

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

FOR NPS USE ONLY
RECEIVED NOV 18 1977
DATE ENTERED MAR 30 1978

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

1 NAME

HISTORIC

Watkins-Cartan House

AND/OR COMMON

LOCATION

STREET & NUMBER

25 Isabella Avenue

NOT FOR PUBLICATION 12th

CITY, TOWN

Atherton

VICINITY OF Redwood City

CONGRESSIONAL DISTRICT

STATE

California

CODE 06

COUNTY San Mateo

CODE 081

CLASSIFICATION

CATEGORY	OWNERSHIP	STATUS	PRESENT USE
<input type="checkbox"/> DISTRICT	<input type="checkbox"/> PUBLIC	<input checked="" type="checkbox"/> OCCUPIED	<input type="checkbox"/> AGRICULTURE <input type="checkbox"/> MUSEUM
<input checked="" type="checkbox"/> BUILDING(S)	<input checked="" type="checkbox"/> PRIVATE	<input type="checkbox"/> UNOCCUPIED	<input type="checkbox"/> COMMERCIAL <input type="checkbox"/> PARK
<input type="checkbox"/> STRUCTURE	<input type="checkbox"/> BOTH	<input type="checkbox"/> WORK IN PROGRESS	<input type="checkbox"/> EDUCATIONAL <input checked="" type="checkbox"/> PRIVATE RESIDENCE
<input type="checkbox"/> SITE	<input type="checkbox"/> PUBLIC ACQUISITION	<input type="checkbox"/> ACCESSIBLE	<input type="checkbox"/> ENTERTAINMENT <input type="checkbox"/> RELIGIOUS
<input type="checkbox"/> OBJECT	<input type="checkbox"/> IN PROCESS	<input checked="" type="checkbox"/> YES: RESTRICTED	<input type="checkbox"/> GOVERNMENT <input type="checkbox"/> SCIENTIFIC
	<input type="checkbox"/> BEING CONSIDERED	<input type="checkbox"/> YES: UNRESTRICTED	<input type="checkbox"/> INDUSTRIAL <input type="checkbox"/> TRANSPORTATION
		<input type="checkbox"/> NO	<input type="checkbox"/> MILITARY <input type="checkbox"/> OTHER:

OWNER OF PROPERTY

NAME

Barbara Cartan

STREET & NUMBER

25 Isabella Avenue

CITY, TOWN

Atherton

VICINITY OF Redwood City

STATE

California 94025

LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

San Mateo County Recorder's Office

STREET & NUMBER

Hall of Records Marshall Avenue

CITY, TOWN

Redwood City

STATE

California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE (1) Historic American Buildings Survey
(2) Junior League of Palo Alto
(3) Junior League of San Francisco

DATE

(1) 1974 (2) 1973 (3) 1964

FEDERAL STATE 2 & 3 COUNTY LOCAL

DEPOSITORY FOR
SURVEY RECORDS

(1) Library of Congress
(2) Jr. League of P.A. (3) San Mateo County Historical Museum

CITY, TOWN

(1) Washington, D.C.

STATE

(2) Menlo Park, Calif. (3) San Mateo, Calif.

7 DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input checked="" type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input type="checkbox"/> ORIGINAL SITE
<input type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED slightly	<input checked="" type="checkbox"/> MOVED DATE 1903
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

This house was built for Commodore James Thomas Watkins and his wife. Watkins is remembered in history as the able Captain of the Pacific Mail Steamship Company which opened the Pacific area not only to trade but as a quicker and easier means of transportation from the East Coast. The first time Watkins landed in California was at San Diego in 1832, the first of many calls aboard the then-popular American hide droghers. He was involved in the earliest U.S. ships trading with the Orient. For his last seventeen years Watkins sailed under the flag of the Pacific Mail Steamship Company. In 1848 the company chartered regularly scheduled coastwise transport from Panama to San Francisco and later north to the Columbia River. It acquired the contract for transporting mail to California in 1852, which coincided with Watkins and his wife moving from Maryland to San Francisco. His petite wife, Ellen Merriken, traveled frequently with her husband and shared some experiences of the Orient. Because of like business interests the Watkins were intimately acquainted with other Pacific seafaring pioneers, such as Capt. Frederick W. Macondray, Gillespie Richie, Edward Taylor, and Faxon Dean Atherton.

In 1854 the Watkinses were among the first citizens of early San Francisco to purchase one of the town houses in the South Park subdivision being developed by George Gordon. After 1860 Gordon created a country estate for his family at "Mayfield Grange" --later the nucleus of Gov. Leland Stanford's Palo Alto Ranch. The same year Atherton established a year-round home for his family at "Valparaiso Park" west of Gordon's. Macondray also acquired a tract nearby. The site of the Atherton house is where the Menlo Circus Club is now located. The estate's main entry was off the County Road, now called El Camino Real, at the present Maple Avenue intersection. After a long, sweeping curve the interior stretch of the present Isabella Avenue served as the main portion of the estate lane.

Commodore Watkins, nearing the age of sixty and perhaps considering semi-retirement, purchased property across from the Atherton's main gate. On July 1866 he acquired 10.6 acres for \$2,000 and immediately set about building a house. By the following year this address was given as the Watkins' residence in various business directories. On 28 August 1867 Watkins purchased an adjacent 8.37 acres for \$1,800, making a total of 18.97 acres. The present Maple Avenue was the eastern boundary; El Camino Real the southern boundary; Fair Oaks Lane the western boundary; and the railroad tracks the northern boundary.

The house was placed about two-thirds of the depth back from the present El Camino Real, or one-third of the depth from the railroad tracks. Likewise it was one-third from Maple Avenue and two-thirds from Fair Oaks Lane in the rectangular lot. The present Ashfield Road undoubtedly has its origins in the Watkins' entrance and lane, entering almost opposite from the Atherton's gate.

The property was dotted with numerous huge, spreading oaks, so the Watkinses named their estate Fair Oaks. This is the source of the name for the nearby railroad flag stop, the road along one side of the property, and the surrounding community. (The original Fair Oaks "depot" was a mere shelter which stood in the present empty square at the end of Fair Oaks Lane, east of the gates of Lloyd Drive. In 1912 the name of the stop was changed to Atherton at the request of the Southern Pacific Railroad Co. in order to avoid confusion with a station similarly named in Sacramento County.) Immediately around the house the grounds were landscaped with a wide expanse of lawn and beds of flowers. The Watkinses referred to the place as a farm; it had orchards and necessary livestock for subsistence and transportation.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM

FOR NPS USE ONLY	
RECEIVED	NOV 18 1977
DATE ENTERED	MAR 30 1978

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 2

Watkins employed ship carpenters to build the house. He of all persons would appreciate their skills and abilities for sturdy, fine detailing and craftsmanship of quality construction. It is their craftsmanship which accounts for the sound, durable quality of the house. (It was not a prefab shipped 'round the Horn as some moderns have fantasied.) To Watkins being in commerce the shipping of exotic lumber would not seem extravagant nor unusual. The hard woods in the house may have been shipped from the South Pacific or 'round the Horn.

The house is designed in the Gothic Revival style. A vertical emphasis is derived from the intersecting steeply pitched gables with dormers. The eave brackets are characteristic of the style. A wide veranda extended around three sides. The flattened arches of the porches are a Tudor variation, characteristic of the style. The slender columns have stylized capitals. There are picturesque, non-classical hood, or drip, moldings over all the doors and windows. Much of the original flint glass remains in the high narrow windows; there is an open and airy feeling to all of the interior rooms. In the tops of all four main gables there are small, circular attic windows. The wide stairway leading to the front door was originally of marble. The large, double entry door has a wide transom under its hood mold.

The floor plan is simple and is designed on an L-shape. Notable interior features are the carved wood and marble mantelpieces. By construction it is essentially a house within a house. There is criss-crossed sheathing between the exterior and interior walls. Its sturdy construction must account for its successful moving.

In this century the veranda on the right side has been enclosed with glass opened to the living room. The veranda was repeated at the rear originally with a small porch. It has now been enclosed and topped with an additional room. A large square dormer, an additional ell on the north on the second floor, a glassed-in sleeping porch, and a third window at the end of the north wing have been added in this century. These additions have carefully avoided the appearance of the original front facade. The only damage to the house from the 1906 earthquake was the collapse, or falling, of the heavy, decorative plastered ceilings in the main rooms on the first floor. Consequently, the ceilings now are quite plain. The original spiral stairway in the central hall was modified in this century to to a straight-run with a half-turn. This was not for architectural or aesthetic reasons, but rather to discourage the youths who thoroughly enjoyed sliding down the banister. The original newelpost was retained.

Unfortunately Commodore Watkins had only about a year's association with the country estate. By an Act of Congress in February 1865 mail steamship service to China was authorized. This created the first regularly scheduled service across the Pacific. Commodore Watkins had the distinction of being in command of the Colorado, the first ship to initiate the service. In the fall of 1867 Commodore Watkins was a courtesy super-cargo aboard the Costa Rica on the route. In the dusk of the evening, 12 November, as the ship left Nagasaki, Japan, Watkins was killed when he fell though a hatch inadvertently left open. His body was brought back to San Francisco for a service at Trinity Church and burial on Lone Mountain.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

**NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY -- NOMINATION FORM**

FOR NPS USE ONLY	
RECEIVED	NOV 18 1977
DATE ENTERED	NOV 20 1978

CONTINUATION SHEET

ITEM NUMBER 7 PAGE 3

During 1868 Mrs. Watkins sold their South Park house and settled at Fair Oaks to live the year-round. The most delightful description of the stimulating, active then-seventy-year-old widow was written by Gertrude Atherton, who enjoyed Mrs. Watkins' companionship and who rarely complimented anyone.

After her eightieth birthday Mrs. Watkins began to consider subdividing Fair Oaks. The home place and the estate was sold to Robert Balfour on 27 July 1890. For excellent documentation a picture is available of the house during this transition period.

In 1899 John J. Moore purchased 7.91 acres of Isabel Eulogia Atherton's inheritance. In 1903 Moore moved the Watkins house, by then generally referred to as the Balfour house, to its present placement at 25 Isabella Avenue. One can not blythly say it was "just across the street," because the distance is more comparable to six blocks.

In February 1906 Moore sold the house and 5.54 acres to John Breuner, the son of the furniture pioneer, but the deed was not recorded until two days before the Earthquake. On 6 March 1908 John Breuner deeded the house to his sisters. The Breuners maintained the house as a local showplace until 15 May 1945 when they sold to Barbara Cartan, the wife of Henry Cartan. The Cartans with a true love for the beauty and historic values of the house preserve all the aspects of the Gothic Revival house built one hundred and eleven years ago on the San Francisco Peninsula.

8 SIGNIFICANCE

PERIOD	AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
<input type="checkbox"/> PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> COMMERCE	<input type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION
<input type="checkbox"/> 1900-	<input type="checkbox"/> COMMUNICATIONS	<input type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)
		<input type="checkbox"/> INVENTION		

SPECIFIC DATES 1866

BUILDER/ARCHITECT architect unknown
builders ship carpenters

STATEMENT OF SIGNIFICANCE

The Watkins-Cartan house is an outstanding example of Gothic Revival architecture as interpreted in California in the 1860's. It is the only remaining house of San Francisco-country squires who were the first to establish homes on the Peninsula as an adjunct to commuting via the newly build railroad. The house is typical of their various dignified and comfortable homes, representing a balance between distinctive affluence of the owners and their Yankee practicability. The magnificence of the 1870's country houses "of the sudden rich" was criticized by members of the original regime. Frank Stanger, San Mateo County historian, concluded that the now non-existent Atherton house was

...almost stark in its plainness -- a square, two-story, substantial-looking structure, with just enough ornamentation to give it dignity, matching the rather formal and solid conservatism that was characteristic of the family.

(South from San Francisco)

The house is representative of one of the leading pioneers in the development of the West Coast and Pacific area. The powerful role of the Pacific Mail Steamship Company was extremely important in the development of the West, and Commodore James T. Watkins was its leader in California.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

- Atherton, Gertrude. Adventures of a Novelist. N.Y.: Liveright, Inc., 1932.
 Gebhard, David, et al. A Guide to Architecture in San Francisco and Northern California.
 Santa Barbara: Peregrine Smith, 1973.
 Interviews with James T. Watkins, IV, and California Breuner (Mrs. Calvin) Tilden.
 Map of Villa Lots at Fair Oaks surveyed by Alfred Poett, April 1868. Filed in
 San Mateo County Recorder's Office, Maps 3, page 31.
 Regnery, Dorothy F. An Enduring Heritage. Stanford: Stanford University Press, 1976.

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 3 acres

UTM REFERENCES

A	1,0	57,11,2,0	4,14,58,6,0	B			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING
C				D			
	ZONE	EASTING	NORTHING		ZONE	EASTING	NORTHING

VERBAL BOUNDARY DESCRIPTION

On the east side of Isabella Avenue in the first block south of El Camino Real.

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
STATE	CODE	COUNTY	CODE

11 FORM PREPARED BY

NAME / TITLE

Dorothy F. Regnery

ORGANIZATION

supplementing H.A.B.S. nomination

DATE

12 August 1977

STREET & NUMBER

488 Westridge Drive

TELEPHONE

415-854-5074

CITY OR TOWN

Portola Valley

STATE

California 94025

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

K. Mella

11-17-77

TITLE State Historic Preservation Officer

DATE

FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

W. Smith

DATE

3-30-78

DIRECTOR, OFFICE OF ARCHAEOLOGY AND HISTORIC PRESERVATION

KEEPER OF THE NATIONAL REGISTER

ATTEST:

W. Smith

DATE

3-17-78

KEEPER OF THE NATIONAL REGISTER

**United States Department of the Interior
National Park Service**


**National Register of Historic Places
Continuation Sheet**

Section number _____ Page _____

Watkins-Cartan House

Atherton, San Mateo County, California

PROPOSED MOVE APPROVAL

 9/17/98

H32(2880)

SEP 18 1998

Cherilyn Widell
State Historic Preservation Officer
Office of Historic Preservation
Department of Parks and Recreation
P. O. Box 942896
Sacramento, CA 94296-0001

Dear Ms. Widell:

Thank you for your letter of August 17, 1998, concerning the proposed move of the Watkins-Cartan House in Atherton, San Mateo County, California.

In accordance with Federal Regulations 36 CFR 60.14(b), the National Register approves the proposed move of the Watkins-Cartan House. Based on the information in your letter and in the nomination file in Washington, the National Register has determined that the house will not suffer an appreciable loss of integrity and will be placed in an appropriate setting. Therefore, the house will remain listed in the National Register during and after the move unless integrity is destroyed.

After the Watkins-Cartan House has been moved, please provide the National Register with the date of the move, photographs of the property on its new site, a revised U.S.G.S. map, acreage, and a verbal boundary description.

Thank you for the opportunity to review the proposed move, and for your interest in maintaining the integrity of the National Register list.

Sincerely,

(Sgd) Carol D. Shull

Carol D. Shull
Keeper of the National Register of Historic Places
National Register, History and Education

bcc: 0001-Stanton
2200-Stevenson
2250-Greenberg

BASIC FILE RETAINE DIN 2280
FNP:CSHULL:TR:09\1798:343-9500:F:Z\NR\WATKINS.MOV

**United States Department of the Interior
National Park Service**

**NATIONAL REGISTER OF HISTORIC PLACES
CONTINUATION SHEET**

Section _____ Page _____

=====

SUPPLEMENTARY LISTING RECORD

NRIS Reference Number: 78000768


Date Approved: 7/22/2008

Watkins, Commodore James, House
Property Name

San Mateo CA
County **State**

N/A
Multiple Name

This additional documentation is listed in the National Register of Historic Places in accordance with the attached nomination documentation subject to the following exceptions, exclusions, or amendments, notwithstanding the National Park Service certification included in the nomination documentation.



Signature of the Keeper

7/22/2008

Date of Action

Amended Items in Nomination:

Verbal Boundary Description/Acreage/U. T. M. :

The Verbal Boundary Description is revised to limit the included area to that of the relocated house and an area approximately fifty (50) feet out from the exterior elevations on all sides. This boundary relates directly to the footprint of the building on its new site, while providing sufficient land to assure a proper, compatible, residential setting. Since this is a new site unconnected to the historic location of the house, the grounds contain no historically important features and resources. This boundary also excludes modern, non-historic resources found on the larger lot, which bear no connection to the significant resource. The new boundary represents an area of less than one (1) acre located within the bounds outlined by the deed provided.

The new U. T. M. Coordinate for the property is: 10 571015 4145500
[These were transcribed onto the old USGS map.]

These clarifications were confirmed with the CA SHPO office.

DISTRIBUTION:

National Register property file
Nominating Authority (without nomination attachment)

720 007 68



United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name Watkins, Commodore James, House (Additional Documentation)

other names/site number Watkins-Cartan House

2. Location

street & number 98 Alejandra Avenue N/A not for publication

city or town Atherton N/A vicinity

state California code CA county San Mateo code 081 zip code 94027

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1986, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

[Signature] 25 JUN 2008
Signature of certifying official/Title Date

California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:

- entered in the National Register See continuation sheet.
- determined eligible for the National Register See continuation sheet.
- determined not eligible for the National Register
- removed from the National Register
- other (explain): _____

[Signature]
Signature of the Keeper

7/22/2008
Date of Action

United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

WATKINS, COMMODORE JAMES, HOUSE
San Mateo County, CA
78000768

Name of Property

County and State

Section number _____ Page _____

Name of multiple property listing (if applicable)

NR PHOTO LOG

Photographer: Rhoda Herron
Negatives at photographer

All Photos taken 2001

Photo 1 Front Elevation and gable detail; view to North

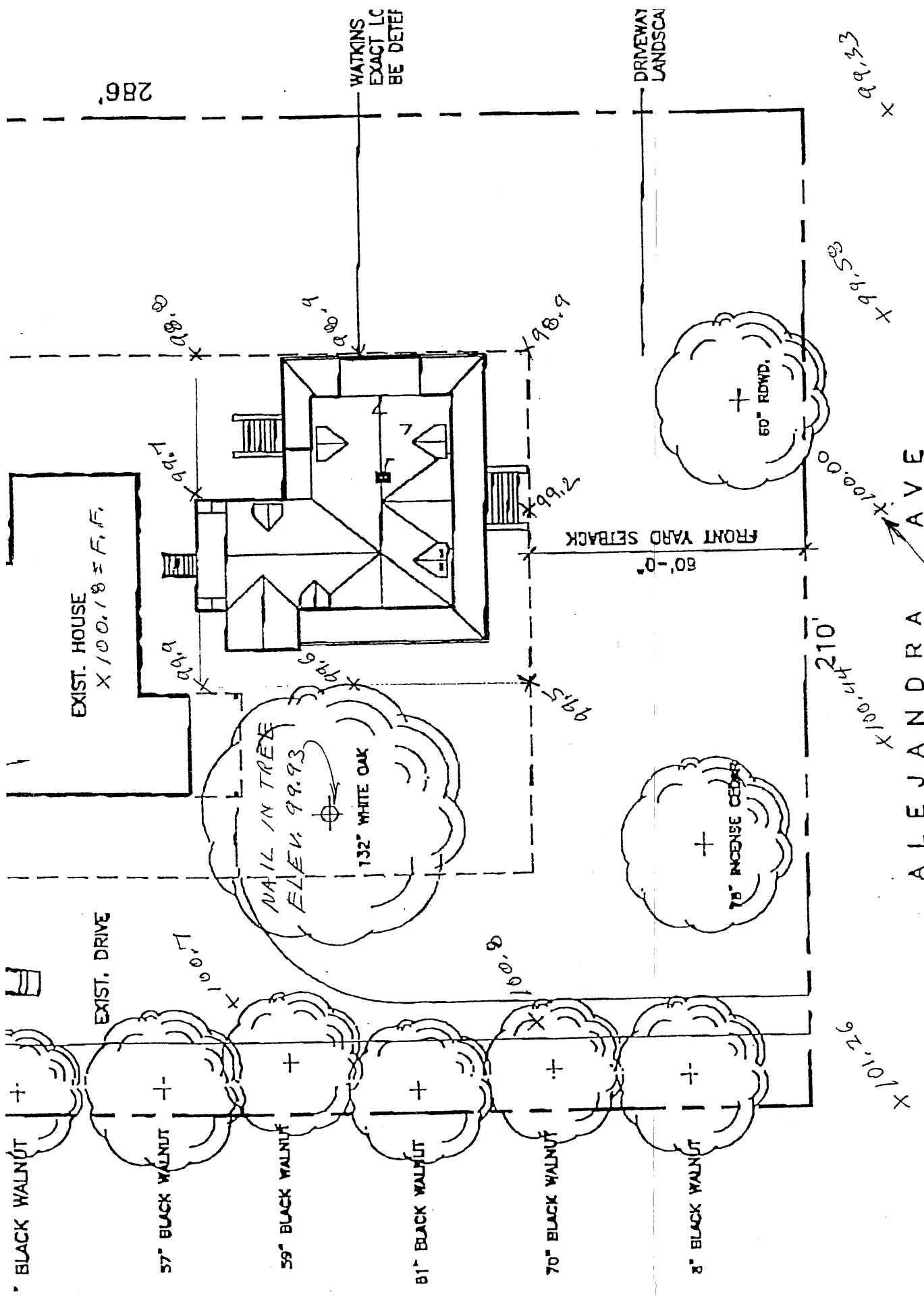
Photo 2 Front Elevation and porch detail; view to North

Photo 3 Front Elevation and wrap-around porch; view to NW

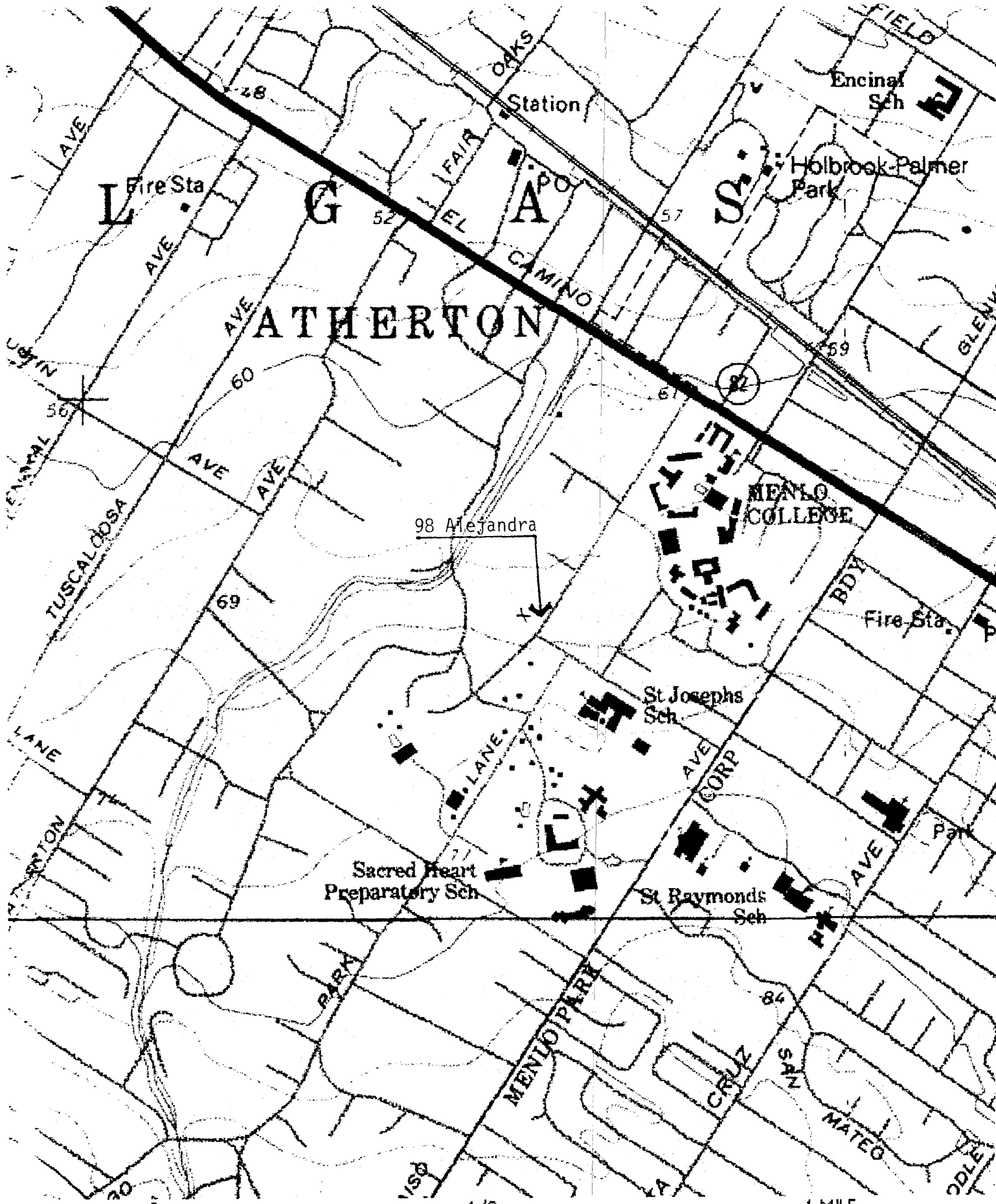
Photo 4 Front Elevation at east corner; View to North

Photo 5 Front Elevation and wrap-around porch; view to NW

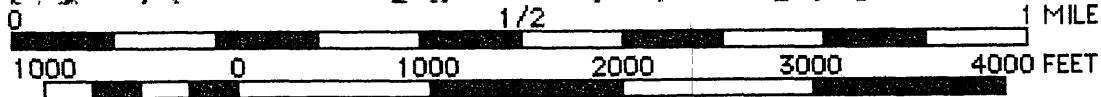
Photo 6 Porch detail, view to NE



Elevations
 taken 3-17-99



15° 1/2'



198'

90'

12'

50'-0"

SIDE YARD SETBACK

50'-0"

SIDE YARD SETBACK

EXIST. GARAGE

EXIST. COTTAGE

3/6'

EXIST. DRIVE

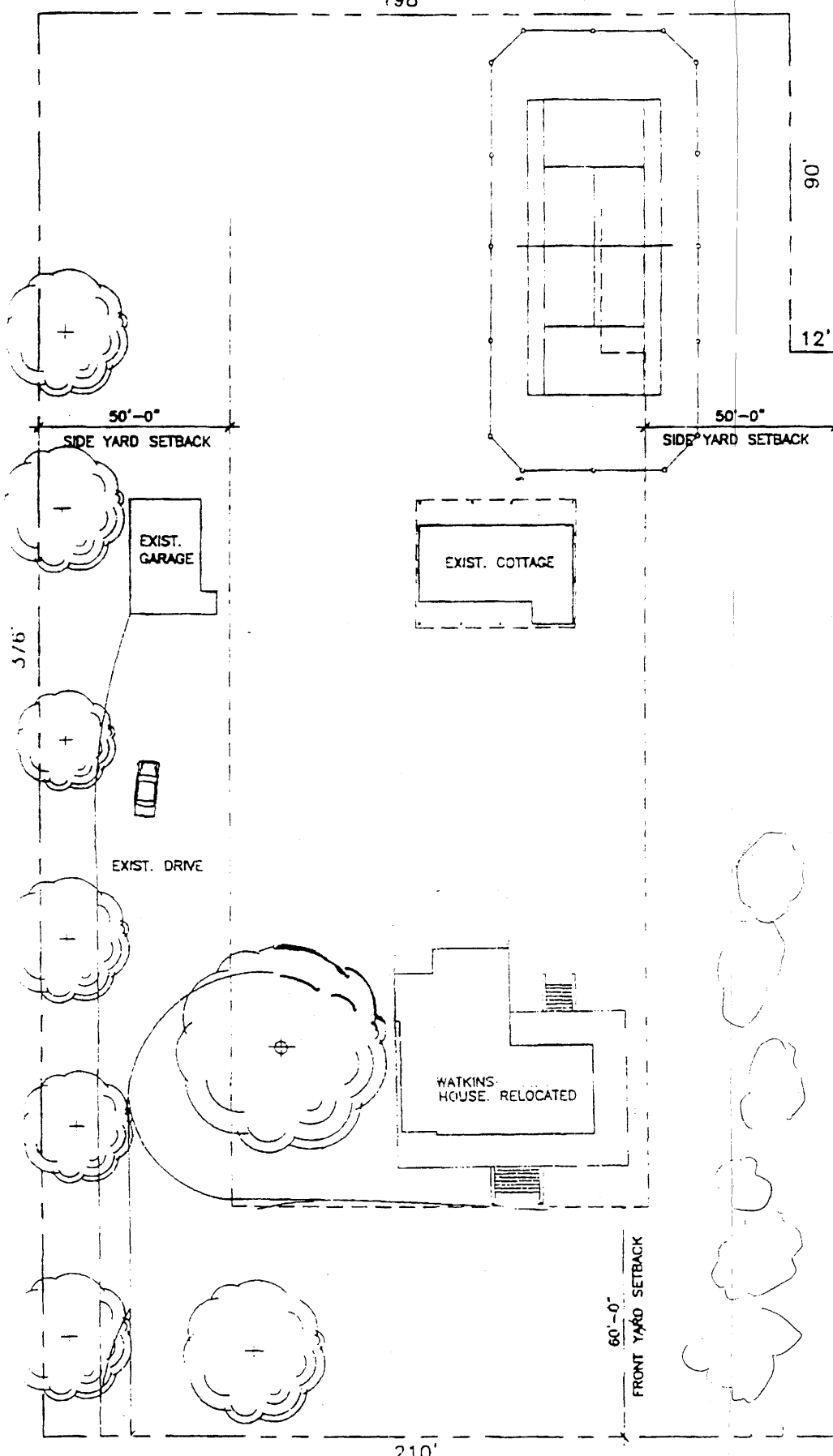
WATKINS HOUSE RELOCATED

286

60'-0"
FRONT YARD SETBACK

210'

ALEJANDRA AVE



February 15, 2001

State of California - Resources Agency
DEPARTMENT OF PARKS AND RECREATION
P.O. BOX 942896
Sacramento, CA 94296-0001

Dear Marilyn Lortie,

In response to our conversations and instructions last fall regarding relocation of property listed on the National Register and known as the Watkins-Cartan House I would like to submit the following information as requested:

Date Property Moved. October 19, 1998, from 25 Isabella Avenue, Atherton, CA. 94027 to 98 Alejandra Avenue, Atherton, CA. 94027

Photographs of home on new site - enclosed

Revised Maps. (2 sheets)

Acreage. As described on copy of GRANT DEED 143342

Verbal Boundry Description. As described by Sandis Humber Jones Surveyors

We would like to suggest a change of its name on the National Register for the following reasons:

- * Including the Watkins there have been nine owners. Nomination form for registry was in 1978 when it belonged to the Cartans, - thus the name Watkins-Cartan house. There have been four owners since that time.
- * Long before 1978 an avenue was named in Atherton for Watkins. It is close to the original site where the house was built in 1866.

We therefore suggest that the architecturally-beautiful Victorian home that Commodore Watkins designed and had built in 1866 by ship carpenters be known on the National Register as the Commodore Watkins House.

If there is any further information you need please do not hesitate to let us know.

Sincerely,



Mrs. Rhoda Herron
98 Alejandra Avenue
Atherton, CA. 94027

145

For value received DAVID P. HERRON and RHODA J. HERRON, his wife

GRANT..... to DAVID P. HERRON and RHODA J. HERRON, his wife

as JOINT TENANTS all that real property situate in the City of Atherton
County of San Mateo, State of California, described as follows:

Portion of Lot 2 as shown on that certain map entitled "Valparaiso Park"
filed in the office of the County Recorder of San Mateo County on March
18, 1891 in Book "E" of Maps at page 49 and copied into Book 54 of Deeds
at page 357, more particularly described as follows:

BEGINNING at a point in the center line of Alejandra Avenue, distant
thereon 34.09 chains, more or less, from the original Southwesterly line
of the Main County Road from San Francisco to San Jose, said point being
the most Southerly corner of property conveyed by Deed from Isabel E.
Edwards to Ella F. M. Redding dated July 26, 1900 and recorded in Book 84
of Deeds at page 332; thence from said point of beginning along the South-
westerly boundary of property so conveyed North 58° 20' West 399.75 feet;
thence North 31° 40' East, passing along the Northwesterly face of a fence
forming the backstop of a tennis court, 198.25 feet; thence South 58° 20'
East 86.42 feet; thence North 31° 40' East 11.92 feet; thence along said
parallel line South 58° 20' East 319.39 feet to said center line of
Alejandra; thence along said center line of Alejandra Avenue, South 33° 27'
30" West 210.27 feet to the point of beginning.

CONTAINING a net area over and above that portion in Alejandra Avenue of
1.00 acres, more or less.

DatedSeptember 4..... 1957.....

x David P. Herron

May 26, 1999
Project No. 299120.02

Mrs. Rhoda Herron
98 Alejandra Avenue
Atherton, CA 94027
Tel: 650/326-0838

RE: YOUR PROPERTY AT 98 ALEJANDRA AVENUE, ATHERTON

Dear Mrs. Herron,

This letter is to state that we have conducted a field survey in the vicinity of your property at 98 Alejandra Avenue, in Atherton. The purpose of the survey was to establish accurate boundary control for the staking of the front and northerly side yard setback lines. As a result of this survey, and subsequent calculations, we were able to resolve the boundary control in the block. On March 17, we were able to complete the task of marking these setback lines with construction stakes. These points were set with the usual level of accuracy that we would use to set a permanent property corner. Additionally, we took some elevations in the area of the proposed construction, based on an assumed elevation of 100.00 in the middle of Alejandra Avenue. An informal sketch showing this data was faxed to your architect, along with an explanation of the work, on March 18.

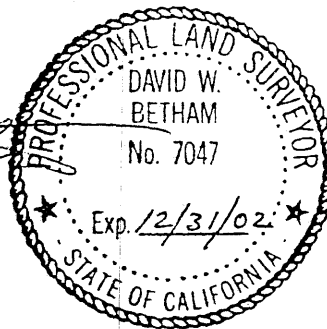
Please feel free to contact us if any additional information is needed, or if any questions should arise.

Very truly yours,

Sandis Humber Jones
Civil Engineers Surveyors Planners



David W. Betham, P.L.S.
Project Surveyor



8U.99
DWB/beh

505 Castro Street
P.O. Box 640
Mountain View, CA
94042-0640
650) 969-6900
650) 969-6472

Salinas Office
331) 757-2927
331) 757-6876

Sacramento Office
916) 929-9290
916) 929-9541