The Stevens surname did not appear in the chain-of-title research for the property. Further, deed research indicates that by 1928, Mrs. Guernsey had purchased the property, which would suggest that the Stevens Fox Farm (if at this location) was in operation for less than a year. A copy of the article referenced in the DPR form is attached as Appendix A.

²⁹ *Ibid.*

³⁰ *Ibid.*

The building at 160 West Portola Avenue appears to be distinctive in character for its period and method of construction as a simple early 20th century farmhouse on an orchard or farmstead. The simplicity of its construction technique, gabled roof, horizontal siding, and lack of ornamentation typify the building as a vernacular rural residence of the time period.

A review of the Historic Resource Inventory (CIRCA, 2012) revealed that there are several more intact and better-preserved examples of this style of utilitarian residence in Los Altos. In this, buildings at 160 West Portola Avenue are not eligible for listing on the NRHP under Criterion C, nor under the CRHR under Criterion 3, as their design and construction do not appear to be important architectural examples within the larger Los Altos context.

Criterion D/4 (information potential)

Archival research and physical investigation of the site focused on the above ground resource only. Therefore, no informed determination could be made regarding the property's eligibility for the NRHP or CRHR under Criterion D/4.

INTEGRITY

- Location - The place where the historic property was constructed or the place where the historic event occurred.

The property's location aspect of integrity remains high, as the associated buildings have not been moved since their construction.

- Design - The combination of elements that create the form, plan, space, structure, and style of a property.

It is evident that the original design of the Main House has been compromised with various building additions through out the years. While several of the Character-Defining features on the Main House appear to be original, the additions to the building, specifically the southern and eastern additions to the Main House, and the numerous north and south additions to the Garage structure, have significantly altered the original footprints of the small farmhouse with adjacent Garage/carriage house. The combination of roof shapes and outlines at the Main House has rendered the south elevation unrecognizable from how it likely appeared just after construction. The Water Tower's original design has been modified with a one-story rear addition and an L-shaped porch. Further, additions to the Garage at the north, south, and east elevations render it nearly unrecognizable from its early, simple configuration. As such, the property's design aspect of integrity is low to medium.

- Setting - The physical environment of a historic property.

While the buildings' physical location has not been altered, the property's setting has significantly changed in appearance and character since construction in the early 20th century. Through deed transfers, the parcel of land has considerably reduced in size from the 10.10-acre lot it once was. The residential neighborhood that now surrounds the property is explicitly suburban in character, which is a departure from the once rural,

orchard-filled expanse of land it was prior to development and incorporation. Lastly, the property itself no longer remains laden with orchards of fruit trees, as the early hand-drawn map and aerial photographs indicated. Today, the property's extents have been maximized and include a contemporary water feature, substantial paving/driveway access at the north, and a sub terrain swimming pool and tennis court to the south. As such, the property's setting aspect of integrity is low.

- Materials - The physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

The materials on the Main House are a combination of original, early, and later additions. As such, each are representative of their period of construction. The original portion of the Main House still features some original building material on the visible elevations that have not been compromised or covered up with additions. The Water Tower appears to still retain a large portion of original fabric. Little original building material remains on the Garage, which has largely been engulfed with additions at all elevations. As such, the material aspect of integrity for the property is medium.

- Workmanship - The physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

The workmanship of the original portion of the Main House is medium to high. With the exception of the north facade, each of the Main House's elevations include addition extensions. The Garage and Water Tower also have additions. The quality of the east and south additions to the Main House, in addition to portions of the Garage's additions appear to be the work of a layman, and were not undertaken with particular masterful skill. The permitted west Pool Room addition appears to have been constructed more appropriately and in keeping with the construction techniques present at the Main House. As additions were constructed onto the Main House, the workmanship to unify the roof structure was not undertaken with care. The workmanship aspect of integrity for the original portion of the Main House, while in good to fair condition, cannot be analyzed in isolation. Due to the generous presence of poorly constructed additions to all three of the property's structures, the workmanship aspect of integrity for the property is low to medium.

- Feeling - A property's expression of the aesthetic or historic sense of a particular period of time.

The mature Redwood trees and relationship of the structures to one another remain intact, despite the drastic change in both the surrounding and inclusive settings. Within the site, the physical link between the heavily modified buildings to one another remains the same. However when considering the setting aspect of integrity, the feeling aspect has significantly changed since the early part of the 20th century. As such, the feeling aspect of integrity for the property is low to medium.

- Association - The direct link between an important historic event or person and a historic property.

The association of the buildings as they once-related to the unincorporated residence and working ranch or orchard, is now diminished as it is no longer present. Further, the Water Tower no longer serves the property as a water source, and instead as housing. The association aspect of integrity is low to medium for the subject property at 160 West Portola Avenue.

Integrity Conclusion

Upon review of the seven points of integrity, it is apparent that the property at 160 West Portola Avenue exhibits compromised integrity for the following six aspects: design, setting, materials, workmanship, feeling, and association as each has been changed or altered in some regard. The three buildings remain in their original location, and as such, the location aspect of integrity remains high. In summation, the property exhibits an overall low level of integrity.

CITY OF LOS ALTOS HISTORIC RESOURCE INVENTORY

A. It should have achieved its significance more than fifty (50) years ago.

The property at 160 West Portola Avenue has met the age threshold and is at least 50 years old.

B. It should fit into at least one of the following categories:

1. It has character, interest, or value as part of the development of, and/or its exemplification of, the cultural, educational, economic, agricultural, social or historical heritage of the city.

The property's character appears to reflect the development of the early agricultural and related economic historical heritage of the early city. As such, the property would be considered eligible under this category.

2. It is identified with persons or events significant in local, state, or national history.

No known significant persons or events were identified, and as such, the property is not eligible under this category.

3. It embodies distinctive characteristics of a style, type, period, or method of architecture or construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The buildings embody a few distinctive characteristics of their early original construction. As such, the property is marginally eligible under this category.

4. It is representative of a notable work of a builder, designer or architect.

No known notable builder, designer, or architect was identified, and as such, the property is not eligible under this category.

5. It has a unique location or singular physical characteristics, whether manmade or natural, representing an established or familiar visual feature of a neighborhood, community, or

the city; or it has a relationship to any other landmark, and its preservation is essential to the integrity of that landmark.

The Main House, Garage, and Water Tower together compose an established or familiar visual feature of the once-rural neighborhood, as structures that exemplified a rural farmstead, and likely orchard. As such, the property is eligible under this criterion.

6. The property has the potential for yielding archeological information.

Archival research and physical investigation of the site focused on the above ground resource only. Therefore, no informed determination could be made regarding the property's eligibility under this criterion.

7. It embodies or contributes to a unique natural setting or environment constituting a distinct area or district within the city having special character or special historical, architectural or aesthetic interest or value.

The property contributes to a unique environment within the city as one of the few larger parcels within its surrounding neighborhood. Although significantly smaller in size, the parcel and its related buildings represent an early Los Altos farmstead. As such, the property is eligible under this category.

C. It should not be altered significantly, so that its integrity is not compromised.

The property at 160 West Portola Avenue appears to have been significantly altered, which has in turn, compromised its integrity. As such, the property does not appear to be eligible under this criterion.

City of Los Altos Historic Resource Inventory Conclusion

The property is eligible for consideration on the City of Los Altos Historic Resource Inventory as it is at least 50 years old (Part A), and complies with categories 1, 3, 5, and 7 of Part B. However, to be eligible for listing, the property must also be compliant with Part C, which considers integrity as a crucial component for inclusion on the inventory. As the property's integrity is overall low, it does not exhibit a level of significance necessary to be included in the Los Altos Historic Resource Inventory.

CHARACTER-DEFINING FEATURES

Character-defining features for the property include:

Main House

- Side-gabled roof with front facing gable
- Ornamental wood shingles and decorative wood brackets
- 8/1 double-hung wood windows at second story
- Double-hung windows and wide wood trim with corresponding screens
- Porch enclosure
- Wood shiplap siding

Site

- Mature trees
- Tank house
- Spatial relationship between Main House, Garage, and Water Tower (i.e., the proximity of these three to each other on the property)

CONCLUSION

While the subject property at 160 West Portola Avenue displays a level of historical significance that would qualify it for listing as a historic resource on the CRHR or on the local historic inventory for its association with early rural and agricultural development in north Los Altos, the property and its related structures are considerably lacking in the design, setting, workmanship, feeling, and association aspects of integrity, which are crucial elements for evaluating the historic significance of a property. As such, the building and property are not eligible for listing on the California Register of Historic Places or on the City of Los Altos Historic Inventory. The property does not appear to be eligible for listing on the National Register of Historic Places under any criteria.

EVALUATION OF PROPOSED PROJECT AFFECTING BUILDINGS AT 160 WEST PORTOLA AVENUE

Historic Significance Overview

The property at 160 West Portola Avenue, comprised of the site, Main House, Water Tower, and Garage, was found to not be eligible for listing as a historic resource on the National Register of Historic Resources, California Register of Historic Places or on the City of Los Altos Historic Inventory. The property is not located in a historic district or in a potential historic district.

Proposed Project Description

GA reviewed the client-provided plan, titled "Tentative Map: 160 West Portola Ave," created April 17, 2017. The proposed plan includes a further subdivision of the subject property into two separate lots- Lot 1 and Lot 2. Lot 1 will comprise the northwestern corner of the current 1-acre parcel (APN 167-22-010), and will measure 10,000 square feet (.229-acres). The Water Tower currently sits within proposed Lot 1.

Lot 2 will be L-shaped in configuration and will contain 33,617 square feet (0.772-acres). This larger lot will retain the existing Main House, Garage, water feature, swimming pool, and tennis court, in addition to the proposed relocated Water Tower. Modifications to the existing buildings on proposed Lot 2 will include the removal of a portion of the Main House, the relocation of the Water Tower, and the removal of a portion of the Garage.

Discussion of Proposed Project Implications

The proposed project includes the following modifications to proposed Lot 2 with regard to the subject residence and auxiliary buildings. These modifications would comply with the setback requirements, allowing for the existing buildings to remain largely intact on site. Modifications to the subject property will include:

- Removal of the northwestern portion of a 1955 addition to the existing house.
- Relocation of the Water Tower to the rear, southwestern corner, of the property. Upon relocation, the Water Tower, its addition, and L-shaped porch will remain attached and configured as they currently are, and the building's orientation on the property will remain the same. The building will be placed on a foundation at its new location. Once moved, the building is to be weatherproofed, ensuring a weather tight seal. As the site's setting and feeling aspects of integrity are considered to be low, moving the Water Tower intact will not further degrade the already diminished integrity of the property.
- Removal of the eastern portion of the existing garage. The Garage at the property has undergone multiple addition construction campaigns since its original construction, which was likely sometime between 1915 and 1929. The undocumented construction campaigns included additions to the north, south, and east, to accommodate further storage use, a studio, and a bedroom. As the garage's substantial modifications have rendered its original design, materials, and workmanship aspects of integrity as low, the removal of the eastern portion of this garage will not further affect the already diminished integrity of the property.

Conclusion

The proposed modifications to redevelop proposed Lot 2 at 160 West Portola Avenue by moving and modifying existing non-historic structures would not negatively impact the property.

REFERENCES

- CIRCA: Historic Property Development. *Los Altos Historic Resource Inventory*. City of Los Altos, 2012.
- CIRCA: Historic Property Development. *Historic Context Statement for the City of Morgan Hill*. City of Morgan Hill, 2006.
- Deed of Sale from John Amick to Clementine B. Guernsey, 24 January 1928, California Santa Clara County Clerk-Recorder's Office, Deed Book 377, page 173.
- Deed of Sale from Thomas J. Evans and Mary E. Evans to Leonard Campbell and Elizabeth Grace Campbell, 20 October 1915, Santa Clara County Clerk-Recorder's Office, Book 436, page 44.
- Deed of Sale from William F. Haag and Elise M. Haag to Thomas J. Evans and wife, 16 March 1914, Santa Clara County Clerk-Recorder's Office, Book 417, page 36.
- Feuer, Margaret. "The Rengstorff House - 1867." Palo Alto Stanford Heritage website. <http://www.pastheritage.org/Articles/rengMF.html>.
- "History of Two Cities." Los Altos Chamber of Commerce website. http://www.losaltoschamber.org/history_two_cities.html.
- Hodges, Michael (homeowner). Interview with author, August 19, 2015.
- Johnson, Richard. "Hale Ranch." Los Altos Hills History Website. <http://www.losaltoshillshistory.org/Resources/HaleRanch/HaleRanch-CattonHouse.html>.
- Johnson, Richard. "How early Los Altos land was sold through three major sales: A brief history of Rancho San Antonio," *Los Altos Town Crier*, July 25, 2012.
- National Park Service. "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." National Park Service website. http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_6.htm.
- National Park Service. "Santa Clara County: California's Historic Silicon Valley - Early History." U.S. Department of the Interior website. <http://www.nps.gov/nr/travel/santaclara/history.htm>.
- Polk-Husted Directory Co.'s 1907 San Jose City and Santa Clara County, California.
- Polk-Husted Directory Co.'s 1925 San Jose City and Santa Clara County, California.
- Sawyer, Eugene T. *History of Santa Clara County, California*. Los Angeles: Historic Record Co., 1922.
- United States Federal Census, 1930.

Appendix A

NEWSPAPER CLIPPING

FRIDAY, SEPTEMBER 23, 1927

LOS ALTOS COM

Fox Farm Is New Industry Started Here

A new industry has been started at Los Altos, namely, the raising of silver foxes and the prepara-

tion of their pelts for the furriers' market.

On their 16-acre orchard property on Portola avenue, Mr. and Mrs. W. L. Stevens have installed the equipment for a fox farm and have stocked it with pedigreed animals from a fox farm in Shasta county. They are beginning with 14 adult pair and 14 young ones, all of which were bred in captivity and are thus somewhat accustomed to the conditions under which they live.

The most modern equipment, consisting of steel cages with concrete floors, is used. The pens are 20 by 12 feet in extent, and are each surrounded and roofed over with wire mesh, this fencing being six or seven feet in height. Outside these pens is an 8-foot guard fence, with a 2-foot overhang, enclosing them and additional ground to the extent of three quarters of an acre, thus allowing for future expansion of the industry.

Beneath and inside the fence surrounding each pen, a strip of wire mesh is laid flat a short distance underground, so that when the foxes begin digging at the lower edge of the fence to effect their escape, they find their progress stopped.

The diet prescribed for these animals is somewhat similar to that recommended for dogs, except that there is a greater proportion of vegetable food. Carrots, lettuce, bread, shorts and similar substances are used, and an abundance of fresh, clean water is provided.

The time for taking the pelts is when the foxes have attained their full growth, usually at the age of seven months. Most of them are born in the spring and have acquired a handsome coat of fur by November or December. The method of killing them is by a hypodermic injection of strychnine, said to be the most humane procedure known, as it acts instantaneously.

The pelts are scraped clean, rubbed with bran, and dried, being then ready for sale to the furrier. Hides for them are usually made in advance by agents who come to inspect the live animals.

Besides selling pelts the managers of the Stevens Fox Farm will offer breeding stock for sale. They have employed an expert to take charge of the work and will soon announce the formal opening of their enterprise.

J.C. PENNEY CO.
A NATION-WIDE INSTITUTION

"where savings are greatest"

322 University Avenue PALO ALTO, Calif.

Autumn *Styles for*
All the
Family

Footwear

Prices to Suit
the Family
Purse

Week

25th Anniversary

A Trim Cut-Out
For Women

Figure 1. Detail of newspaper article referenced in the 2011 DPR form. "Fox Farm Is New Industry Started Here," *Mountain View Register-Leader*, September 23, 1927. (Courtesy of History San Jose)

Appendix B

TENTATIVE MAP FOR 160 WEST PORTOLA AVENUE, APRIL 17, 2017

TENTATIVE MAP 2 LOT SUBDIVISION DEVELOPMENT

160 WEST PORTOLA AVE.
LOS ALTOS CA 94022

ALL THAT CERTAIN REAL PROPERTY IN THE CITY OF LOS ALTOS, COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT IN THE SOUTHERLY LINE OF PORTOLA AVE., BEING AT THE NORTHEASTERLY CORNER OF THAT CERTAIN 10.10 ACRES TRACT OF LAND CONVEYED TO CLEMENTINE S. QUERNEY BY DEED RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF THE COUNTY OF SANTA CLARA, STATE OF CALIFORNIA, IN BOOK 377 OF OFFICIAL RECORDS, PAGE 173.

CITY OF LOS ALTOS
SCALE: 1"=16'

CALIFORNIA
MAY, 2016

LEGEND AND ABBREVIATIONS

- STREET CENTER LINE
- - - - - EXTENSION BOUNDARY LINE
- NEW LOT LINE
- FOUND IRON PIPE

BASIS OF BEARINGS

THE BEARING S 89°50'32" E OF CENTERLINE OF W. PORTOLA AVE., AS SHOWN ON CERTAIN RECORDED SURVEY MAP, RECORDED IN BOOK 844 OF MAPS AT PAGE 49, WAS USED AS THE BASIS OF BEARINGS SHOWN HEREON.

GENERAL NOTES

1. OWNERS:
MICHAEL HODGES
160 WEST PORTOLA AVE.
LOS ALTOS, CA 94022
PH: (850) 208-7772
2. SUBDIVIDERS/DEVELOPERS:
MICHAEL HODGES
160 WEST PORTOLA AVE.
LOS ALTOS, CA 94022
PH: (850) 208-7772
3. APPLICANT:
SAME AS ABOVE.
4. EXISTING/PROPOSED ZONING: R1-10
5. EXISTING APN: 167-22-010
6. EXISTING USE: RESIDENTIAL
7. PROPOSED USE: RESIDENTIAL USE
8. GENERAL PLAN: SINGLE FAMILY SMALL LOT (4 DU/NET ACRE)
9. EXISTING WELLS: TO BE RETAINED
10. FLOOD ZONE: X
11. STREETS: THE SIDEWALK AND THE DRIVEWAY ENCROACHMENT SHALL BE REPLACED.
12. EXISTING USE OF ADJACENT PROPERTIES: RESIDENTIAL
13. WATER: CALIFORNIA WATER COMPANY
14. FIRE PROTECTION: LOS ALTOS/SANTA CLARA COUNTY FIRE DEPARTMENT
15. STORM/ SANITARY SEWER: CITY OF LOS ALTOS
16. POWER AND GAS: PACIFIC GAS AND ELECTRIC
17. TELEPHONE: AT&T
18. STREET TREES: ANY NEW STREET TREES IN PUBLIC RIGHT-OF-WAY TO BE PLANTED IN ACCORDANCE WITH CITY OF LOS ALTOS STANDARDS. THIS SUBDIVISION WILL CONFORM TO THE STREET PLAN OF THE CITY OF LOS ALTOS. NO ORDNANCE SIZE TREES WILL BE REMOVED.
19. AREA TO BE SUBDIVIDED: APPROXIMATELY 1.001 ACRES (43,817 SQUARE FEET) INTO 2 LOTS.
20. CONTOUR ELEVATION: LOCAL DATUM AND MONUMENTS
21. ALL DIMENSIONS ARE EXACT.
22. NO NEW STREET NAME.
23. ALL BIOSWALES, INLETS & DRIVEWAYS WITHIN THE PROPERTY (INCLUDING COMMON DRIVEWAY), TO BE MAINTAINED PRIVATELY BY OWNER/RESIDENCE.

STATEMENTS and TABLES

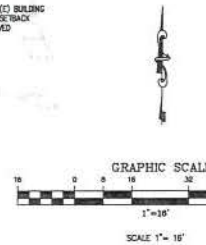
GENERAL PLAN: SINGLE FAMILY RESIDENTIAL
EXISTING ZONING: R1-10
APN: 167-22-010
SITE AREA: 43,817 sq. ft. (1.001 ACRES)

PROPOSED LOTS	GSQ	ACRES
LOT 1	10,000 sf	0.229 acres
LOT 2	33,817 sf	0.772 acres
TOTAL	43,817 sf	1.001 acres

EXISTING PARCEL	GSQ. FT.	ACRES
PARCEL -	43,817	1.001

Tree Species	Trunk Diameter	Height	Health	Subsidiary	Recommendation	Condition
1. Cordia alliodora	28.2"	yes	High			5
2. Calceolaria divaricata	22.5"	yes	High			4
3. Calceolaria divaricata	15"	yes	High			4
4. Cordia alliodora	25.2"	yes	High			5
5. Cordia alliodora	23.5"	yes	High			4
6. Cordia alliodora	28"	yes	High			4
7. Cordia alliodora	27"	yes	High			4
8. Quercus agrifolia	9.5"	yes	High			5
9. Quercus agrifolia	9"	no	Low			5
10. Quercus agrifolia	11"	yes	High			5
11. Quercus agrifolia	10.5"	yes	High			5
12. Quercus agrifolia	14"	yes	High			5
13. Parrotia persica	6"	no	Low			2
14. Calceolaria divaricata	12"	yes	High			2
15. Sequoia sempervirens	35"	yes	High			4
16. Sequoia sempervirens	40"	yes	High			4
17. Lonicelyna selysiana	20"	yes	High			5
18. Alnus oblia	24"	yes	High			4
19. Abutilon reticulatum	14.5"	yes	High			5
20. Abutilon reticulatum	21.5"	yes	High			5
21. Abutilon reticulatum	24"	yes	High			5
22. Abutilon reticulatum	30.5"	yes	High			5
23. Prunus caroliniana	14"	yes	Low			3

APN# 167-22-012
LOS ALTOS SCHOOL DISTRICT
BEAN JUNIOR HIGH SCHOOL



APN# 167-22-009
LANDS OF CUPTA SUBRAMANYA/SRIDHARAN
SANDIYA
791 LINDEN AVE., LOS ALTOS, CA 94022

APN# 167-22-008
LANDS OF KRIECH RANDALL (TE) & ELAINE (TE)
791 LINDEN AVE., LOS ALTOS, CA 94022

APN# 167-22-007
LANDS OF ROH Y J & KEEMYUNG
773 LINDEN AVE., LOS ALTOS, CA 94022

SMP



ENGINEERS
CIVIL ENGINEERS

1934 CAROL LANE
LOS ALTOS, CA 94024
TEL: (850) 841-8228
FAX: (850) 841-8725
E-MAIL: SMPENGINEERS@YAHOO.COM

COPYRIGHT © 2017
SMP ENGINEERS
CIVIL ENGINEERS

TENTATIVE MAP
160 WEST PORTOLA AVE.
LOS ALTOS, CA 94022
APN: 167-22-010

Date: APRIL 17, 2017
Scale: 1" = 16'
Designed by: S.R.
Drawn by: S.P.
Job #: 215030
Sheet:

TM
1 OF 1

ATTACHMENT D

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

Primary #

HRI #

Trinomial

NRHP Status Code

Review Code

Other Listings
 Reviewer

Date

Page 1 of 32

*Resource Name or #: (Assigned by recorder) 160 West Portola Avenue

P1. Other Identifier: _____

*P2. Location: Not for Publication Unrestricted

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

*b. USGS 7.5' Quad _____ Date _____ T 10 R 10; of of Sec _____ B.M.

c. Address 160 West Portola Avenue City Los Altos Zip 94022

d. UTM: (Give more than one for large and/or linear resources) Zone 10S, 578011 mE/ 4139217 mN

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

APN: 167-22-010

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

The Main House is situated toward the center of the lot and faces north to West Portola Avenue (see Figure 3). Two additional buildings are present on the property; a rehabilitated Water Tower sits to the west of the Main House while a Garage is located to the southwest of the Main House. The Water Tower is utilized as a living unit with a bedroom, and the Garage now serves a multi-use purpose with storage, a studio, and a single bedroom.

A paved driveway encircles the northeastern portion of the lot, enclosing a landscaped area with a patio terrace, water feature, and extensive landscaping (see Figures 4 and 5). The driveway leads from West Portola Avenue to the Main House and further to the Garage at the eastern portion of the lot. (see continuation sheet)

*P3b. Resource Attributes: (List attributes and codes) HP 2 - Single-Family Property

HP 4 - Ancillary Building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



*P4. Resources Present: Building

Structure Object Site District
 Element of District Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) North elevation, Aug. 2015

*P6. Date Constructed/Age and

Source: Historic Prehistoric
 Both

c. 1915-1929, Santa Clara County
Assessor's Office

*P7. Owner and Address:

Mike Hodges
160 West Portola Avenue

Los Altos, CA 94022

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

582 Market Street, Suite 1800

San Francisco, CA 94104

*P9. Date Recorded:

September 16, 2015

*P10. Survey Type: (Describe)

Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none.")
DPR series forms by CIRCA

(2011), J. Drewes (2005), and

G. Laffey (1997); Los Altos HRI (2011). (see continuation sheet for references)

*Attachments: NONE Location Map Continuation Sheet Building, Structure, and Object Record

Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record

Artifact Record Photograph Record Other (List): _____

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

*Resource Name or # (Assigned by recorder) 160 West Portola Avenue *NRHP Status Code _____
 Page 2 of 32

- B1. Historic Name: Steven's Fox Farm
 B2. Common Name: 160 West Portola Avenue
 B3. Original Use: Residential/Agricultural B4. Present Use: Residence
 *B5. Architectural Style: Folk vernacular
 *B6. Construction History: (Construction date, alterations, and date of alterations)

As Los Altos did not become an incorporated city until 1952, any recordation of early rural development exists in a unique limbo between the Santa Clara County Clerk Recorder-Assessor's (See continuation sheets for additional history)

- *B7. Moved? No Yes Unknown Date: _____ Original Location: _____
 *B8. Related Features:

Related features include a rehabilitated Water Tower to the west of the Main House, and a Garage to the southwest. Additional site features include a landscaped front yard with stone water feature, tennis court and pool, paved driveway.

- B9a. Architect: Unknown b. Builder: Unknown

- *B10. Significance: Theme Rural development
 Area Los Altos/ Santa Clara County
 Period of Significance Early 20th C. Property Type Residence Applicable Criteria A/1
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Evaluation of 160 West Portola Avenue under the National Register of Historic Places (NRHP) Criteria A-D and under the California Register of Historic Resources (CRHR) Criteria 1-4:

Criterion A/1 (Events) Evaluation: While the exact date of construction of the building at 160 West Portola Avenue is unknown, the home was built during a time when northern Los Altos was largely rural and land was dedicated to agricultural cultivation. An aerial photograph taken in 1936 (see Figure 34) depicts West Portola Avenue as a road that divided large acreages of orchards, with interspersed ranch homes, barns, and other utilitarian buildings necessary for related production. At the turn of the century, and well into the 1930s, it is clear that the property and the surrounding neighborhood remained largely undeveloped, with the exception of orchard and crop cultivation. The Main House, Garage, and Water Tower at 160 West Portola Avenue, coupled with the comparably sizeable lot, are relics of this area's rural past.

(See continuation sheets for additional significance)

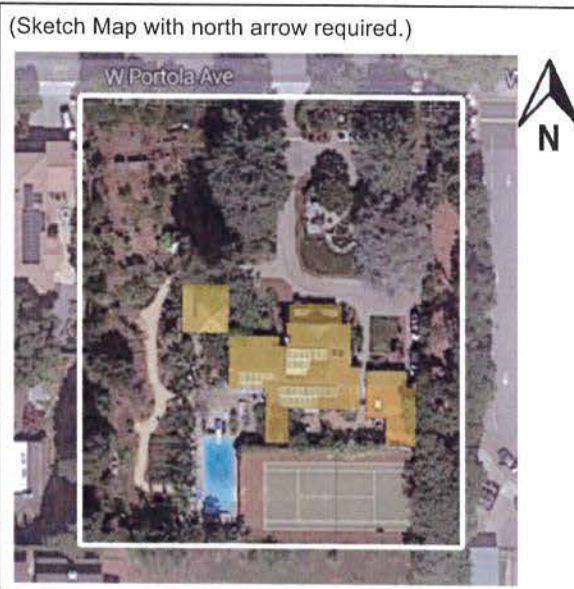
- B11. Additional Resource Attributes: (List attributes and codes) HP 2 - Single-Family Property
HP 4 - Ancillary Building

- *B12. References:
 (See continuation sheets for references)

B13. Remarks:

- *B14. Evaluator: Garavaglia Architecture, Inc.
 *Date of Evaluation: September 16, 2015

(This space reserved for official comments.)



CONTINUATION SHEET

Property Name: _____

Page 3 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/ 2015 Continuation Update

*P3. Description (continued):

The majority of the western portion of the site is dedicated to agricultural uses, including chicken raising at the north and vegetable gardens to the southern extent of the lot, accessible by a gravel pathway. Directly south of the home sits a rectangular pool with a concrete diving board. A tennis court sits in the southeastern corner of the lot, abutting a bedroom addition at the Garage. A fence with wisteria separates the tennis court from the remainder of the lot.

Main House

The two-story residence is irregular in footprint. The original central rectangular volume rises two stories with additional one-story wings to its west, south, and east. From the exterior, the additions largely match the existing building in siding material and composition. The home is clad in horizontal wood siding, with double-hung wood and sliding aluminum windows. The additions create a variance in rooflines which are clad in a variation of composition tiles in a diamond pattern, and rolled composition cladding material.

North Elevation

The side-gabled north elevation features a front-facing gable which is centered between two 8/1 lite windows, creating symmetry at the upper floor (see Figure 9). Decorative wood shingles and ornamental brackets adorn the upper extent of the gable with a small rectangular multi-pane window below the roofline. An enclosed porch with a partial-hipped roof projects from below the gable with 4 fixed 8-lite windows to the left and a single French door to the right. A pair of square columns frame the doorway to the porch, which has two transoms and sidelights. Fixed multi-lite window enclose the east and west elevations of the porch. A set of brick steps leads up to the entryway at the porch. To the right of the elevation, a concrete ramp leads to a pair of French doors offering direct access to a first-floor bedroom.

East Elevation

The cross-gabled roof configuration is most visible from the east elevation. A pair of one-over-one double hung windows sits centered below the gable in the east elevation. Decorative wood shingles sit above the upper floor windows just below the gable's crest. A double hung window and two rectangular multi-pane windows sit in the original portion of the home, to the north. A one-story addition with horizontal wood siding and a partial gable roof projects from the south of the elevation. The windows feature similar wood trim and screen enclosures, yet have smaller double hung wood windows than the rest of the home. Accessible by brick steps, a side access door sits centered in the addition.

CONTINUATION SHEET

Property Name: _____

Page 4 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/ 2015 Continuation Update

*P3. Description (continued):

South Elevation

The south elevation leads onto the rear yard. The rear portion of the home is accessible by a series of doors leading from the utility room and the kitchen. The eastern wing addition terminates at the south elevation with its own gabled roof, with a large double hung one-over-more lite window below. To the east of this addition lies the utility room (formerly the kitchen), with a pair of metal sliding windows flanking a single door, accessible by a set of brick steps. Further east of the utility room lays the kitchen, which was formerly a porch. This enclosure includes several metal sliding windows and a single door leading directly off of the kitchen. A canvas awning extends from the central portion of the elevation. A flat roof projection extends from this portion of the south elevation and covers a concrete patio. The setback western wing of the house projects from the south elevation just beyond the enclosed kitchen. At the second story, two windows sit within the flat-roofed projection of the original rectangular mass.

West Elevation

The west elevation is largely comprised of the rectangular Pool Room addition (see Figure 16). Two double hung windows similar in dimension to the double-hung window present on first floor of the eastern elevation sit in this addition. To the north of the addition lies the remainder of the original portion of the home with a brick chimney constructed by Albert Nelson, brick contractors of San Francisco (see Figure 17).

Water Tower

The Water Tower sits to northwest of the Main House. The two-story building is now L-shaped in plan as a result of a one-story shed-roof addition to the west elevation. An L-shaped porch wraps around the north and west elevations, with a semi-enclosed western wall. The western elevation of the porch has two fixed windows in a partially un-built wall and is intermittently clad in horizontal siding. Projecting from the north elevation, the roof of the porch rests on simple wood columns with simple wood railings. The structure and its addition are clad in horizontal wood siding, with double hung windows with simple, thick window trim, reflecting that of the original portion of the home. The roof of the original portion of the Water Tower features the same diagonal composition shingles at the roof, while the porch addition is clad in rolled composition material.

CONTINUATION SHEET

Property Name: _____

Page 5 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/ 2015 Continuation Update

*P3. Description (continued):

Garage

The Garage sits to the southeast of the Main House. Irregular in footprint, the Garage has built additions to the north, south, and east. It appears that an original wall sits set-back from the north elevation, at the eastern extend of the structure. It features windows, window trim, and screens similar to those found on the eastern addition of the Main House (see Figure 26). The brackets at the roofline of this portion of the Garage appear to be similar to those present at the roofline of the Main House's north facade. A north-projecting addition clad in horizontal siding and stucco features large eaves and houses a studio, accessible at the Garage's west elevation.

Just south of this access door sits a wood lattice fence, attached to the Garage at the west elevation and to the Main House's eastern addition, separating the front yard from the back yard (see Figure 27). Access to the storage portion of the Garage is through a door set-back from the west elevation. In the storage portion, the floor is of poured concrete and the walls are largely composed of unfinished and insulated horizontal siding. Further south on the west elevation is a finished tiled bedroom addition, with sheet rock walls and metal sliding windows. The bedroom addition faces the tennis court to the south and has an additional entrance at this elevation.

*B6. Construction History (continued):

Assessor's Office or the City of Los Altos Building Division. As with most rural and agricultural towns, construction permits and other development documentation from the time prior to City incorporation is non-existent, as building was generally undertaken by the homeowners themselves or laymen in a piecemeal approach.

The subject property was not present on the 1926 initial or the 1932 update to the Los Altos Sanborn Map, as it lay in the largely rural unincorporated portion of Santa Clara County, north of what was then the Town of Los Altos, west of Palo Alto. Similarly, a 1908 survey "North Los Altos" by Chas E. Moore considered Yerba Santa Avenue to be the northernmost extent of town.¹

¹ *Map of North Los Altos*, Chas. E. Moore Sur. & Engineer, 1908 (Santa Clara County Archives)

CONTINUATION SHEET

Property Name: _____

Page 6 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/2015 Continuation Update

*B6. Construction History (continued):

Site Development

Early Rancho and American Settlers

The subject property was once a part of the San Antonio Rancho (Mesa) Spanish Mexican land grant. According to Eastman's "History of Los Altos Area," Joseph P. Hale owned an early Los Altos ranch which was bound to the west by Adobe Creek, to the east by Permanente Creek, to the north by Fremont Avenue, and to the south by the hills, which geographically included the subject property. Irish-born Hale married one of the daughters of a large land grant owner, granting him access to attain large acreages. He purchased roughly 2,000 acres of Donna Juana Biones' original ranch from George Chase, and by 1863 become one of the largest landowners in the west, and one of the earliest large landowners of Los Altos.² The area was largely comprised of spanning wheat and cattle ranches.³

Early Santa Clara County settler Henry Rengstorff (1829- 1906), prominent local businessman who operated a ferry between San Francisco and Mountain View, took advantage of 'squatters rights' and acquired 290 acres of land in the San Jose area.⁴ Three years later, he added another 290 acres. Earning profits from both cultivating his lands and renting land to tenant farmers, Rengstorff ultimately acquired over 10,000 acres in present-day Los Altos, Milpitas, San Jose, and in San Mateo County.⁵

Early North Los Altos Subdivision Maps

Two early subdivision maps offer some insight about the configuration of the subject parcel, its ownership, and the surrounding agricultural neighborhood. Surveyor J.G. McMillian surveyed the *Subdivision of the Peter Swall Tract* in 1904 (see Figure 29). Part of the Peter Swall Tract, the subject parcel appeared at the northern-most portion of the map, as owned by Mountain View pioneer, William Haag.⁶ Haag was married to Elise Haag, Rengstorff's daughter. Rengstorff himself

² Richard Johnson, "Hale Ranch," Los Altos Hills History Website, <http://www.losaltoshillshistory.org/Resources/HaleRanch/HaleRanch-CattonHouse.html>, and Richard Johnson, "How early Los Altos land was sold through three major sales: A brief history of Rancho San Antonio," *Los Altos Town Crier*, July 25, 2012.

³ CIRCA, *Los Altos Historic Resource Inventory*.

⁴ Margaret Feuer, "The Rengstorff House - 1867," Palo Alto Stanford Heritage website, <http://www.pastheritage.org/Articles/rengMF.html>

⁵ Eugene T. Sawyer, *History of Santa Clara County, California* (Los Angeles: Historic Record Co., 1922), 383.

⁶ Deed of Sale from John Amick to Clementine B. Guernsey, 24 January 1928, Santa Clara County, California, Deed Book 377, page 173. According to the deed, the subject land was the "Lands formerly of Henry Rengatorff [sic.] and the Lands formerly of Peter Swall."

CONTINUATION SHEET

Property Name: _____

Page 7 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/ 2015 Continuation Update

*B6. Construction History (continued):

owned the neighboring parcel immediately to the west as visible on the same 1904 map. The subject parcel then measured at least 37-acres wide. North-south running Giffin Road became known as present-day San Antonio Road sometime between 1904 and 1914. Adobe Creek lay to the western extent of the tract, while the property line to the southern extent of Henry Rengstorff and William Haag's properties later became West Portola Avenue. The surrounding parcels of the Peter Swall Tract ranged from narrow 5-acre parcels to more square 10- and fifteen-acre parcels. The narrow partitioning of the parcels appears to have been an early suggestion at a suburban division of land, in which each parcel was to have a single-family home on it.

The subject property just to the north of these tracts, however, appears to not have been further segmented until around 1914, when a further *Resubdivision of Lot 3, the Peter Swall, Dixon Tract* was surveyed. Within this approximately ten-year span, portions of the tract were further divided and the subject property appeared to be divided in a 10.10-acre configuration. Henry Regenstorff passed away in 1906, and deeded his estate (in present-day Mountain View) to his daughter, Elise.⁷ Given this, it is possible that he also granted Elise the rights to much of his remaining real estate holdings, as Elise appeared to have owned the land to the west of the Evans' properties at the time of the c. 1914 survey. In 1914, the first recorded deed transaction for the property depicted a sale of the then 10.10-acre parcel from William and Elise Haag to Thomas J. Evans and Mary E. Evans.⁸

A year-and-a-half later, in 1915, Thomas and Mary Evans sold their 10.10-acre parcel to husband and wife Leonard and Elizabeth Grace Campbell. The land was sold for a price of ten gold coins.⁹ Leonard was listed as an orchardist in the 1919 San Jose City Directory. The 1947 San Jose City Directory listed him listed as a mechanic.

1920s Development

Local Los Altos artist Annie Knapp Fitz (1912 - 1995) moved to Los Altos as a young girl and grew up on nearby Santa Rita Avenue (which would later become Los Altos Avenue). In an undated line drawing of the area just west of the subject property along Adobe Creek, Knapp Fitz chronicled the 1921 agricultural produce of the neighboring family farms, complete with family surnames (see Figure 31). While not to scale, the drawing gives a general overview of the produce being raised on

⁷ Mention of granted mansion upon his death

⁸ Deed of Sale from William F. Haag and Elise M. Haag to Thomas J. Evans and wife, 16 March 1914, Santa Clara County Clerk-Recorder's Office, Book 417, page 36.

⁹ Deed of Sale from Thomas J. Evans and Mary E. Evans to Leonard Campbell and Elizabeth Grace Campbell, 20 October 1915, Santa Clara County Clerk-Recorder's Office, Book 436, page 44.

CONTINUATION SHEET

Property Name: _____

Page 8 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/ 2015 Continuation Update

*B6. Construction History (continued):

the surrounding farms during 1921. This included wheat, apricot, walnut, almond, and other assorted fruit trees, in addition to strawberry fields.

Between 1916 and 1928, John Amick, a mechanic who later became a car sales man and car dealership manager, owned the property at 160 West Portola Avenue.

In 1927, the 10-acre Stevens Fox Farm was established on a neighboring parcel on West Portola Avenue.¹⁰

The site was likely largely undeveloped around 1928, when John Amick sold the property to married homemaker, Clementine B. Guernsey.¹¹ Her deed of purchase stipulated that she would develop the property, including installing/paving a 40' wide public road on a specific portion of her lot. The road constructed as a result was present-day Portola Avenue. Further to creating a public access route through her property, Mrs. Guernsey was to lay water mains, "public utility pipe lines and electric light and power lines," below the aforementioned new public roadway. It is likely that the house was electrified upon Mrs. Guernsey's purchase and subsequent improvements to the property. Mrs. Guernsey was married to William H. Guernsey, a veteran of World War I, and lumber laborer, and later real estate broker.¹² The 1930 U.S. Federal Census lists the couple living at the West Portola Avenue address along with their four children, William C., Henry, Richard, and Clementine.¹³

Ownership History

The following ownership history was collected from deeds available at the Santa Clara County Clerk-Recorder's office, maps at the Clerk-Recorder's Office the Santa Clara County Archives, and from the City of Los Altos building permits. While the research was extensive, the following is not a complete chain-of-title for the property.

¹⁰ The DPR 523B form completed in 2011 indicated a connection with Washington Lewis (W.L.) Stevens at the subject property. Stevens was an entrepreneur who came from a prominent family on the East Coast. While the Stevens Fox Farm did appear to be on a 10-acre parcel along Portola Avenue, research did not indicate Stevens' specific connection to the site at 160 West Portola Avenue. The Stevens surname did not appear in the chain-of-title research for the property. Further, deed research indicates that by 1928, Mrs. Guernsey had purchased the property, which would suggest that the Stevens Fox Farm (if at this location) was in operation for less than a year. A copy of the article referenced in the DPR form is attached as Appendix A.

¹¹ Deed of Sale from John Amick to Clementine B. Guernsey, 24 January 1928, Santa Clara County Clerk-Recorder's Office, Deed Book 377, page 173.

¹² Polk-Husted Directory Co.'s 1933 San Jose City and Santa Clara County, California.

¹³ United States Federal Census, 1930.

CONTINUATION SHEET

Property Name: _____

Page 9 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/ 2015 Continuation Update

***B6. Construction History (continued):**

Dates	Name(s)	Notes
c. 1864	Henry Rengstorff	Purchased squatter's rights to 290 acres of land in San Jose, adding another 290 acres of land three years later. Planted fruit trees in Los Altos.
c. 1904	William F. Haag and Elise M. Haag	Much larger parcel owned by father-in-law Henry Rengstorff and William Haag by 1904 ¹⁴
1914 - 1915	Thomas J. Evans and Mary E. Evans	10.10 acre parcel first appears on subdivision map ¹⁵
1915	Leonard Campbell and Elizabeth Campbell	10.10 acres sold for \$10 in gold coins ¹⁶
Between 1916 and 1928	John Amick	
1928	Clementine B. Gurnsey	Purchased property under stipulation to build a public road on 40' of her property, and to install public utility lines, water, electric, etc. under road at her own expense ¹⁷
c. 1950s	C. E. Endelew	
late 1960s		Rooms were rented to individuals
c. 1973 - 2002	William Diffenbach / Rosa Diffenbach Trust	
2002 - Present	Current owner	

Construction History

The house was likely constructed sometime between 1915 and 1929. While official documents reflecting the building's erection do not exist, the chain of title extends to as far back as 1914, when the Haags owned the property, likely renting it out to tenant farmers as was common practice for the area. The Haags lived in Mountain View at the time of ownership. ¹⁸

Several early undocumented additions to the house exist. These include the Main House's eastern projection, the back yard canopy/overhang, and the rear Garage extensions. Sometime in the 1950s, the western Pool Room wing was added. In 1955, homeowner C.E. Endelew had a rectangular pool and diving board installed in the rear yard.

¹⁴ J.G. McMillan. *A Subdivision of the Peter Swall Tract* [map]. March 15 1904. Santa Clara County Clerk-Recorder's Office.

¹⁵ *A Resubdivision of Lot 3, Peter Swall, Dixon Tract* [map]. c. 1914. Los Altos History Museum.

¹⁶ Deed of Sale, 20 October 1915, Santa Clara County Clerk-Recorder's Office.

¹⁷ Deed of Sale, 24 January 1928, Santa Clara County Clerk-Recorder's Office.

¹⁸ Feuer, "The Rengstorff House - 1867."

CONTINUATION SHEET

Property Name: _____
 Page 10 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/ 2015 Continuation Update

***B6. Construction History (continued):**

Homeowner William Diffenbach had the rear porch converted into an enclosed kitchen in 1978, followed by an extensive roof repair in 1979.

A seismic upgrade connecting the foundation to the building occurred in 2003. Contemporary alterations to the property include the one-story Water Tower addition, the extension of the Garage facade and the conversion of a portion of the Garage into a studio.

Construction Chronology

Date	Owner	Alteration
c. 1910s-1920s		House constructed
1955	C. E. Endelew	A 16' x 40' swimming pool with concrete diving board constructed at southern portion of property. Likely that tennis court was installed at this time.
1959	C. E. Endelew	Fence constructed
1977	William Diffenbach	Conversion of existing porch into a kitchen. Floor joists added and original kitchen converted into utility room.
1978	William Diffenbach	Roof repair
2003	Current Owner	Seismic upgrade, attached building to foundation
c. 2013	Current Owner	1-story addition to Water Tower
c. 2014	Current Owner	Water feature constructed in front yard, new circular driveway

CONTINUATION SHEET

Property Name: _____

Page 11 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/ 2015 Continuation Update

*B10. Significance (continued):

Criterion A/1 (Events) Evaluation (continued): The area today is characterized by many narrow lots, each with a single-family home. The property at 160 West Portola Avenue is the only rectangular, 1-acre parcel within its immediate vicinity. Stylistically, the surrounding homes include Mission Revival and Folk Vernacular. Over the course of the 20th century, the neighboring parcels of land were subsequently reduced in size as landownership transferred, and owners began to subdivide their land for regular development tracts, as apparent in the subject property's own site history. The adjacent homes in this north Los Altos community are more reflective of mid-20th century suburban developmental trends, which largely overtook that of the rural, agronomic character which once typified the area.

The buildings and the associated land that comprise the former farm complex at 160 West Portola Avenue are reflective of the town's early rural and agricultural development. As such, the property is eligible for continued inclusion on the local Historic Resource Inventory and the CRHR. However, this local distinction as contributing to a clear pattern of rural development may not render the property eligible for listing on the NRHP, as the connection is considered indistinctive to a larger, overarching national historical narrative.

Criterion B/2 (Person) Evaluation: From review of previous property owners, no individuals who have been associated with specific contributions to local, state, or national history have been identified. While early land owners, including Henry Rengstorff and William Haag, possess historical significance at a larger local and state level, their ownership and affiliation with the property predated the construction of the home (c. 1920). Further, the two men collectively owned thousands of acres within Santa Clara County. As such the subject property does not appear to be eligible for listing on the CRHR or on the NRHP under Criterion B/2.¹⁹

Criterion C/3 (Design/Construction) Evaluation: The building at 160 West Portola Avenue appears to be distinctive in character for its period and method of construction as a simple early 20th century farmhouse on an orchard or farmstead. The simplicity of its construction technique, gabled roof, horizontal siding, and lack of ornamentation typify the building as a vernacular rural residence of the time period.

¹⁹ The DPR 523B form completed in 2011 indicated a connection with Washington Lewis (W.L.) Stevens at the subject property. Stevens was an entrepreneur who came from a prominent family back East. While the Stevens Fox Farm did appear to be on a 10-acre parcel along Portola Avenue, research did not indicate Stevens' specific connection to the site at 160 West Portola Avenue. The Stevens surname did not appear in the chain-of-title research for the property. Further, deed research indicates that by 1928, Mrs. Guernsey had purchased the property, which would suggest that the Stevens Fox Farm (if at this location) was in operation for less than a year. A copy of the article referenced in the DPR form is attached as Appendix A.

CONTINUATION SHEET

Property Name: _____

Page 12 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/ 2015 Continuation Update

*B10. Significance (continued):

A review of the Historic Resource Inventory (CIRCA, 2012) revealed that there are several more intact and better-preserved examples of this style of utilitarian residence in Los Altos. In this, buildings at 160 West Portola Avenue are not eligible for listing on the NRHP under Criterion C, nor under the CRHR under Criterion 3, as their design and construction do not appear to be important architectural examples within the larger Los Altos context.

Criterion D/4 (Design/Construction) Evaluation: Archival research and physical investigation of the site focused on the above ground resource only. Therefore, no informed determination could be made regarding the property's eligibility for the NRHP or CRHR under Criterion D/4.

Integrity Evaluation

Location: The property's location aspect of integrity remains high, as the associated buildings have not been moved since their construction.

Design: It is evident that the original design of the Main House has been compromised with various building additions through out the years. While several of the Character-Defining features on the Main House appear to be original, the additions to the building, specifically the southern and eastern additions to the Main House, and the numerous north and south additions to the Garage structure, have significantly altered the original footprints of the small farmhouse with adjacent Garage/carriage house. The combination of roof shapes and outlines at the Main House has rendered the south elevation unrecognizable from how it likely appeared just after construction.

Further, the additions to the Garage render it nearly unrecognizable from its early, simple configuration. As such, the property's design aspect of integrity is low to medium.

Setting: While the buildings' physical location has not been altered, the property's setting has significantly changed in appearance and character since construction in the early 20th century. Through deed transfers, the parcel of land has considerably reduced in size from the 10.10-acre lot it once was. The residential neighborhood that now surrounds the property is explicitly suburban in character, which is a departure from the once rural, orchard-filled expanse of land it was prior to development and incorporation. Lastly, the property itself no longer remains laden with orchards of fruit trees, as the early hand-drawn map and aerial photographs indicated. Today, the property's extents have been maximized and include a contemporary water feature, substantial paving/driveway access at the north, and a sub terrain swimming pool and tennis court to the south. As such, the property's setting aspect of integrity is low.

CONTINUATION SHEET

Property Name: _____

Page 13 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/ 2015 Continuation Update

*B10. Significance (continued):

Materials: The materials on the Main House are a combination of original, early, and later additions. As such, each are representative of their period of construction. The original portion of the Main House still features some original building material on the visible elevations that have not been compromised or covered up with additions. The Water Tower appears to still retain a large portion of original fabric. Little original building material remains on the Garage, which has largely been engulfed with additions at all elevations. As such, the material aspect of integrity for the property is medium.

Workmanship: The workmanship of the original portion of the Main House is medium to high. With the exception of the north facade, each of the Main House's elevations include addition extensions. The Garage and Water Tower also have additions. The quality of the east and south additions to the Main House, in addition to portions of the Garage's additions appear to be the work of a layman, and were not undertaken with particular masterful skill. The permitted west Pool Room addition appears to have been constructed more appropriately and in keeping with the construction techniques present at the Main House. As additions were constructed onto the Main House, the workmanship to unify the roof structure was not undertaken with care. The workmanship aspect of integrity for the original portion of the Main House, while in good to fair condition, cannot be analyzed in isolation. Due to the generous presence of poorly constructed additions to all three of the property's structures, the workmanship aspect of integrity for the property is low to medium.

Feeling: The mature Redwood trees and relationship of the structures to one another remain intact, despite the drastic change in both the surrounding and inclusive settings. Within the site, the physical link between the heavily modified buildings to one another remains the same. However when considering the setting aspect of integrity, the feeling aspect has significantly changed since the early part of the 20th century. As such, the feeling aspect of integrity for the property is low to medium.

Association: The association of the buildings as they once-related to the unincorporated residence and working ranch or orchard, is now diminished as it is no longer present. The association aspect of integrity is low to medium for the subject property at 160 West Portola Avenue.

CONTINUATION SHEET

Property Name: _____

Page 14 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/ 2015 Continuation Update

*B10. Significance (continued):

Integrity Conclusion

Upon review of the seven points of integrity, it is apparent that the property at 160 West Portola Avenue exhibits compromised integrity for the following six aspects: design, setting, materials, workmanship, feeling, and association as each has been changed or altered in some regard. The three buildings remain in their original location, and as such, the location aspect of integrity remains high. In summation, the property exhibits an overall low level of integrity.

CHRH/NRHP Historic Significance Conclusion

While the subject property at 160 West Portola Avenue displays a level of historical significance that would qualify it for listing as a historic resource on the CRHR for its association with early rural and agricultural development in north Los Altos, the property and its related structures are considerably lacking in the design, setting, workmanship, feeling, and association aspects of integrity, which are crucial elements for evaluating the historic significance of a property. As such, the building and property are not eligible for listing on the California Register of Historic Places or on the National Register of Historic Places under any criteria.

City of Los Altos Historic Resource Inventory Analysis

A. It should have achieved its significance more than fifty (50) years ago.

The property at 160 West Portola Avenue has met the age threshold and is at least 50 years old.

B. It should fit into at least one of the following categories:

1. It has character, interest, or value as part of the development of, and/or its exemplification of, the cultural, educational, economic, agricultural, social or historical heritage of the city.

The property's character appears to reflect the development of the early agricultural and related economic historical heritage of the early city. As such, the property would be considered eligible under this category.

2. It is identified with persons or events significant in local, state, or national history.

No known significant persons or events were identified, and as such, the property is not eligible under this category.

CONTINUATION SHEET

Property Name: _____

Page 15 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/ 2015 Continuation Update

*B10. Significance (continued):

3. It embodies distinctive characteristics of a style, type, period, or method of architecture or construction, or is a valuable example of the use of indigenous materials or craftsmanship.

The buildings embody a few distinctive characteristics of their early original construction. As such, the property is marginally eligible under this category.

4. It is representative of a notable work of a builder, designer or architect.

No known notable builder, designer, or architect was identified, and as such, the property is not eligible under this category.

5. It has a unique location or singular physical characteristics, whether manmade or natural, representing an established or familiar visual feature of a neighborhood, community, or the city; or it has a relationship to any other landmark, and its preservation is essential to the integrity of that landmark.

The Main House, Garage, and Water Tower together compose an established or familiar visual feature of the once-rural neighborhood, as structures that exemplified a rural farmstead, and likely orchard. As such, the property is eligible under this criterion.

6. The property has the potential for yielding archeological information.

Archival research and physical investigation of the site focused on the above ground resource only. Therefore, no informed determination could be made regarding the property's eligibility under this criterion.

7. It embodies or contributes to a unique natural setting or environment constituting a distinct area or district within the city having special character or special historical, architectural or aesthetic interest or value.

The property contributes to a unique environment within the city as one of the few larger parcels within its surrounding neighborhood. Although significantly smaller in size, the parcel and its related buildings represent an early Los Altos farmstead. As such, the property is eligible under this category.

CONTINUATION SHEET

Property Name: _____

Page 16 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/2015 Continuation Update

*B10. Significance (continued):

C. It should not be altered significantly, so that its integrity is not compromised.

The property at 160 West Portola Avenue appears to have been significantly altered, which has in turn, compromised its integrity. As such, the property does not appear to be eligible under this criterion.

City of Los Altos Historic Resource Inventory Conclusion

The property is eligible for consideration on the City of Los Altos Historic Resource Inventory as it is at least 50 years old (Part A), and complies with categories 1, 3, 5, and 7 of Part B. However, to be eligible for listing, the property must also be compliant with Part C, which considers integrity as a crucial component for inclusion on the inventory. As the property's integrity is overall low, it does not exhibit a level of significance necessary to be included in the Los Altos Historic Resource Inventory.

*B12. References (continued):

- CIRCA: Historic Property Development. *Los Altos Historic Resource Inventory*. City of Los Altos, 2012.
- CIRCA: Historic Property Development. *Historic Context Statement for the City of Morgan Hill*. City of Morgan Hill, 2006.
- Deed of Sale from John Amick to Clementine B. Guernsey, 24 January 1928, California Santa Clara County Clerk-Recorder's Office, Deed Book 377, page 173.
- Deed of Sale from Thomas J. Evans and Mary E. Evans to Leonard Campbell and Elizabeth Grace Campbell, 20 October 1915, Santa Clara County Clerk-Recorder's Office, Book 436, page 44.
- Deed of Sale from William F. Haag and Elise M. Haag to Thomas J. Evans and wife, 16 March 1914, Santa Clara County Clerk-Recorder's Office, Book 417, page 36.
- Feuer, Margaret. "The Rengstorff House - 1867." Palo Alto Stanford Heritage website.
<http://www.pastheritage.org/Articles/rengMF.html>.
- "History of Two Cities." Los Altos Chamber of Commerce website.
http://www.losaltoschamber.org/history_two_cities.html.
- Hodges, Michael (homeowner). Interview with author, August 19, 2015.
- Johnson, Richard. "Hale Ranch." Los Altos Hills History Website.
<http://www.losaltoshillshistory.org/Resources/HaleRanch/HaleRanch-CattonHouse.html>.
- Johnson, Richard. "How early Los Altos land was sold through three major sales: A brief history of Rancho San Antonio," *Los Altos Town Crier*, July 25, 2012.

CONTINUATION SHEET

Property Name: _____

Page 17 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/ 2015 Continuation Update

*B12. References (continued):

National Park Service. "National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation." National Park Service website.

http://www.nps.gov/nr/publications/bulletins/nrb15/nrb15_6.htm.

National Park Service. "Santa Clara County: California's Historic Silicon Valley - Early History." U.S. Department of the Interior website. <http://www.nps.gov/nr/travel/santaclara/history.htm>.

Polk-Husted Directory Co.'s 1907 San Jose City and Santa Clara County, California.

Polk-Husted Directory Co.'s 1925 San Jose City and Santa Clara County, California.

Sawyer, Eugene T. *History of Santa Clara County, California*. Los Angeles: Historic Record Co., 1922.

United States Federal Census, 1930.

*P5a. Photographs (continued):



Figure 1. North elevation of subject property (Garavaglia Architecture, Inc., August 2015)

CONTINUATION SHEET

Property Name: _____

Page 18 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/ 2015 Continuation Update

*P5a. Photographs (continued):



Figure 2. Eastern elevation at left with addition. Note porch enclosure on north elevation at right (Garavaglia Architecture, Inc., August 2015)



Figure 3. Detail of decorative wood shingles at eastern elevation (Garavaglia Architecture, Inc., August 2015)

CONTINUATION SHEET

Property Name: _____

Page 19 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/ 2015 Continuation Update

*P5a. Photographs (continued):



Figure 4. Detail of side addition at eastern elevation. Note the difference in siding material and window at right (Garavaglia Architecture, Inc., August 2015)



Figure 5. South elevation at rear of home with gabled addition to the right and enclosed kitchen to the left. Door and center windows comprised the original kitchen (Garavaglia Architecture, Inc., August 2015)

CONTINUATION SHEET

Property Name: _____

Page 20 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/2015 Continuation Update

*P5a. Photographs (continued):



Figure 6. South elevation with Pool Room addition to the left and enclosed porch/kitchen addition to the right with overhang (Garavaglia Architecture, Inc., August 2015)



Figure 7. Northeast view of roofline. Note the original second story portion of the home with the Pool House addition to the left and the enclosed porch/kitchen addition to the right (Garavaglia Architecture, Inc., August 2015)

CONTINUATION SHEET

Property Name: _____
Page 21 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/ 2015 Continuation Update

*P5a. Photographs (continued):



Figure 8. Southwest corner of home, comprised of the Pool House (Garavaglia Architecture, Inc., August 2015)



Figure 9. North elevation of the Water Tower with partial wraparound porch and first story addition to the right. Note two mature Redwood trees to the left. (Garavaglia Architecture, Inc., August 2015)

CONTINUATION SHEET

Property Name: _____
Page 22 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/ 2015 Continuation Update

*P5a. Photographs (continued):



Figure 10. Close-up view of north elevation of Water Tower (Garavaglia Architecture, Inc., August 2015)

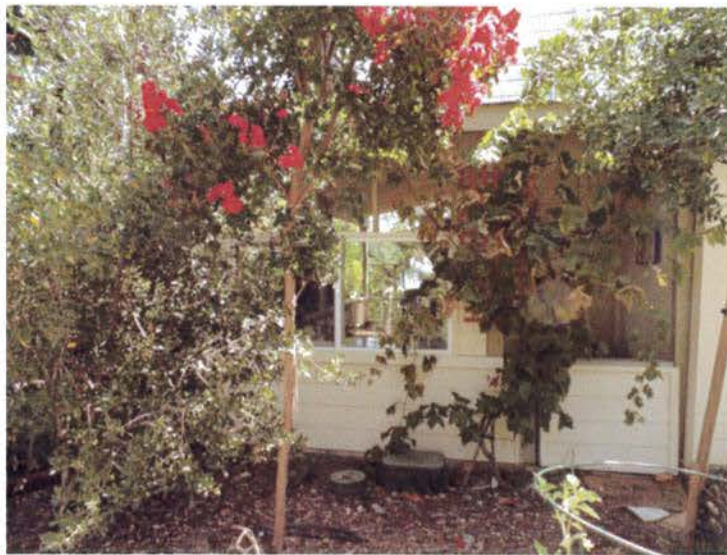


Figure 11. South elevation of Water Tower porch addition with fixed windows (Garavaglia Architecture, Inc., August 2015)

CONTINUATION SHEET

Property Name: _____

Page 23 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/ 2015 Continuation Update

*P5a. Photographs (continued):



Figure 12. Western portion of Garage north elevation, likely original windows and roofline brackets (Garavaglia Architecture, Inc., August 2015)



Figure 13. West elevation of Garage addition with skylight. Note lattice fence between the main house and the Garage (Garavaglia Architecture, Inc., August 2015)

CONTINUATION SHEET

Property Name: _____

Page 24 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/ 2015 Continuation Update

*P5a. Photographs (continued):



Figure 14. South elevation of Garage addition toward the eastern extent of the property (Garavaglia Architecture, Inc., August 2015)



Figure 15. South view of property from driveway entrance at West Portola Avenue (Garavaglia Architecture, Inc., August 2015)

CONTINUATION SHEET

Property Name: _____

Page 25 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/ 2015 Continuation Update

*P5a. Photographs (continued):



Figure 16. North view from driveway, looking at West Portola Avenue (Garavaglia Architecture, Inc., August 2015)



Figure 17. Northeast view of landscaped area from driveway (Garavaglia Architecture, Inc., August 2015)

CONTINUATION SHEET

Property Name: _____
Page 26 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/ 2015 Continuation Update

*P5a. Photographs (continued):



Figure 13. South view of swimming pool (Garavaglia Architecture, Inc., August 2015)



Figure 19. Northwest view of tennis court with pool at the left and Garage at the right (Garavaglia Architecture, Inc., August 2015)

CONTINUATION SHEET

Property Name: _____

Page 28 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/ 2015 Continuation Update

*P5a. Photographs (continued):



Figure 21. A detail of A Resubdivision of Lot 3, the Peter Swall, Dixon Tract (c. 1914), with subject property highlighted in yellow (Detail from the collection of the Los Altos History Museum, amended by author)

CONTINUATION SHEET

Property Name: _____

Page 29 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/2015 Continuation Update

*P5a. Photographs (continued):

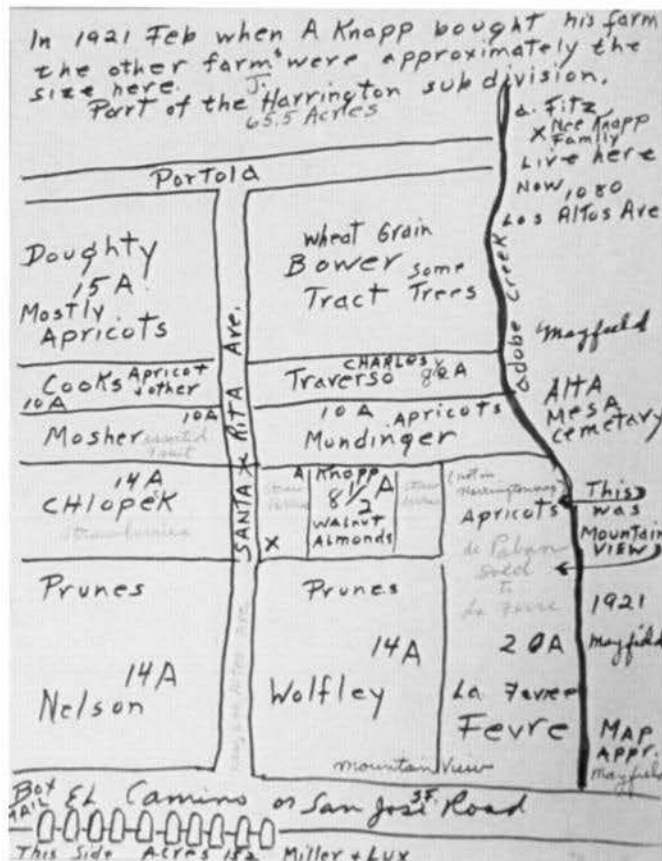


Figure 22. Annie Knap Fitz, Map of Portola Avenue and Santa Rita Avenue Depicting the Area in 1921, c. 1936 (Detail from the collection of the Los Altos History Museum, amended by author)

CONTINUATION SHEET

Property Name: _____
Page 30 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/ 2015 X Continuation Update

*P5a. Photographs (continued):



Figure 23. Detail of newspaper article referenced in the 2011 DPR form. "Fox Farm Is New Industry Started Here," Mountain View Register-Leader, September 23, 1927. (Courtesy of History San Jose)

CONTINUATION SHEET

Property Name: _____

Page 31 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/ 2015 Continuation Update

*P5a. Photographs (continued):



Figure 24. Aerial view of Los Altos, looking at tree-lined Adobe Creek towards center. Portola Avenue is identified as the east-west road just beyond the white house in the foreground. Subject property would have been to the right of this photograph, c. 1938 (Detail from the collection of the Los Altos History Museum, amended by author)



Figure 25. Aerial view of Los Altos, with Portola Avenue identified towards center. Note abundance of orchards and rural farmsteads with ranch houses. Subject property appears to be at the right of this photograph, c. 1938 (Detail from the collection of the Los Altos History Museum, amended by author)

CONTINUATION SHEET

Property Name: _____

Page 32 of 32

* Resource Name of # (Assigned by recorder) 160 West Portola Avenue

*Recorded by: Garavaglia Architecture, Inc. *Date 9/16/2015 Continuation Update

*P5a. Photographs (continued)

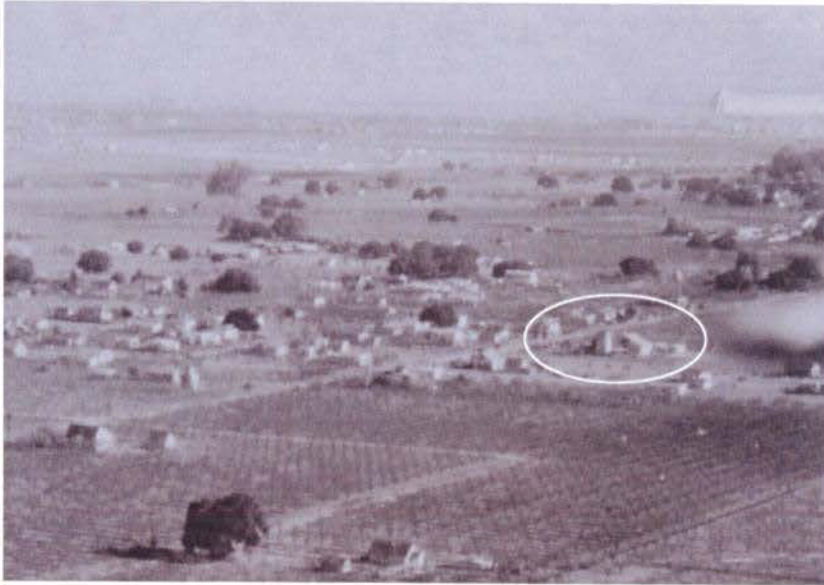


Figure 26. Detail of Figure 24. Circled appears to be the subject property with the Water tower, Main House, and Garage, c. 1938 (Detail from the collection of the Los Altos History Museum, amended by author)