

HISTORICAL and ARCHITECTURAL EVALUATION
CONSIDERING THE PROPERTY LOCATED AT
13651 BURKE ROAD, LOS ALTOS HILLS
SANTA CLARA COUNTY, CALIFORNIA



Prepared at the request of: Energy Efficient Sustainable Personal Residence
Development, LLC
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TOWN OF LOS ALTOS HILLS

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Figure #1 Vicinity Map: Burke Road, Los Altos Hills



Source Google Earth Pro

1. 1. EXECUTIVE SUMMARY

The property known as 13651 Burke Road, Los Altos Hills has been sold and the owner has a proposed plan to subdivide the property. This may include an interest to remodel the house and ancillary buildings or remove them to redevelop the site.

Because the buildings are over 50 years old there is the potential that they are significant historic resources. This study and evaluation was commissioned to understand the potential for the property to be considered a valuable historic resource in the Town of Los Altos Hills or to be eligible for listing in the California Register of Historic Resources. This report considers the history and architectural values of the buildings on the parcel. Los Altos Hills, as Lead Agency, must comply with the California Environmental Quality Act (CEQA) as it pertains to historic resources. The Town may consider the information contained in this report to evaluate the proposed project according to CEQA Guidelines and historic preservation policies used by the Town. The following report describes the research into the historic associations with the owners, the architecture, construction methods and materials, which were considered and evaluated as part of the process leading to the conclusion that the main house and ancillary buildings are not significant to the history and architectural heritage of the Town of Los Altos Hills.

Research was conducted in the repositories of the Los Altos Historical Museum; San Jose City Library; United States Census Records, City Directories, Santa Clara County Assessor's Records and Official Records of the County, as well as the Building Permit files maintained by the County. Site visits and photographs were also used in preparing the report and evaluation.

The property has been the home, residential garden, experimental garden, and orchard of the George D. Cummings family, and their son George D. Cummings Jr. and his family. The families were involved in many interesting activities but none are considered significant to the history of Los Altos Hills, the region or the State.

This report evaluated the historic and architectural significance of the main house, a barn and a caretaker's cottage on the parcel other ancillary buildings, sheds and landscaping were also considered.

Findings: Based upon the research and site visits, it is concluded that the buildings on the property do not have significant historical associations and are not significant to the historical or architectural heritage of the Town of Los Altos Hills. When compared to the criteria of the California Register of Historic Resources, the property is found not eligible for listing due to a lack of significant historical associations with people or events and because it is not a representation of a significant architectural or artistic style.

1. 2. REPORT PREPARATION

The report was prepared by Urban Programmers and compiled by Bonnie Bamburg. Ms Bamburg has over 35 years' experience in preparing historic surveys and evaluation reports for cities, counties and the federal government. She has prepared numerous National Register Nominations for individual sites and historic districts. In addition, she has advised owners and architects on compliance with the Secretary of the Interior's Standards for Rehabilitating Historic Buildings and has prepared Certifications for historic properties and Mills Act contracts in several states. She is a former instructor in Historic Preservation at SJSU, a lecturer in historic preservation and former San Jose Historical Landmark Commissioner (1974-1980). Ms. Bamburg is an advisor to Preservation Action Council San Jose, and is a past board member of the Western Region of Preservation Technology and History San Jose. Linda Larson-Boston, holds degrees in English and History from University of Santa Clara and has over 20 years' experience as a researcher and is a published author of local history. Her clients include architects, attorneys and land owners. She is a former San Jose Historical Landmarks Commissioner, a member of the Institute for Historical Study, and has served on the Board of Directors for Preservation Action Council of San Jose. William Zavlaris, B.A, MUP, received his education in art and architectural history at UCB and received his Masters Degree in Urban Planning, City Design, from San Jose State University. Mr. Zavlaris has over 30 years' experience in evaluating architecture for local historical surveys and National Register Nominations. Douglas Bright received his MA in Historic Preservation from Savannah College of Art and Design. MBA Architects, reviews existing conditions. Marvin Bamburg, AIA has over 45 years of experience in historic preservation architecture for residential and commercial properties. Douglas A. Bright received his Master of Historic Preservation from Savannah College of Art in 2008.

The preparation of the report followed standard methodology for research and site investigation. The information contained in the report was derived from a combination of interviews conducted with people knowledgeable about certain aspects of the property or associations in history, city directories, historic maps, public records, and special collection materials at local repositories. When applicable the internet was used as a repository for research.

Research was conducted in the repositories of; the Los Altos History Museum, San Mateo County Historical Museum; United States Census; Santa Clara County Assessor's Records and Official Records, Data Bases for local architects maintained at UCB and Stanford University. Site visits, photographs and interviews were also used in preparing the report and evaluation.

2. INTRODUCTION

The following report provides a brief historical background of the Town of Los Alto Hill to set the context for the background of the parcel at 13651 Burke Road (APN 175-25-004). Standard methodology for collecting the contextual information was employed in collecting the information used in this study.

2. 1. HISTORICAL CONTEXT-LOS ALTOS HILLS AREA

The history of Los Altos Hills has been a series of eras, each well defined by how and who was resident and how the land was used. The following is a brief summary of the distinct eras to establish the context by which to evaluate the historical and architectural values of the property at 13561 Burke Road.

The first era – 1776

This era is documented to be that of the first inhabitants, the Oholone people. Part of the Coastonan language group they lived in small villages throughout the Santa Clara Valley. The inhabitation by the Oholne was an existence of gathering acorns, berries, and other wild plants, hunting and fishing. Their legacy is found the sites of habitation and burial that have been identified in archeological studies. The Oholne people did not survive the second phase, 1776-1822.

The Spanish Exploration and Mission era 1770-1822

This span of time was one of exploration by the Spanish seeking to settle the vast new works for the King of Spain. The first European discovery is attributed to Gaspar de Portola and the expedition of 1776, who passed through the area in search of the mouth of the Bay of San Francisco. This was followed by the development of the California Missions, Santa Clara and San Francisco by Franciscan Fathers under Fr. Juniper Serra whose charge was to convert the native population to Catholicism. During this era the Presidios of San Francisco and Monterey were established as was the first civil settlement a Pueblo at San Jose. Land grants were also given to settle the land. The primary economy of this era was based in cattle. Tragically the Spanish brought with them diseases unknown to the native Oholne population and together with trying to impose an unfamiliar life style, the two took a horrific toll. The Oholne were all by extinct by 1850. The loss of the Oholne villages was the lasting legacy of this era in the Los Altos Hills.

The Mexican era 1822-1850.

At the conclusion of the Mexican War of Independence the governing rule of California changed from Spain through Spanish Governors located in Mexico to Mexican rule carried out by Governors sent from Mexico. Among the many changes this brought a desire to allow trade beyond what the Spanish controlled, secularization of the Missions, and encouraged settlement by awarding many more land grants. During this era the two Ranchos- large land grants -that encompass Los Altos Hills were given. Rancho La Purissima Concepcion, 4,436 acres was

granted to Native Americans Jose Gorgonio and his son Jose Ramon in 1840 and sold to Juana Briones de Miranda in 1844 for the sum of \$300; and Rancho San Antonio, 4,438 acres granted to Juan Prado Mesa. Adobe Creek served as the boundary line of the two ranchos. This period is known for its predominance of lumbering and trading and later for agriculture. The primary industry of these Ranchos remained cattle raising (meat and hides) although logging and timber exports were initiated and the value of the “red wood” and oak was realized by the early European or American settlers who arrived by ship or overland trails.

American Period 1848-1900

The next 52 years brought great population and economic growth to California and to the Santa Clara Valley. The discovery of gold at Sutter’s Fort and the ensuing Gold Rush of 1848-1860 brought many Americans and Europeans to California, some found gold others formed businesses or began farming. It was also the era when, in 1850 California was granted statehood. By 1852, stage coach service to San Francisco through the Peninsula to San Jose was fairly regular allowing both goods and people to travel the distance in less than half a day. In this era, the verdant hills provided the natural resources for the lumber industry to develop contributing to population (residential), and local economic growth.

Five years after statehood, Martin Murphy arrived in Santa Clara County and purchased 3,000 acres of Rancho La Purissima Concepcion from Juana Birones. Soon the Murphy family land holdings spread throughout Santa Clara County including the founding the City of Sunnyvale. While there were many changes in the economy of California the single event that brought the greatest change to the Santa Clara Valley was the 1869 arrival of the continental railroad connecting Santa Clara Valley to the rest of the Nation. This is also the era when agriculture, orchards and farms became the leading economic industry of the County. In the area of Los Altos Hills, agriculture in the form of fruit orchards filled the land that had been logged of the oak and redwood trees.

Subdivision, Mansions and Mass Transit define the era 1900-1945.

For the north county area, the development of a train station at Los Altos brought renewed interest in the hills to the west. Agriculture was the prime industry and events in the Fremont District, the area that became Los Altos, had an impact on growth in the adjoining hills. The area was developing a downtown- commercial center along Main Street encouraged Paul Shoup and the Los Altos Land Company. At the insistence of Paul Shoup, President of Southern Pacific Railroad, a train station was developed in Los Altos in 1913. The Los Altos train station provided access to San Francisco and San Jose, a service that was crucial for commuters and potential residents of Los Altos and Los Altos Hills. The improved transportation access and infrastructure provided by the Southern Pacific Railroad predictably encouraged the sale of property including the lots improved by the Los Altos Land Company. Paul Shoup is credited as “The Father of Los Altos” for the development of the 100 acre Winchester tract that became the heart of the City and the commercial center for the adjacent hill community. Residential architecture of the era followed the popular styles, many influenced by the Columbia exposition in Chicago 1893. The “City Beautiful” movement brought expressions of Revival styles, even copies of European estate homes. Homes were designed by leading architects from the Bay

Area including Charles McKenzie, John H. Powers (Morgan Manor), and Ernest Coxhead as well as landscape architect Emerson Knight.

Incorporation and Permanent Population Growth 1945-2014

As with most incorporations, the residents of Los Altos Hills sought local control over the development of property. The overriding goals were to maintain the rural atmosphere and residential use of the community. Incorporated in 1958, the Town has maintained the original atmosphere although it has experienced some of the most luxurious residential development in the Bay Area. Some of the amenities that have been provided include the Country Club, a private club on the former estate of Dr. Thomas Shumante that preserves some of the structures, and the Los Altos Golf and Country Club- that started in the early 1920s but had a resurgence in the 1950s-60. Also the Los Altos Hills Heritage House Museum was designated and opened to the public. However, the largest single entity (other than residences) is Foothill College, one of the outstanding community colleges in California. The award winning design- a turning point in campus architecture - was by Ernest Kump, Jr. and landscape architect Hideo Sasaki. The campus opened in September 1958. Residential styles during this period include the Bay Area Traditions 1 & 2, Mid-century modern and California Ranch, Rustic, and in recent years variations on the post-modern- historicist styles. Currently Los Altos Hills is recognized as one of the wealthiest communities in the nation and is home to many of the leaders of industry from Silicon Valley and San Francisco.

2.2 Background of the property located at 13561 Burke Road, Los Altos Hills

After the turn of the Century (1900), the subject property was owned by George D. Cummings who was born in 1856, in Canada and immigrated to the United States in 1871 becoming a naturalized citizen.¹ The 1916 Santa Clara County Voter Roll lists George D. Cummings as a cacti orchardist in Los Altos. Alice Cummings is listed as a housekeeper. About 1925, Cummings worked to develop a thornless cacti that could be an economical feed for cattle. Unfortunately the experiment did not work out as the cacti continued to grow spines.² The Cummings' marriage ended in divorce with Alice continuing to live on the Burke Road property with their three children, and George is just listed as living in the Fremont District (Los Altos) until he died in 1936. He is buried in Alta Mesa Memorial Park. Their son George D. Cummings Jr. born in 1911 lived with his mother on the Burke Road property while growing up and attending 2 years of college. The Voter Rolls for 1934 list both Alice and George D (student) living at Box 84, Los Altos. George was actually a student at Notre Dame University during this period.³ Shortly thereafter George Jr. married as is shown in the 1940 U.S. Census which lists George D. and Jane Cummings (Dorothy Jane Riccomi) residing at 125 Castilian Way Los Altos. George is listed with the occupation of Accountant for a tannery (Legalle Tannery). The family moved to Hillsborough and during the marriage had four children, Joan, George D. Cummings III. Bano and Mary. In 1946 the family engaged in building a new house to replace the older one on the subject property. In addition to the house, a linear building, the property included a swimming

¹ U.S. Census 1900

² Los Altos Town Crier, November 2, 2004, Donald McDonad :First Radio Station and cactus farm.

³ Notre Dame Magazine, Notre Dame College, 2014

pool, barn, greenhouse, caretaker’s cabin, stable and landscaped terraces. The barn was turned into a garage, and the caretaker’s cabin was enlarged. George and Jane raised their family on the property while George maintained his work in accountancy working with trusts and other financial arrangements. Jane’s death preceded George who passed away at age 99 on October 23, 2010. The site reveals that fruit trees were planted in an orchard pattern, as well as some berries and several specimen trees. For the most part these are not tended and most have been removed.

Though a sale, approved by a court appointed referee, the family members who inherited the subject property sold it to Energy Efficient Sustainable Personal Residence Development, LLC on January 9, 2014.

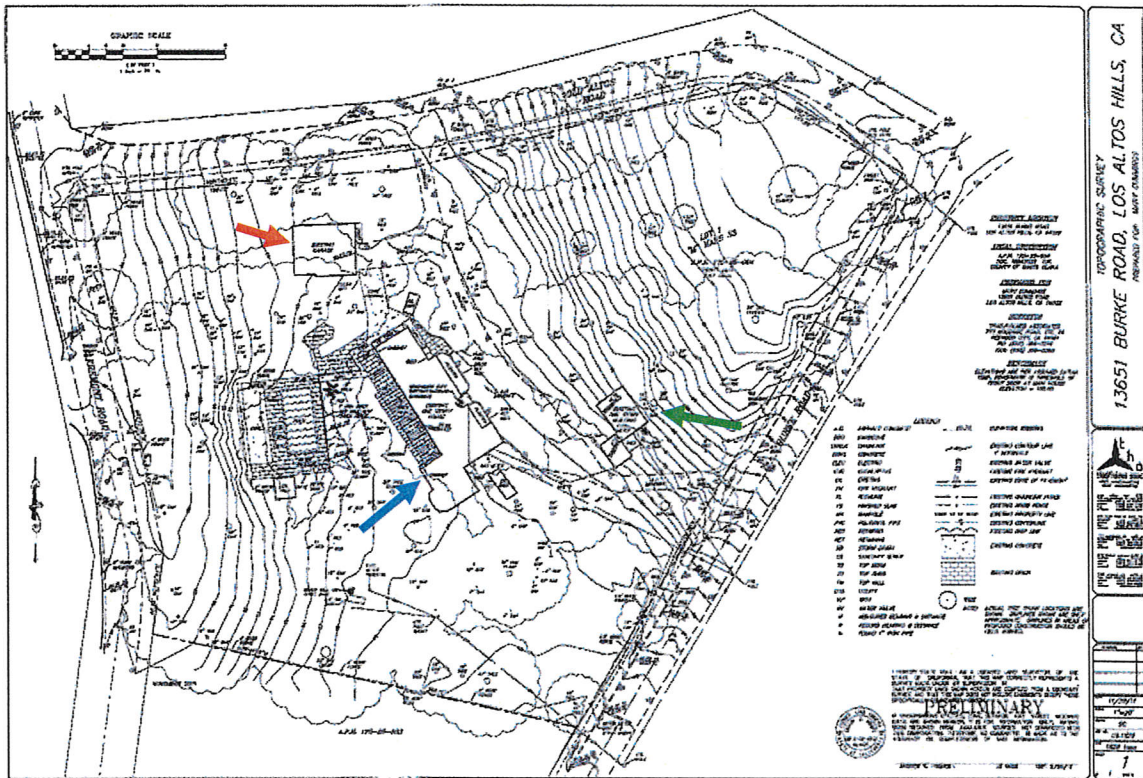


Figure 3 Topographic map showing the terrain and location of the buildings on the property. The blue arrow points to the main house, red to the barn/garage and green to the caretaker’s cabin. Source THO Engineers

3.0 DESCRIPTION OF THE IMPROVEMENTS

3.1 GENERAL SETTING

13651 Burke Road is located on the rolling hills east of Interstate 280 and west of Foothill Expressway. It is in an area where over the last 15-20 years, many of the irregular shaped parcels of land have been realigned and redeveloped with new houses and tailored landscaping, often concealed from the street by perimeter bushes and trees. The area is wooded with native second growth trees and native bushes in addition to those intentionally planted and the large landscaped yards. The subject parcel, shielded from the road by mature trees and bushes is on a slope putting the house above Burke Road.

3.2 BUILDINGS AND LANDSCAPING

The property that is the subject of this study and evaluation is shown as APN175-25-004 and was recorded with Santa Clara County as Map M page 33 Block 39, Lot1, Subdivision Map 4 Town of Los Altos Hills. It is bounded on three sides by public roads, Burke Road (considered the front of the property), Old Los Altos Road and Road. The irregular shaped parcel is 2.6 acres on a sloping hill side. The primary house was constructed in 1946, however a barn and caretaker's cabin on the property appear to be 25 or more years older.

The main house is a wood frame, linear, rectangular shaped building that conforms to the terrain and is accessed by steps in the center of the front façade leading to the recessed front porch. The entry door is flanked by walls constructed in "used" brick the material that outlines the base of the building and appears to be the foundation for the addition, and is used for a planter box on the front façade. A temporary ramp has been installed to access the entry. On the south side a projecting section has a large square, multi-pane window with a planting box at the bottom that is centered in the wall. In the recess created by this projection is a ground level planter that is formed with used brick. The remainder of the façade includes two square windows with multi-pane glazing matching the one on the other side of the entry. On the far south, behind the body of the building is an addition c. 1970, which creates a new room on the house by creating a pitched roof section that is extended with glass panels forming a rounded wall. This glass panels are set between vertical wood posts with a separate roof structure over this element. The original walls of the house are horizontal board with a red stain and this is continued in the additions. The roof is a low pitch that is uniform the length of the building with eaves that overhang showing exposed rafter tails. The north façade maintains the same theme as the front and rest of the building using horizontal flush board siding. A second entry is accessed by steps on this end. The rear façade (west) is notable for the broad pergola that covers a patio and the entire length of the façade. On this façade the building has banks of windows that extend the length of the building and doorways, but follows the theme without additional ornamentation.

Overall the building is identified as a Mid-century, Second Bay Region Tradition, bringing the outside into the interior through large expanses of glass often covered with a screen or pergola. The design is really a transitional and vernacular design. The design is pleasing, giving a nod to a lodge style, in the linear form, but is not a significant or highly artistic design or use of materials.

The next building in order of size is the square barn/garage that sits to the north of the house and is oriented on an angle. This building appears to be c. 1930s although there have been modifications and even a section that appears to be an addition. A lean-to open shed is on the south side. Notable about the building are the large doors which are double wide and slide on a rail, with window panels at the top, unusually artistic for a utilitarian barn or pre 1950 garage. It appears that an addition was added to the side of the building. This has more mundane double doors with diagonal boards and diamond cut-out windows in each door. The pitched roof extends with eaves that have exposed rafter tails. Covering the roof is sheet metal.

A remodeled and enlarged cabin type building set away from the main house is rustic in design and construction. This is also in poor condition with obvious deterioration from lack of maintenance and both water and insect intrusions. The building is set above the grade and accessed by wood stairs. The building has multiple additions and alterations that appear to more than double the original size. It has a pitched roofs over most of the additions, however a shed roof covers one section, and there is no ornamentation, design detail or even a attempt of coordinate the additions. This building has had several additions, note by the change in roof structures and materials. The building has so many alterations that it has lost integrity.

At the north end of the house a children's play house is constructed to match the main house. This small wood structure has a pitched roof and single door at the end.

The last building on the property is a wood frame and glass panel greenhouse c. 1950 with a pitched roof and operable panels. The building is not large enough for a commercial operation and does not appear to be old enough to have been used by George D. Cummings for his experiments with cacti.

West of the house is the swimming pool terrace. This appears to have been constructed some 10 years after the main house, c 1955. The rectangular pool and surrounding deck are constructed of concrete. This area shows a lack of recent maintenance and is gives evidence of more extensive planting.

Set away from the residential complex is a small stable and a second support building. The stable appears to be c. 1950 or later, and is a typical design with a pitched roof that extends to provide a shaded tie up space. The second is of plywood and is more of a shed.

Landscaping on the site includes rock lined walkways that surround the main house and extend in to the swimming pool, green house and to the barn/garage. The planting appears to be mature with few annual or other high maintenance plants. Trees include a few orchard varieties

in addition to the mature native redwood and a variety of other species. Away from the residential complex the property and paddock are lined with split rail fences. It does not appear, and no evidence was found, that a landscape architect planned the site prior to putting in the swimming pool.

The complex presents the impression of a Mid-century country home with ancillary features for swimming, horses and gardening. The number of trees and bushes indicates the work of George D. Cummings and his enjoyment of plants. Many appear to have been distressed over the past few years. It does not display significant architecture in any of the buildings and collectively the only architectural theme is found on the main house- horizontal board siding and used brick. Otherwise there is not a cohesive theme to the enclave.



Photograph 1 13561 Burke Road

View: Front façade (east) showing the center entrance and porch, ramp is temporary and is not original



Photograph 2 13561 Burke Road
View: Front façade (east) showing the center entrance and porch, ramp is not original. On the left is the garden house.



Photograph 3 13561 Burke Road
View: Garden House/Greenhouse, Side façade facing the driveway.



Photograph 4 13561 Burke Road

View: Rear and south façade showing the banks of windows along the rear wall and the south end with the addition on the far right.



Photograph 5 13561 Burke Road

View: Rear façade showing the banks of windows and the three different door styles, with the pergola over the length of the wall.



Photograph 6 13561 Burke Road
View: Rear façade addition to south side of the main house c.1970s.



Photograph 7 13561 Burke Road
View: from the north the garage is on the right, the play house is next to the north end of the main house.



Photograph 8 13561 Burke Road
View: The barn/garage front façade. Addition on the right and the shed cover on the left



Photograph 9 13561 Burke Road
View: Behind the house is the swimming pool terrace.



Photograph 10 13561 Burke Road

View: from the driveway looking at the caretaker's cabin with several additions.



Photograph 11 13561 Burke Road

View: The rear of the caretaker's cabin, multiple additions show in the roof structure.



Photograph 12 13561 Burke Road
View: Across the paddock to the stables

4. EVALUATION OF HISTORICAL AND ARCHITECTURAL SIGNIFICANCE

For purposes of this report the criteria used to evaluate the property is that of the California Register of Historic Resources. The Los Altos General within the Conservation Element, Sections 338 and 339 and 340 and Goal 10 sets forth statements, policies and programs for the public good to preserve the community's heritage. The following is copied from the Los Altos General Plan 2009 (italics).

338. The preservation of historic sites and structures helps maintain and enhance the unique character of Los Altos Hills. Some of the sites listed below have already been recognized for their historic importance and are registered state historic landmarks. However, the historic importance of all sites listed below should be preserved in a manner most appropriate to the individual site.

339. The Town should explore the possibility of having existing historic structures designated as state historical landmarks. Historic sites without structures may have to be purchased if the Town determines that historic significance warrants preservation in a natural state. In any case, the historic significance of all sites should be evaluated prior to development.

At minimum, if the site is found to be of some historic significance, provision for historic commemoration should be required as part of development. In addition, the Town should establish a program for the evaluation and preservation of historical sites.

340. While it is the intent to preserve identified resources for the benefit of the Town, it is recognized that there will be circumstances where it will not always be possible to achieve preservation. Such determinations cannot always be made in advance and therefore prudent decisions must be made when individual resources are before the Town for action.

These policies are carried forth in the following goal.

Goal 10 Encourage both public and private efforts to preserve and enhance historic resources.

Policy 10.1 Preserve, protect and enhance the historic resources of the planning area because they are unique and valuable assets for the community and region.

Policy 10.2 Promote community awareness of local history and historic resources for the education, pleasure and welfare of the people of the Town.

Program 10.1 Continue to develop a comprehensive inventory and map of historically significant sites and structures. Review Appendix A at least every five years and update the inventory as appropriate. Consider adding the following sites and structures: Heritage House, Finn House, Westwind Community Barn, Packard House, Hidden Villa, Ginzton House, Lois Crozier Hogle House, Hills Country Club Water Tower, Jensen House and Barn, Eshner House, and Stegner House on South Fork.

However, the document does not include criteria for evaluating historic resources. Therefore the criteria of the California Register of Historic Resources, as the threshold for identifying significant historic resources under CEQA is used for this evaluation.

4.1 Relevant Historical Context:

The area of Santa Clara County that became Los Altos Hills was developed in the mid 1800's through the turn of the century in response to the natural resources that were harvested, lumber, fur, water and agriculture. This activity brought awareness of the attractiveness of the area and the lure of a resort stay or of a country home to those primarily from the San Francisco metropolitan area who spent the summer months surrounded by fog. The acquisition by Martin Murphy began the transition to American ownership and the agricultural economy that followed.

Within the first quarter of the new century (1900), tracts of land were subdivided for "second" homes with sales and construction marking a new era in the area. The years from 1900 -1941 is the period when the division of land for second homes or agricultural estates defines this historical context in the Fremont District that includes Los Altos Hills. Beginning after WWII the subdivisions began to attract more permanent residents to the area and development pressures for even smaller parcels caused the community to consider incorporation. Wishing to retain the "lifestyle" of a rural residential village, the citizens of Los Altos Hills began the process of incorporation which took until January 27, 1956, to complete.

The parcel at 13651 Burke Road was part of subdivided land at the turn of the century and was occupied with buildings that are no longer extant. The buildings that are considered in this study and evaluation begin with the This occurs at the beginning of the historical period identified as the *Incorporation and Permanent Population Growth 1945-2014*, with the house evaluated under the theme of residential architecture.

The association with the subdivision was part of a broad pattern of early century land divisions that marked an increase in development within the Fremont District in the latter part of the nineteenth century. However, this lot and the subsequent buildings were only part of the pattern of subdivisions, and are not defining or individually significant to that broad pattern.

George D. Cummings appears to have been an inventor and general entrepreneur dabbling in several areas of potential industries. It does not appear that his work resulted in a significant advance in any of the areas. George D. Cummings Jr. (II), is the developer of the main house on the property. Like his father he seems to have had wide ranging interests although his business followed the accounting path that began his career. Research did not identify events or activities that were significant in the development or history of Los Altos Hills.

4.2 Evaluation- California Register of Historic Resources

The criteria for listing historical resources in the California Register of Cultural Resources are similar to those of the National Register of Historic Places, but have been modified (broadened) for state use in order to include a range of historical resources which better reflect the history of California. An historical resource must be retain architectural integrity to communicate the reason for its significance at the local, state or national level under one or more of the following four criteria:

Criterion 1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

The property was divided as one of the early subdivisions in the Fremont District, however the current parcel is not the same acreage as the original subdivision for Lot # 1 and the property is not significantly associated with broad patterns that have made a significant contribution to local, regional or state history or cultural heritage. The property does not meet the definition of criterion 1.

Criterion 2. It is associated with the lives of persons important to local, California, or national history

The history of the property described that it was home to a succession of men George E. Cummings, his son, and grandson who appear to have broad interests, but the property does not show a direct and significant association with persons important to the history of Los Altos Hills, Santa Clara County, the State of California, or nation. The property does not meet criterion 2.

Criteria 3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of a master or possesses high artistic values.

The property includes a house and barn/garage that are the primary buildings on the property. The house is designed in a vernacular style, a transition of Mid-century and Second Bay Region Tradition.

However, the result is not distinctive for the period, or region nor does it exhibit a unique method of construction. The house and barn are not eligible for listing under criterion 3.

Criteria 4. It has yielded, or is likely to yield, information important to the prehistory or history of the local area, California, or the nations.

During the agricultural use, excavation and development of the property, the native soils have been disturbed. It is unlikely that significant information important to prehistory or history would be found on this site. The site does not appear eligible for listing under Criterion 4. Should Native American remains or artifacts be found during any construction, State law will be followed.

5.0 CEQA REVIEW

The California Environmental Quality Act (CEQA) is the principal statute mandating environmental assessment of projects in California, and as such, it is part of the Public Resources Code, sections 2100 et seq. The purpose of CEQA is to evaluate whether a proposed project may have an adverse impact on the environment and, if so, if that effect can be reduced or eliminated by pursuing an alternative course of action or through mitigations. CEQA requires the Lead Agency to determine if a project will have a significant impact on the state's historic resources. Historic Resources are defined as any resource eligible or listed in the California Register of Historic Resources or are locally significant and have been designated by a local preservation ordinance or that have been identified in a local historical resources inventory may be eligible for listing in the California Register of Historic Resources and are presumed eligible for purposes of CEQA unless a preponderance of evidence indicates otherwise, (PRC s. 5024.1.14 CCR S.4850)

However, a resource does not need to have been identified previously to be considered significant under CEQA. Lead Agencies have the responsibility to evaluate potential resources against the California Register Criteria prior to making a finding as to a proposed project's impact to historical resources. (PRC s 21084.1, 14CCR s 15064.5(3))

Further, section 15064.5(b)(1) and (2) of the California Environmental Quality Act (CEQA) forbids the *“demolition or the destruction, relocation, or alteration activities that would impair the significance of a historic resource that results in a substantial adverse change. Substantial adverse change includes demolition, destruction, relocation, or alteration such that the significance of an historical resource would be impaired (PRC s. 5020.1(q).*

When the Lead Agency determines that the proposed project does not include a historic resource, then, demolition, relocation, alteration or destruction of a building (that is not eligible for listing in the California Register of Historical Resources) does not constitute a significant adverse change under the CEQA Guidelines.

Finding/Recommendation: The property listed at 13651 Burke Road in Los Altos Hills does not meet the criteria for listing in the California Register of Historic Resources and is not a significant historic resources under CEQA.

A project has been proposed to subdivide the property. If or when subdivision of the property is approved it is likely that the existing buildings would not be retained and that new residential buildings would be developed on the subdivided lots. The alteration or removal of buildings that are not eligible for listing in the California Register of Historic Resources does not require mitigation for the elements of historic preservation found in the CEQA Guidelines.

6.0 SOURCES CONSULTED:

6.1 Repositories used and persons consulted include:

Santa Clara County Building and Planning Dept. Records
 Santa Clara County Official Records
 Los Altos History Museum
 University of California, Environmental Design Library Archives
 University of California –Map Collection and data base.

6.2 Published and Unpublished works

Los Altos Hills General Plan 2009

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- Periodicals and official documents are listed in the footnotes.