

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 National Register Bulletin, *How to Complete the National Register of Historic Places Registration Form*. 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 certification comments, entries, and narrative items on continuation sheets if needed (NPS Form 10-900a).**

1. Name of Property



historic name Shoup, Paul, House
other names/site number 500 University Avenue

2. Location

street & number 500 University Avenue not for publication
city or town Los Altos vicinity
state California code CA county Santa Clara code 085 zip code 94022

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, 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 at the following level(s) of significance:
___ national ___ statewide ___ local

Signature of certifying official/Title _____ Date _____
State or Federal agency/bureau or Tribal Government _____

In my opinion, the property ___ meets ___ does not meet the National Register criteria.
Signature of commenting official _____ Date _____
Title _____ State or Federal agency/bureau or Tribal Government _____

4. National Park Service Certification

I hereby certify that this property is:
___ entered in the National Register ___ determined eligible for the National Register
___ determined not eligible for the National Register ___ removed from the National Register
___ other (explain:) _____
Signature of the Keeper _____ Date of Action _____

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5. Classification

Ownership of Property
(Check as many boxes as apply.)

Category of Property
(Check only **one** box.)

Number of Resources within Property
(Do not include previously listed resources in the count.)

- private
- public - Local
- public - State
- public - Federal

- building(s)
- district
- site
- structure
- object

Contributing	Noncontributing	
1		buildings
		sites
		structures
		objects
1		Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing)

Number of contributing resources previously listed in the National Register

N/A

0

6. Function or Use

Historic Functions
(Enter categories from instructions.)

Current Functions
(Enter categories from instructions.)

DOMESTIC/single dwelling

DOMESTIC/single dwelling

7. Description

Architectural Classification
(Enter categories from instructions.)

Materials
(Enter categories from instructions.)

LATE 19TH AND EARLY 20TH CENTURY
AMERICAN MOVEMENTS/Craftsman

foundation: Concrete
walls: Wood Shingle

roof: Composition Shingle
other: _____

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Narrative Description

(Describe the historic and current physical appearance of the property. Explain contributing and noncontributing resources if necessary. Begin with a **summary paragraph** that briefly describes the general characteristics of the property, such as its location, setting, size, and significant features.)

Summary Paragraph

500 University is a large two-story Craftsman residence built in 1910 for the Paul Shoup Family on a choice lot within the Los Altos Land Company's holding. The wood shingle-clad building originally occupied a large, trapezoidal lot that crossed Adobe Creek. Today the building sits on a roughly rectangular lot that retains its relationship with the creek but is surrounded by modern residential development in the historic Orange-University district of Los Altos, California. The Shoup House appears today as it did during the Shoup's period of ownership and retains many original wood windows and wood decorative features such as brackets, bell eaves, decorative vents, and a dramatic overall form. Landscape features, including terraced landscaping, stone steps, concrete retaining walls, and a stone grotto also remain.

Narrative Description

500 University Avenue is a two-story, rectangular plan, Craftsman-style single-family residence with a dramatic double-gable roof ending in graceful bell-eaves. Decorative wood brackets appear to support the deep eaves while smaller brackets are used to accentuate the many slight recesses and projections of the front (west) and side wall planes. Several shed dormers extend from the lofty central ridge and lend to the side elevations a more vertical, and symmetrical appearance. Typical of the style, the rafter tails are exposed along the horizontal edges of the roof plane, at the north and south elevations. Wood shingles cover the exterior wall surfaces and flat sawn wood trim surrounds all window and door openings. Two shingle-clad chimneys pierce the roof plane, on either side of the main gable peak.

Many of the original wood windows have been retained and primarily include eight- or twelve-over-one windows and one-over-one double hungs with ogee lugs. Several original leaded wood casement windows are extant on the second floor and on the south wall of the dining room. A large percentage of these windows also retain the original wavy-glass panes. Several new true divided light wood windows have been installed on the side and rear elevations.

East

The primary (east) elevation features a deep entry porch below the foremost gable and an inset balcony below this gable peak. Two fixed, pointed arch windows and a projecting wood railing supported by decorative beam-ends elaborate the inset balcony. On the second story, toward the north side of this elevation, is an additional enclosed balcony that is cantilevered out over the dining room windows below. The wall surface below the primary gable peak is slightly recessed, creating a shadow line that echoes those of the two gables.

A brick walk and steps framed by two truncated square piers leads to the wood entry porch from University Avenue. The original glazed wood front door is still extant and flanked on either side by eight-lite fixed wood sidelights. Three tapered square columns support the porch roof and beadboard clads the porch soffit. A large, four-lite fixed sash window encloses the porch at the north end while the south end has been left open.

North

A projecting second floor supported by a series of decorative wood brackets distinguishes the north elevation. On the first floor, the original leaded glass windows light the living room. (These windows were discovered in the basement and reinstalled in 2010.) Two new wood double hung windows recently replaced a set of inappropriate casements installed by a previous owner, restoring the original window configuration in this area. A small fixed sash window in the former pantry and an original double hung window also light the kitchen on this elevation. The only fenestration on the projecting upper story is a central multi-light hopper window. Near the base of this wall, two ornamental wood screens provide ventilation to the basement level.

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West

The rear (west) elevation is characterized by a series of gable and shed roof projections, some original and others the product of later alterations. A wood deck stretches along the entire elevation at the first floor and a recessed balcony punctuates the upper story wall face below the secondary gable. A trellis-like shed roof attaches to the rear wall, shading the portion of the deck nearest the building with a significant covering of wisteria. A simple wood railing encloses the deck and two sets of steps extend into the terraced back yard. The majority of the windows and doors on this elevation are modern wood double hung, dual-pane replacements, with exception of the paired, one-over-one double hungs at the second story bedroom. The composition shingle-clad shed roof extending from the wall face on the first level at the north end appears to be an extension of an earlier roof with curved rafters. Hidden below the deck addition is the basement access door.

South

Mature plants and trees screen much of the north (side) elevation. This elevation has been the most modified by a series of projects that extended the living room (c.1925), enclosed a side porch (c.1925), and incorporated a second-floor sleeping porch into the building envelope (date unknown). The first floor projects out beyond the second floor as an indication of where additions were made to the original wall plane. The first floor of this elevation is blank except for a bay of large double hung windows in the living room, toward the front of the house. The second floor has two original multi-light casement windows and two small fixed wood windows toward the rear of the façade.

Once set on an expansive lot, the house is now bordered on its north, west, and south elevations by modern development. A subdivision called Adobe Creek Way is located adjacent to the north, with one of the houses bordering a portion of the subject property's rear (west) property line. The site slopes downward toward Adobe Creek beyond the rear lot line. A single-family residence, unrelated to the subdivision but located on former Shoup family land, is situated directly south of the subject property.

The existing detached two-car garage (c.1990) is sited on an angle to the house and mimics the residence in design and materials. Clad in wood shingles and topped by a front-facing gable roof, the rectangular plan building sits on a concrete foundation. The eave overhang is broad on all but the rear elevation and the rafters have been left exposed. A set of four, glazed wood panel doors provide access to the garage interior.

The Shoup family originally employed a Japanese gardener who lived onsite with his family and tended to the property's extensive landscaping. Historic photographs attributed to the property depict ornamental features such as bridges, with water features including waterfalls and a koi pond. Small vestiges of this landscaping remain along Adobe Creek. This includes a stone grotto that now serves as a children's sand play area and recently rehabilitated stone steps and pathways from the house to the creek. Portions of an early concrete retaining wall also remain on the property today and have been recently rehabilitated. An earlier concrete sidewalk leading from University Avenue to the front porch and around to either side of the building has been removed and replaced with the existing brick walk. A path paved with round tree stumps extends along the south elevation and the back yard is comprised of paved and grassy areas interspersed with low, stone retaining/garden walls.

Interior

The interior of the Shoup House retains a fair amount of historic material, including door and window trim with unusual curved corners, narrow plank wood floors, simple wood fireplace mantels (two original and recently reinstalled), and several original light fixtures that have been retrofitted for the modern electrical system. Upon entry through the front door, the foyer is marked with a coffered wood ceiling and faces the main stair to the second floor. To the right is the dining room and to the left is the living room. Both have wood beam ceilings and large expanses of original windows with fixed multi-light transoms. Original door, window, and baseboard trim are found in these rooms.

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The rear half of the first floor is arranged with a modern kitchen at the north end, the recently remodeled family room at the south end and a series of several small rooms off a double-loaded corridor in between.

Upstairs, the two front bedrooms (master bedroom and former laundry room) and the north bedroom appear to be mostly original in form and materials. A rear bedroom was recently created from two smaller rooms and a new master bath and walk-in closet replaced an earlier (but not original) small bedroom. A small bedroom at the rear of the house, connected to the north bedroom retains its original white hexagonal tile floor with blue tile trim and white subway tile shower. A small gentleman's dressing room, off the master bedroom and above the front porch, remains, along with built in storage on several walls in this small area.

Alterations

While the core of the house remains largely as constructed, there have been several periods of alterations to the house. A sleeping porch was added to the second floor at the south corner of the west elevation shortly after construction. During the period of significance, the Shoup family expanded the living room to the south, adding a bay of six double hung windows (c.1925). Also during the period of significance, possibly at the same time, the original south porch and entry was enclosed with windows to create additional living space in the rear family room. During the recent rehabilitation evidence of a former shed-roof addition to the kitchen area was discovered, but the date of this addition, or when it was incorporated into the residence is unknown. It is suspected that this was also done during Shoup's period of occupancy. On the second floor, several bathrooms were added at an unknown time. Based on the finishes used, it is probable that this too coincided with the c.1925 alterations to the first floor.

The next major set of documented alterations occurred in 1990 as part of repairs necessitated by the Loma Prieta earthquake. At this time, the enclosed porch to the south was formally incorporated into the family room, as was a rear porch at the south corner of the west elevation. The result of this is the building's current footprint. The two wood mantels (living room and dining room) were removed and the fireplaces remodeled. Some modification to the wood paneling in the dining room was done to accommodate the new fireplace design. A servants' stair connecting the kitchen to the second floor was partially removed and a powder room and closet was installed. In general, the kitchen was remodeled and small changes to the rooms off the first floor hallway were made to create an office and update a small bathroom.

On the second floor a small recessed porch was created at the top of the stairs by removing one of the small c.1925 bathrooms. A new master bath was created by moving several walls of the rear bedrooms. The front sleeping porch was formally enclosed at this time by filling in one bay and installing two pairs of modern casement windows in the other two bays. All woodwork in the house was painted white at this time and new flooring was installed over the original throughout the first floor.

Most recently (2010), the building has undergone a rehabilitation to repair those elements removed during previous campaigns and to update the house for the current owner's needs. During this work, all paint was removed from the woodwork and it was refinished to match an area of original woodwork discovered in a first floor closet. The c.1990 floors were removed and the original floors were refinished. Where additions had been made to the building (living room and family rooms) and no original flooring was extant, new Douglas Fir flooring was installed to match with a small strip of new material used as a border to demarcate the junction between new and original flooring. As a result, a portion of the evolution of construction of the house is clearly visible in the map of the floors.

Also in the living room and dining rooms, the original mantels were reinstalled above new, period appropriate tile hearths and surrounds. Where one bracket was missing, a new one was carved to match the two original remaining brackets. In the kitchen, beadboard wall finishes discovered behind sheetrock were refinished and reinstalled and used as the inspiration for new cabinets throughout. Circa 1990 fixtures were removed and several small rooms at the rear of the house between the kitchen and family rooms were combined to create a small office and wine storage area. A circa 1990 built-in nook was removed and a new powder room was installed. The last remains of the altered servants' stair were removed and the space incorporated into the new kitchen.

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Upstairs, the most significant changes were to the master suite and to the bedrooms in the southwest corner of the house. In the master bedroom, a narrow closet was removed to restore symmetry to the room and provide more direct access to the original gentleman's dressing area above the front porch. The c.1990 master bath was removed and replaced with a walk-in closet. The southwest bedroom was converted into a new master bath. The former front sleeping porch and north bedroom were left generally as-is except for the removal of a small closet and relocated entry points into the walk-in closet/storage area along the north wall of the house. The former front sleeping porch was converted from a laundry room to a bedroom and refinished with new gypsum board walls and a new closet. The c.1982 fixtures in the primary bathroom at the top of the stairs were renovated with more period-appropriate finishes including a new footed tub and tile floor. The stair landing was modified for improved ease of access to the recessed rear porch.

Integrity

The exterior of the house remains largely as it was during the period of significance. (Please see continuation sheets.) Modifications to windows or window placement have been minor and have been limited to secondary façades with the exception of enclosing the front sleeping porch. The setting has changed from a large suburban lot to a smaller suburban lot but this change reflects the increased settlement of Los Altos as envisioned by the Los Altos Land Company. The property retains its relationship to Adobe Creek, its visibility along University Avenue, and its proximity to downtown Los Altos and the former rail corridor (now Foothill Expressway). It retains all aspects of its integrity through its high percentage of original materials and original layout, its setting in the original tract for Los Altos, its feeling as an impressive Craftsman residence for an important local and regional family, and its largely unaltered appearance.

Conclusion

In conclusion, while the house has been altered by each of its four owners, the interior remains much as it did during the period of significance. This is especially true of the public areas of the house - foyer, living room, and dining room. Insensitive alterations have been removed and period appropriate, modern solutions have been installed to create a home that is both respectful of the building's history and comfortable for a modern family. The true test of this work was the response of the Shoup family descendants who recently held a family reunion at the property in celebration of its 100th birthday. Adults in their late 70s and 80s recalled playing in the house as children and were surprised at how much it still remained as they remembered it.

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8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing.)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

(Mark "x" in all the boxes that apply.)

Property is:

- A Owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years old or achieving significance within the past 50 years.

Areas of Significance

(Enter categories from instructions.)

B: Community Planning & Development

Period of Significance

1910-1945

Significant Dates

c. 1925 - Shoup family expands house
1945 - Shoup Family sells house

Significant Person

(Complete only if Criterion B is marked above.)

Paul Shoup

Cultural Affiliation

Architect/Builder

Possibly Wolfe & MacKenzie (unconfirmed)

Period of Significance (justification)

The period of significance covers the time between initial construction (1910) by Paul and Rose Shoup and the sale of the house by the Shoup family (1945). This is the period of direct association with Paul Shoup and his family.

Criteria Considerations (explanation, if necessary)

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Statement of Significance Summary Paragraph (Provide a summary paragraph that includes level of significance and applicable criteria.)

500 University Avenue is significant at the local level under Criterion B for its association with Paul Shoup. Shoup was a lifelong railroad man who started as a ticket agent with Southern Pacific in 1891 and rose to become its President in 1929. He was in charge of rebuilding Southern Pacific's interests in the San Francisco Bay Area following the devastating earthquake and fire of 1906. It was in this capacity that he came to be considered the founding father of Los Altos, California because of his tremendous influence in the early development of the town starting in 1907. Shoup and several business associates, including well-known local real estate developer Walter A. Clark, formed the Altos Land Company and purchased the original townsite from Southern Pacific. They platted a town with the purpose of developing a residential enclave of commuters that would have high architectural standards and a strong sense of community. He provided financial backing and business guidance to the development while also building his own home at 500 University Avenue in 1910 and enticing his brothers Guy and Fred, his mother Sarah, and his sister Faith, to settle there. When a subsequent development company, the Union Trust, lost financial backing in 1913, he personally purchased nearly 50% of the outstanding bonds and again gathered his influential friends to form the Los Altos Company. He was a founding boardmember of the Altos Building & Loan Association, as well as the Los Altos Water Company and the University Land Company, in addition to his continuing roles with the Altos Land Company. Shoup's direct influence through his involvement with these entities, and his indirect influence through his many business and social connections, shaped Los Altos into the town that exists today. His family was a critical part of this indirect influence as they championed, supported and directed the social organization of the early town during their 35-year residency at 500 University Avenue.

Narrative Statement of Significance (Provide at least one paragraph for each area of significance.)

Family

Paul Shoup was born in San Bernardino, California on January 8, 1874.ⁱ He was the third of five children of Timothy and Sarah Sumner Shoup. His siblings included two older twin brothers, Carl and Guy, a younger brother, Fred, and a younger sister, Faith. Paul's father was a well-respected attorney in San Bernardino who relocated the family from Iowa in 1872. After Timothy's death in 1877, Sarah moved back to Iowa with her children. Carl died in 1898 while still in his early 20s.ⁱⁱ Guy and Fred joined Paul in careers with Southern Pacific, with Guy becoming an influential company attorney and Fred working for the Pacific Electric Railway Company in Los Angeles. Paul married Rose Wilson on December 1, 1900 and eventually settled in Los Altos with their three children - Carl Sumner, Jack Wilson, and Louise.ⁱⁱⁱ Son Carl went on to become a highly respected economist, responsible for drafting the post-World War II Japanese tax structure, forming the modern Value Added Tax (VAT); he also taught economics as a professor at Columbia University.^{iv} Brother Guy became a business partner with Paul in various Los Altos-focused businesses. Paul Shoup died on July 30, 1946 in Los Angeles.^v

Southern Pacific

After Paul's father died, his mother returned to her family in Iowa. However, in 1888, when Paul was 14, she returned with her children to San Bernardino. Around this time, while still in high school, he worked as a paperboy for the Los Angeles Express. His talent for writing led to him becoming a reporter for the Express a short time later.^{vi} In 1891, he graduated from San Bernardino High School having already become a published author.

ⁱ *Guide to the Paul Shoup Papers* [1928-1946], Dept. of Special Collections, Stanford University Libraries, Stanford, Calif., 2.

ⁱⁱ Robert J. Burdette, *American Biography and Genealogy* (Chicago: The Lewis Publishing Company, 1914), 829-830.

ⁱⁱⁱ *Guide to the Paul Shoup Papers* [1928-1946], 3.

^{iv} David Cay, "Carl S. Shoup, 97; Shaped Japan's Tax Code," *New York Times*, 31 March 2000, Obituary.

^v *California Death Index, Paul Shoup*, (<http://vitals.rootsweb.ancestry.com/ca/death/search.cgi>, December 2010).

^{vi} *Guide to the Paul Shoup Papers* [1928-1946], 2.

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While writing would become a life-long passion for Shoup, he turned from it to start a career in the railroad industry by becoming a clerk in the mechanical department of the Atchison, Topeka & Santa Fe Railroad in San Bernardino. This job was short lived, as he moved into the Southern Pacific Railroad ranks in 1891 as a ticket clerk in San Bernardino.^{vii} While there he began learning first-hand the business of running a railroad. In between shifts, tutoring individuals in mathematics, and learning telegraphy and stenography, he continued to pursue his love of writing, submitting short pieces to eastern magazines.^{viii}

From San Bernardino, Shoup was given a position in San Francisco in the Passenger Department, thus beginning his personal relationship with the San Francisco Bay area. It is here that he supposedly began creating promotional materials for local fruit and agricultural products that were distributed by Southern Pacific on the east coast.^{ix} Around 1901, Shoup was given a substantial promotion and was named District Freight and Passenger agent for the San Jose district. While in San Jose, Shoup was impressed with the many business, social, and political gains that could be made by settling in the Santa Clara Valley and began to foster long-standing relationships with civic organizations, social institutions, and business interests between San Jose and San Francisco. However, his talents within the Southern Pacific Railroad company were tapped for a promotion to Assistant General Freight and Passenger Agent, and Executive of the Line, a position that relocated him to Portland, Oregon.

On April 11, 1906, just one week before the 1906 San Francisco earthquake, it was announced that Shoup was being transferred back to San Francisco as part of his promotion to Assistant General Freight and Passenger Agent in the region.^x This placement put him at the forefront of the rebuilding of Southern Pacific's northern California interests in the aftermath of the earthquake and fire. His success in this endeavor accelerated his already rapid rise through the management ranks. This began in earnest when he resigned from the passenger department in San Francisco to accept a newly created position overseeing all of Southern Pacific's non-railroad, California business interests.^{xi} The broad scope of this new job brought Paul in contact with the major power brokers in business and politics throughout the rapidly developing state of California.^{xii}

As part of this promotion, Paul was unofficially in charge of the development of the electric lines in the City of Los Angeles. Building on Paul's experience with electric interurban service in San Jose, Southern Pacific purchased Pacific Electric Railway Company in 1910 and made Paul Vice President of the new acquisition. He was given the responsibility for overseeing the complete integration and conversion of the newly combined interurban system from steam to electric trains.^{xiii} In 1920 he was made Vice President of Southern Pacific and assistant to the President. In 1925, he was again promoted, this time to Executive Vice President of the company.^{xiv} Four years later he was made President of Southern Pacific, a post he held until his retirement in 1938. Other executive positions included Vice Chairman of the Board (1932) and President of the Pacific Electric Railway Company (1933).

After Shoup retired in 1938, he became President of Southern Californians, Inc., later the Merchants and Manufacturers Association, a pro-business, anti-labor political group that was highly influential in Los Angeles and Southern California.^{xv} His active interest in politics continued as well with a strong supportive role in the presidential campaign of Republican Alfred Landon against Franklin D. Roosevelt in 1935.^{xvi}

^{vii} *San Francisco Call*, "Paul Shoup Wins High Preferment," 20 December 1908.

^{viii} *Ibid.*

^{ix} *Ibid.*

^x *Los Angeles Herald*, "Railway World: Paul Shoup is Transferred," 11 April 1906.

^{xi} This promotion essentially made Shoup the defacto head of the electric interurban lines and real estate interests that were subsidiaries of the larger Southern Pacific Company.

^{xii} It seems to have been quite common for executives to hold multiple positions within the company simultaneously. The various job titles that Shoup was graced with do not necessarily mean that he changed positions, merely that he was given additional responsibility in other departments.

^{xiii} *Los Angeles Herald*, "Pacific Electric to Connect with Los Angeles Line," 13 November 1910.

^{xiv} *Guide to the Paul Shoup Papers* [1928-1946], 3.

^{xv} Guy Finney, *Angel City in Turmoil* (American State Press, 1945), 184.

^{xvi} *Guide to the Paul Shoup Papers* [1928-1946], 3.

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Beyond Southern Pacific, Paul Shoup was very active in other social and business interests. Early in his career these interests focused on the development of Los Altos as a residential commuter community. He became a founding member of the San Jose Chamber of Commerce and worked to promote the Santa Clara Valley as an ideal place to live and establish business interests. He joined all the influential social clubs of the time, including the Pacific Union Club and the Bohemian Club in San Francisco, as well as the Bankers Club in New York. In 1924, during a Bohemian Club meeting, Herbert Hoover urged the leading western businessmen of the club to consider starting a first-rate business school on the west coast to limit the siphoning of talent to the eastern seaboard. As a result, in 1925, Paul became a founding board member of the Stanford Graduate School of Business.

These social connections, combined with Paul's eloquence and sharp business acumen, gave him the ear of prominent politicians and businessmen of the time. Both as a representative of Southern Pacific and as a private citizen, he corresponded with Congress regarding labor and management issues.^{xvii} These two issues were the focus of Paul's energy in his post-Southern Pacific professional life, as evidenced in his assumption of leadership at the Merchants and Manufacturers Association in 1935.

Throughout a lifetime of tough corporate business dealings and powerful personal friends and acquaintances, Paul maintained his family at their home in Los Altos, never forgetting the strong connections he had helped to establish - both for and within the community. For all of the influence he had in the wider world, it is at home, in Los Altos, that his legacy remains most tangible.

Los Altos

Paul Shoup is considered the founder of Los Altos because of his personal and professional contributions to the ongoing economic health of the fledgling settlement. It began in 1907 when Paul and several business associates formed the Altos Land Company to develop the former Winchester and Merriman ranches as a residential enclave along the Southern Pacific Railroad's Los Gatos cutoff, then under construction. This rail line would allow residents to have a direct rail connection to both San Jose (30 minutes) and San Francisco (60 minutes). Paul sold his interest in the company only to buy back the company in 1913 to prevent it from going into bankruptcy. Beyond this direct involvement, he played a large role in bringing businesses and people to the town. It was his business connections through his roles at Southern Pacific and his involvement in the influential social clubs of the time that gave legitimacy to the enterprise, drawing in an influential and well-heeled group of early residents to bring his vision of a bucolic residential commuter community to light.

Only months after the 1906 San Francisco Earthquake and Fire, the Interurban Electrical Railroad purchased a 160-acre tract of ranch land in the Santa Clara Valley owned by Sarah Winchester and her sister, Isabelle Merriman, and Isabelle's husband. The Interurban Electrical Railroad was a subsidiary of Southern Pacific. In 1906, Paul Shoup was named Assistant General Manager of Southern Pacific's local municipal and interurban lines.^{xviii} When Southern Pacific wanted to purchase a right of way through the Winchester property, Sarah realized that the section the railroad wanted would cut her property in two, separating her cattle barn from her grazing lands. It would render her ranch ineffective, therefore she demanded that the railroad purchase the entire property. This left the railroad with an excessive amount of land. Shoup gathered his business associates, including Walter A. Clark with whom Paul was in business elsewhere in the region,^{xix} and purchased the excess property from Southern Pacific. They incorporated as the Altos Land Company for the purposes of developing the area as a residential community marketed to executives and businessmen working in San Francisco. As many of these well-to-do families were trying to leave the earthquake and fire-ravaged city, Clark and Shoup were able to spark a significant amount of initial interest. Clark marketed Los Altos as the "Crown of the Peninsula."^{xx}

^{xvii} Ibid.

^{xviii} *Trains Mean Business: The Growth of Los Altos, Exhibit Notes*, Los Altos History Museum, 2009.

^{xix} Walter A. Clark was a noted real estate developer with interests on the San Francisco peninsula, Contra Costa County, and other Bay Area locales.

^{xx} *San Francisco Call*, "Los Altos, Crown of the Peninsula," 28 May 1909.

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To show potential customers he was serious about the viability of the town, Shoup purchased one of the largest and most expensive lots 1910 for his family and constructed a large California Bungalow-style home along Adobe Creek (500 University Avenue). Shoup encouraged his relatives and other Southern Pacific employees to invest during this first wave of settlement and move to Los Altos. This included Paul's sister, Faith, and her husband Albert Robinson (580 Orange Avenue, 1910), Paul's brother Guy (452 University Avenue, 1915), and mother Sarah (exact date and address unknown).^{xxi} Shortly thereafter, John Mansfield, Southern Pacific's Los Altos station agent, and Sunset Magazine editor Charles Sedgwick Aiken were also listed among the early Los Altos residents.^{xxii}

While the prospects for success were bright, settlement of the new townsite was rather slow. Promotional events included special trains from San Francisco to Los Altos to bring prospective buyers to the area. Free barbeques were also offered.^{xxiii} In 1909, Shoup served as a founding boardmember of the Altos Building & Loan Association, as well as the Los Altos Water Company and the University Land Company in addition to his continuing roles with the Altos Land Company. Using his connections and keen business sense, he was a guiding force for the early promotion of the town while still carrying out his growing district-wide duties for Southern Pacific.

In 1913, Shoup and the initial investors in the Altos Land Company sold their shares to a group of San Francisco businessmen calling themselves the Union Trust Company.^{xxiv} However this change in ownership was short-lived. Union Trust sought to expand water service and promote a resort-style hotel by floating a \$100,000 bond. However, financial difficulties ensued. Rather than let the land company go into receivership, Paul Shoup and George Herbert, two of the original Altos Land Company investors, almost single-handedly bought out the bondholders. They formed the Los Altos Company with George Herbert as president and Fred Shoup (Paul's younger brother) as vice president, and Albert Robinson (Paul's brother-in-law) as treasurer.^{xxv} It was this company that continued to promote and develop Los Altos through the 1920s. By 1930, the town was approaching 3,000 residents.^{xxvi} It is uncertain when the Los Altos Company dissolved its partnership. But by the advent of World War II, great change was coming to the San Francisco Bay Area with an influx of millions of military personal and war-time workers. Many stayed during the post-war period. It was this period that filled in the gaps where the early residential development waned, however, the original plats, architecture, downtown structure, and character of the community remained true to the vision of Paul Shoup and his contemporaries. Today the town continues to express its relative small-town nature in the scale of its architecture, the aesthetics of its downtown and adjacent residential neighborhoods, and the tight-knit community that resides there.

500 University Avenue

Paul and Rose Shoup purchased the property in the early days of Los Altos when the area still resembled ranch lands and pasture. The lot at 500 University Avenue was one of the larger available lots in the original Altos Land Company plat, backing up to Adobe Creek and covering several acres. Its proximity to the fledgling downtown and the Southern Pacific depot made it an ideal choice. Shortly after construction in 1910, quarters for a Japanese gardener and his family were built in an area closer to the creek. The 1926 Sanborn maps actually show two servant's dwellings as well as two small garages.

Paul listed the dwelling as his primary residence although his job kept him on the road, particularly in Los Angeles, a great deal of the time. His wife Rose lived in the house most of her adult life, eventually passing away in the house that she loved in 1945. She raised their three children, Carl, Jack, and Louise at 500 University, with the children attending local schools and eventually the local universities (Berkeley and Stanford). Rose was active in the women's social clubs and an avid supporter of the local arts. Part

^{xxi} Carolyn Snyder, "Do-It-Yourself Dream: Los Altos Couple Restores Home to its Historical Elegance," *Los Altos Town Crier*, 30 July 2008.

^{xxii} U.S. Department of Commerce, Thirteenth Census, 1910, Fremont Township, Santa Clara County, California, (<http://www.ancestry.com>, December 2010).

^{xxiii} *San Francisco Chronicle*, "\$1 Los Altos and Return," 21 April 1910.

^{xxiv} *San Francisco Call*, "Negotiations for Big Land Deal Under Way," 13 January 1913.

^{xxv} *Trains Mean Business: The Growth of Los Altos, Exhibit Notes*, Los Altos History Museum, 2009.

^{xxvi} *Ibid.*

Paul Shoup House

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of the park that the Shoup family and other early residents deeded to Los Altos in 1955 (Shoup Park) is named for her (Rose Wilson Shoup Garden). The Shoup family is responsible for commissioning the design of 500 University Avenue and for the major addition to the south in the 1920s.^{xxvi} The house was one of the largest constructed in these early years and influenced subsequent architectural design in the area by establishing a level of quality, scale, and refinement by which new construction would be judged. Indeed, through the Altos Land Company, Paul insisted that homes built in the new town meet at least a minimum value threshold of \$1000, a sizable sum for the time.^{xxvii}

It was during the 35 years that they lived at 500 University Avenue that Paul rose to the meteoric heights within the Southern Pacific Corporation. It was also during this time that he shaped both the local community and national policy through his many business ventures and political connections. He straddled two worlds - national policy maker and small-town community supporter. At the local level, he put in place the mechanisms for the town to survive and entrusted and enabled his family and friends to complete the task of building a place worth settling in for life. No matter how far he had to travel or how important his friends may have been, he always came back to his home at 500 University Avenue in Los Altos.

Conclusion

Paul Shoup is an important national figure for the various roles that he played during the expansion of the Southern Pacific Railroad throughout California and the western United States. He was a keen businessman who had the ear of politicians in Sacramento and in Washington, D.C. He was a firm promoter of California and of the western way of life through his development of *Sunset Magazine* and his various professional and social organizations.^{xxix} He is also credited with being the founding father of Los Altos. It was his insight that saw an opportunity for a new community where only ranches and orchards existed in 1907. It was his connection to Southern Pacific and to influential local businessmen that resulted in the formation of the first development company, the Altos Land Company, which in turn was responsible for laying out the new town of Los Altos. His family, his money, and his direction all served to bolster the early efforts to promote the area as a discerning commuter residential district. When these efforts were in jeopardy, he invested more time, money, and personal effort to re-acquire the company he had sold only a few years before. This began a new wave of promotions and development for Los Altos that would continue until Great Depression. It was because of Paul's vision, financing, and business savvy that Los Altos survived the first few decades of its existence. His efforts laid the foundation for the community that exists today. His home in Los Altos, at 500 University Avenue, was his home base during these years. It best represents what he wanted for the residential community he was striving to build. It was where he staked his reputation on the viability of the town by settling his family there and raising three children there. He brought his siblings and mother, his business associates, and his friends. They set the standard for architectural excellence, for commitment to community, and for generosity to their community that became a hallmark of living in Los Altos.

Developmental history/additional historic context information (if appropriate)

9. Major Bibliographical References

Bibliography (Cite the books, articles, and other sources used in preparing this form.)

Burdette, Robert J. *American Biography and Genealogy*. Chicago: The Lewis Publishing Company, 1914.

^{xxvii} There is mention in previous assessments of the house that renowned local architects Wolfe & McKenzie are credited with the design of 500 University Avenue. However, this could not be substantiated at this time.

^{xxviii} *San Francisco Call*, "Los Altos, Crown of the Peninsula," 28 May 1909

^{xxix} Paul contributed as a writer to the early additions of *Sunset Magazine*, then a Southern Pacific promotional vehicle. He worked in the Marketing department when the magazine was conceived and launched. He is credited in several accounts with being a founder of the magazine, but no substantiated documentation was uncovered that unequivocally supports this statement.

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California Death Index, Paul Shoup,
(<http://vitals.rootsweb.ancestry.com/ca/death/search.cgi>, December 2010).

Cay, David. "Carl S. Shoup, 97; Shaped Japan's Tax Code," *New York Times*, 31 March 2000, Obituary.

Finney, Guy. *Angel City in Turmoil*. Los Angeles, Amer Press, 1945.

Guide to the Paul Shoup Papers [1928-1946], Dept. of Special Collections, Stanford University Libraries, Stanford, Calif.

Los Angeles Herald, "Railway World: Paul Shoup is Transferred," 11 April 1906.

----- "Pacific Electric to Connect with Los Angeles Line," 13 November 1910.

Los Altos History Museum. *Trains Mean Business: The Growth of Los Altos, Exhibit Notes*. 2009.

San Francisco Call, "Paul Shoup Wins High Preferment," 20 December 1908.

----- "Los Altos, Crown of the Peninsula," 28 May 1909.

----- "Negotiations for Big Land Deal Under Way," 13 January 1913.

San Francisco Chronicle, "\$1 Los Altos and Return," 21 April 1910.

Snyder, Carolyn "Do-It-Yourself Dream: Los Altos Couple Restores Home to its Historical Elegance," *Los Altos Town Crier*, 30 July 2008.

U.S. Department of Commerce, Census Records, 1880-1940, Fremont Township, Santa Clara County, California. (<http://www.ancestry.com>, December 2010).

----- Thirteenth Census, 1910, Fremont Township, Santa Clara County, California, (<http://www.ancestry.com>, December 2010).

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67 has been requested)
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey # _____
- recorded by Historic American Engineering Record # _____
- recorded by Historic American Landscape Survey # _____

Primary location of additional data:

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other
- Name of repository: _____

Historic Resources Survey Number (if assigned): _____

10. Geographical Data

Acreage of Property .59 acres
(Do not include previously listed resource acreage.)

UTM References

(Place additional UTM references on a continuation sheet.)

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1 _____
Zone Easting Northing

3 _____
Zone Easting Northing

2 _____
Zone Easting Northing

4 _____
Zone Easting Northing

Verbal Boundary Description (Describe the boundaries of the property.)

Beginning at the Northeasterly corner of Lot 1, thence along the Northerly line thereof, said line being the Southerly line of Lot 6 as said Lot is identified on the Map of Tract 8666 as Common Area and Adobe Creek Way South 73° 10' 26" West 12.60 feet; thence along the arc of a tangent curve to the right having a radius of 29.00 feet through a central angle of 26° 45' 19" an arc distance of 13.54 feet; thence tangent to the preceding curve North 80° 04' 14" West 21.75 feet; thence along the arc of a tangent curve to the left having a radius of 22.00 feet through a central angle of 23° 38' 43" an arc distance of 9.08 feet; thence tangent to the preceding curve South 76° 17' 02" West 28.74 feet; thence along the arc of a tangent curve to the right having a radius of 48.50 feet through a central angle of 14° 21' 03" an arc distance of 12.15 feet to the Northeasterly corner of Lot 2; thence along the Northerly line thereof and continuing along the preceding curve to the right having a radius of 48.50 feet through a central angle of 4° 55' 15" an arc distance of 4.16 feet; thence leaving said Northerly line the following courses:

- South 7° 58' 37" East 11.15 feet;
- South 23° 10' 15" West 17.62 feet;
- South 64° 08' 33" East 1.44 feet;
- South 17° 02' 27" West 122.21 feet;
- South 84° 57' 57" West 12.51 feet;
- North 46° 07' 03" West 24.26 feet to the Southeasterly corner of the hereinabove described Lot 2;
- Thence along said Southerly line North 46° 07' 03" West 32.00 feet;
- Thence South 88° 00' 15" West 31.37 feet;
- Thence South 13° 44' 52" West 35.32 feet;
- Thence South 35° 10' 58" West 0.18 feet;
- Thence South 53° 15' 33" East 143.26 feet;
- Thence North 50° 02' 38" East 82.56 feet;
- Thence North 38° 02' 10" West 44.93 feet;
- Thence North 33° 32' 45" East 45.99 feet;

Thence along the arc of a curve to the left having a radial bearing of North 1° 48' 45" West and a radius of 101.00 feet through a central angle of 26° 03' 51" and an arc length of 45.95 feet; thence North 62° 03' 00" East 56.05 Feet to the most Easterly corner of said Lot, 1;

Thence along the Easterly line thereof along the arc of a curve to the right having a radial bearing of North 59° 54' 54" East and a radius of 716.44 feet through a central angle of 6° 29' 13" and an arc length of 81.11 feet to the point of beginning and terminus of this description, containing 25,682 square feet, more or less.

Boundary Justification (Explain why the boundaries were selected.)

The current boundaries of the property represent the largest section of the original property still connected with the residence at 500 University Avenue. These grounds retain some original landscape features (retaining walls, relationship with Adobe Creek, stone grotto, portion of original redwood grove) even through most of the plant material and some of the circulation patterns have changed.

11. Form Prepared By

name/title Becky Urbano/Preservation Services Manager

organization Garavaglia Architecture, Inc.

date January 2011

Paul Shoup House
Name of Property

Santa Clara, California
County and State

street & number 582 Market Street, Suite 1800 telephone (415) 391-9633
city or town San Francisco state CA zip code 94104
e-mail becky@garavaglia.com

Additional Documentation

Submit the following items with the completed form:

- **Maps:** A **USGS map** (7.5 or 15 minute series) indicating the property's location.
A **Sketch map** for historic districts and properties having large acreage or numerous resources. Key all photographs to this map.
- **Continuation Sheets**
- **Additional items:** (Check with the SHPO or FPO for any additional items.)

Photographs:

Submit clear and descriptive photographs. The size of each image must be 1600x1200 pixels at 300 ppi (pixels per inch) or larger. Key all photographs to the sketch map.

Information common to all photographs:

Name of Property: Paul Shoup House
City or Vicinity: Los Altos
County: Santa Clara
State: California
Name of Photographer: Becky Urbano
Date of Photographs: November 2010
Location of Original
Digital Files: Garavaglia Architecture, Inc., 582 Market Street, Suite 1800, San Francisco, California, 94104

Number of photographs: 9

Photograph 1 Title: CA_SantaClaraCounty_PShoupHs_0001
Description: front (east) elevation

Photograph 2 Title: CA_SantaClaraCounty_PShoupHs_0002
Description: front (east) elevation

Photograph 3 Title: CA_SantaClaraCounty_PShoupHs_0003
Description: side (north) elevation

Photograph 4 Title: CA_SantaClaraCounty_PShoupHs_0004
Description: side (north) elevation detail

Photograph 5 Title: CA_SantaClaraCounty_PShoupHs_0005
Description: rear (west) elevation

Photograph 6 Title: CA_SantaClaraCounty_PShoupHs_0006

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Description: living room, looking south

Photograph 7 Title: CA_SantaClaraCounty_PShoupHs_0007
Description: living room, looking north into foyer and dining room

Photograph 8 Title: CA_SantaClaraCounty_PShoupHs_0008
Description: dining room as seen from foyer, looking north

Photograph 9 Title: CA_SantaClaraCounty_PShoupHs_0009
Description: dining room, looking south into foyer and living room

Property Owner:

(Complete this item at the request of the SHPO or FPO.)

name William and Patricia Jennings

street & number 500 University Avenue telephone 650-559-1795

city or town Los Altos state CA zip code 94022

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C.460 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Office of Planning and Performance Management, U.S. Dept. of the Interior, 1849 C. Street, NW, Washington, DC.

United States Department of the Interior
National Park Service

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Figure 1. Image of 500 University Avenue shortly after construction, c.1910, looking north. This side of the house has been altered by an addition c.1925 and alterations to that addition in 1990 and 2010.

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Figure 2. Image of the front (east) of the house sometime prior to the c.1925 additions were commissioned by the Shoup family.

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National Park Service

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Figure 3. This is the same view, looking north, sometime prior to the completion of the c.1925 additions. Note the installation of landscaping, the construction of a rear sleeping, and improvements to the public right of way.