

A weekly guide to home, garden and real estate news, edited by Elizabeth Lorenz

## Home Front

### MIDTOWN SHARE FAIRE ...

Most neighbors are used to sharing zucchini or a cup of sugar, but Midtown is stepping up the sharing with a "Share Faire" on **Sunday, Aug. 14**, 1-3 p.m., at the Mitchell Park Bowl. Tables will be set up for demonstrations and community information booths, and there will be a few sit-down mini-classes under a tent, where people can learn new skills.

### HOMEGROWN APPS ...

The City of Palo Alto offers a slew of city-related apps that any resident might be interested in. Go to [cityofpaloalto.org](http://cityofpaloalto.org) and click on the Services tab at the top, scroll down to **Palo Alto Apps Store** and check out the list. Most are available at the App Store or Google Play. Some examples are the Palo Alto Library's mobile catalog; the Palo Alto Police Department's mobile app, with crime alerts, ways to give them crime tips, and maps; Recon, an app to report post-disaster information, like water main breaks, directly to city departments; and Scoop, an automated carpooling app.

### FILOLI CENTENNIAL ...

The Filoli estate in Woodside is continuing to celebrate its centennial this year with several events. On **Saturday, Aug. 27**, from 11 a.m. to noon, Julie Bly DeVere — head curator and collection manager of "Fashionable Filoli Undressed" — will share about the Bourn and Roth family collections of gowns, giving a behind-the-scenes look into what it took to prepare these remarkable pieces for exhibition. The fashions are on exhibit in the main house through Sunday, September 25. Register for the "Fashionable Filoli" event at [filoli.org](http://filoli.org). The event is free for members or with paid admission to Filoli — \$20 adults; \$10 children. Paid admission includes allows same-day access to the house and garden from 10 a.m. to 3:30 p.m. On **Thursday, Sept. 29**, one-hour docent-guided tours of the house will be held at 3:30 p.m. and 4:30 p.m. Space is limited; pre-registration is required at [filoli.org](http://filoli.org). A reception will also be held at 4 p.m. followed by a one-hour lecture at 5:30 p.m.; registration for the reception and lecture are separate from the tour. ■

Send notices of news and events related to real estate, interior design, home improvement and gardening to Home Front, Palo Alto Weekly, P.O. Box 1610, Palo Alto, CA 94302, or email [elorenz@pawebly.com](mailto:elorenz@pawebly.com). Deadline is one week before publication.



This modern farmhouse designed by Ana Williamson in the Menlo Oaks neighborhood is surrounded by oak trees.

Open, honest, transparent." That's how Menlo Park architect Ana Williamson describes her client's mantra about what her new home in Menlo Oaks needed to be.

What she came up with is a modern take on a farmhouse, set on an L-shaped lot sprinkled with elderly oak trees. Up a long driveway, first impressions are of a more traditional home. A second look reveals the steel-and-glass front door, large windows (but broken up into traditional panes) and clerestory rather than dormer windows on the second story.

That "modern farmhouse" is one of four homes that will be on a self-guided tour this weekend, with the local architects on hand to show and tell. Each house was built within the last five years, and most are modern.

"It's an opportunity to have conversations with the architects, but it's about more than showing the finished product," Williamson said.

The 3,000-square-foot, four-bedroom, three-and-a-half-bath house she designed took two and a half years from design to move-in date. The client first purchased a customized 640-square-foot prefab unit from Connect Homes, Los Angeles, where she and her then 4-year-old daughter lived during construction. It came in handy for daily meetings on site and now serves as a rental unit on the property. (It will also be included in the tour.)

The client was very clear that she didn't want a pretentious house that had rooms that nobody sat in. Instead, she wanted open spaces, to capture as much light as possible and to constantly connect to the outdoors, Williamson said, pointing to the large Loewen glass doors leading out from the living room to the backyard.

## Meet and greet the architects

AIA tour features four homes designed by locals

by Carol Blitzer | photos by Veronica Weber



While the farmhouse was under construction, the homeowner lived in a pre-fabricated home on the property, which is now currently rented out. The farmhouse was designed to have an open feel; the dining room and kitchen can be seen from the living room.

She also wanted "modern living in a country setting, to stay away from anything too trendy, a timeless design that she wouldn't be regretting in five years," she added.

Modern homes "speak more to a frame of mind, of how we live, unencumbered, without preconceived notions about open space," Williamson said. "This has a very modern concept but also realizes more traditional elements of separating spaces, finding space for more intimacy."

Although the lot is close to an acre, the building space is narrow, and "The setbacks were very restrictive. That forced us to come up with a long and linear scheme," Williamson said. On the first floor, rooms march along in a row, from the garage to the mudroom, entryway and office, kitchen, dining area and living room.

The color palette is neutral throughout, with light white oak flooring and white walls. In the kitchen, pale gray cabinets are accented by dark gray Pietra Grigio basalt countertops and lighter Heath Ceramics tiles in the backsplash. A large marble-topped island houses both the microwave and a wine cabinet.

Wolf appliances and hood are stainless steel and modern, contrasting with the Shaws Classic farmer's sink. A barbecue is easily accessible, in a side yard just outside the kitchen.

The living room sports a cathedral ceiling with decorative, not structural, reclaimed French oak beams. "It's a nod to French farmhouse," Williamson said, as is the distressed dining-room table, "a mix of old and new."

Throughout the house, that mix of old and new is evident, with

(continued on page 28)



The daughter's bedroom features corner windows and plenty of space for playing and painting.

## Home Tour

(continued from page 27)

windows sporting simple casings, vertical tongue-and-groove wall paneling and small, intimate spaces carved out in the wide, open rooms. These include several comfortable and cozy window seats, strewn with pillows.

The front door was originally planned as a more traditional, wooden door, but Williamson soon convinced her client that the glass and steel embraced the indoor/outdoor sensibility. The banister on the central staircase then needed to echo that style.

Right off the entryway is the client's home office, a large, sunny room, closed by a sliding barn door for phone privacy. Another barn door was used to separate the master bedroom from the en-suite bathroom and walk-in closet/dressing room.

Light was a key factor in designing and decorating the rooms. No window coverings were used downstairs, but were reserved for the upstairs bedrooms.

"All the light fixtures were carefully curated for the space," Williamson said, pointing out the over-sized, upside-down, bell-shaped hanging lights in the kitchen and the whimsical, yet dramatic, chandelier above the stairs.

Energy efficiency and eco-friendliness were important elements, Williamson said, and included use of non-toxic products, attic insulation using spray foam, radiant heating on the ground floor, forced-air on the second floor and use of a Nest thermostat system.

More than anything, Williamson posed, a home is a reflection of the homeowner, not the architect. "If we do a good job, the house was designed only for (the client) in this location. We cannot replicate this house.

"It's not for the faint of heart to build a house from scratch. It's a journey, an adventure," she said.

Other homes on the tour include:

**Case Study Home, Menlo Park** — designed by square three design studios, Palo Alto, inspired by the Southern California Case Study of 1950s contemporary homes. Key features are large glass expanses, open floor plans, indoor/outdoor integration and horizontal low-profile roof planes.

**Old La Honda residence, Woodside** — designed by Fergus, Garber, Young, Palo Alto; sited between a steep forest and an old orchard and meadow, with cross-bay and valley views, the home uses materials and colors taken from surrounding area. The home is designed for low water use and natural cooling.

**Westridge Residence, Portola Valley** — designed by Tobin Dougherty Architects, Palo Alto; emphasis on interior and exterior spaces flowing together through interlocking spaces, blurring the distinction between inside and outside.

Visitors to the tour, as well as members of AIA (American Institute of Architects) Santa Clara Valley and San Mateo chapters, are invited to an Architect Mixer & Design Showcase on Friday, Aug. 5, from 5:30 - 7:30 p.m. at the Rejuvenation showroom, 323 University Ave., Palo Alto. ■

**Freelance writer Carol Blitzer can be emailed at [cblitzer@sbcglobal.net](mailto:cblitzer@sbcglobal.net).**

**What:** AIA Silicon Valley Home Tour  
**When:** Saturday, Aug. 6, 10 a.m. - 4 p.m.  
**Where:** Four homes in Menlo Park, Portola Valley and Woodside (addresses will be provided with tickets/program)  
**Cost:** \$75 general admission, \$59 for AIA members, children under 10 free; pick up tickets at House #1  
**Info:** No cameras or camera phones allowed; remove shoes or wear provided shoe covers; no opening cabinets, closets, drawers, etc.  
**Tickets:** <https://aiascvym.site-ym.com/store/ViewProduct.aspx?id=4876671>

## HOME SALES

Home sales are provided by California REsource, a real estate information company that obtains the information from the County Recorder's Office. Information is recorded from deeds after the close of escrow and published within four to eight weeks.

### Atherton

**7 Greenoaks Drive** Kennedy Trust to Y. & S. Hu for \$5,350,000

on 06/24/16; built 1953, 5 bed, 3690 sq. ft.

### East Palo Alto

**1121 Albern St.** M. Wang to X. Lu for \$350,000 on 06/28/16; built 1990, 4 bed, 1540 sq. ft.; previous sale 04/29/2011, \$270,000

### Los Altos

**843 Echo Drive** Hartenbaum Trust to M. & L. Dale for

\$4,700,000 on 07/15/16; built 2002, 4 bed, 3798 sq. ft.

**191 Hillview Ave.** Pospisil Trust to Sterling Trust for \$1,925,000 on 07/18/16; built 1920, 2 bed, 1030 sq. ft.; previous sale 08/11/1995, \$375,000

**1030 Rosemont Ave.** Leach Trust to A. Parwaney for \$2,360,000 on 07/15/16; built 1942, 2 bed, 1035 sq. ft.

**209 Yerba Santa Ave.** Dobbins Trust to A. Chennapragada for

\$2,700,000 on 07/14/16; built 1962, 3 bed, 1859 sq. ft.; previous sale 12/19/72, \$61,100

### Los Altos Hills

**11470 Page Mill Road** Balkenhol Trust to A. Zhao for \$1,801,000 on 07/13/16; built 1940, 3 bed, 1983 sq. ft.; previous sale 05/10/1974, \$55,000

### Menlo Park

**426 8th Ave.** A. & T. Wright to V. & C. Tong for \$1,529,000 on 06/28/16; built 2002, 4 bed, 2690 sq. ft.; previous sale 06/04/2002, \$851,000

**565 9th Ave.** L. Reynolds to Gilles Trust for \$1,325,000 on 06/28/16; built 1945, 3 bed, 1520 sq. ft.; previous sale 08/16/2002, \$755,000

**927 Arnold Way** B. & L. Hamilton to H. Chung for \$1,703,000 on 06/29/16; built 1950, 4 bed, 1740 sq. ft.; previous sale 04/05/2007, \$1,065,000

**1208 Bellair Way** R. & K. Baez to R. & S. Smith for \$4,200,000 on 06/29/16; built 2012, 4 bed, 3430 sq. ft.; previous sale 11/13/2012, \$3,400,000

**882 College Ave.** Woodside Trust to E. Zhao for \$2,300,000 on 06/24/16; built 1943, 2 bed, 1810 sq. ft.

**1101 Del Norte Ave.** P. Mendoza to J. Lew for \$950,000 on 06/28/16; built 1958, 4 bed, 2114 sq. ft.; previous sale 12/15/2003, \$600,000

**1332 Hoover St.** Sclavos Trust to J. Menard for \$2,650,000 on 06/23/16; built 2014, 4 bed, 2000 sq. ft.

**331 Lexington Drive** Sullivan Trust to Q. Lin for \$1,875,000 on 06/24/16; built 1948, 3 bed, 1570 sq. ft.; previous sale 02/23/2007, \$920,000

**900 Menlo Oaks Drive** Amsbaugh Trust to R. Mahadevan for \$3,300,000 on 06/24/16; built 1948, 3 bed, 2220 sq. ft.

**1060 San Mateo Drive** Ebaugh Trust to Stinson Trust for \$2,900,000 on 06/23/16; built 1950, 3 bed, 1980 sq. ft.; previous sale 10/19/75, \$90,500

**2361 Sharon Oaks Drive** Grinstead Trust to Baumgartner Trust for \$1,675,000 on 06/29/16; built 1975, 2 bed, 1700 sq. ft.; previous sale 04/19/2012, \$995,000

**1064 Tehama Ave.** T. & L. Kent to R. Haile for \$2,150,000 on 06/29/16; built 1947, 3 bed, 1450 sq. ft.; previous sale 08/14/2015, \$1,275,000

**1219 Whitaker Way** R. Pahlavan to T. Wandless for \$2,935,000 on 06/29/16; built 1955, 3 bed, 1790 sq. ft.

**21 Willow Road #9** M. Egge-Ziring to S. Pillai for \$981,000 on 06/27/16; built 1976, 2 bed, 1167 sq. ft.; previous sale 12/24/1992, \$162,000

### Mountain View

**217 Ada Ave. #11** Knudson Trust to L. Xu for \$907,000 on 07/13/16; built 1983, 2 bed, 1103 sq. ft.; previous sale 08/26/2005, \$535,000

**645 Barbara Ave.** Doherty Trust to D. Rivas for \$2,000,000 on 07/15/16; built 1956, 4 bed, 1609 sq. ft.; previous sale 05/04/2009, \$1,226,000

**1282 Cuernavaca Circulo** Finucane Trust to V. & B. Malhotra for \$1,725,000 on 07/15/16; built 1986, 3 bed, 2261 sq. ft.; previous sale 09/19/2006, \$1,045,000

**112 Evandale Ave.** MV Viewpoint to K. Lee for \$1,120,000 on 07/15/16

**109 Fairchild Drive** MV Viewpoint 2013 to E. Pasternak for \$1,265,000 on 07/13/16

**1852 Limetree Lane** S. Norris to V. Ramachandran for \$2,200,000 on 07/18/16; built 1961, 3 bed, 1620 sq. ft.; previous sale 06/07/2005, \$1,322,000

**419 Rialto Court** Z. Sun to B. Purbaba for \$1,350,000 on 07/14/16; built 1990, 3 bed, 1659 sq. ft.; previous sale 08/06/2013, \$958,000

**2217 Rock St.** S. McGiveran to J. & A. Lin for \$1,358,000 on 07/14/16; built 2012, 3 bed, 1941 sq. ft.; previous sale 02/10/2012, \$765,000

**1983 San Luis Ave. #30** K. Oh to E. Rothmayer for \$1,030,000 on 07/18/16; built 1984, 2 bed, 1171 sq. ft.; previous sale 06/28/2013, \$710,000

**212 Sherland Ave.** D. & H. Bliss to M. Manzarpour for \$1,595,000 on 07/15/16; built 1948, 3 bed, 1538 sq. ft.

**255 South Rengstorff Ave. #146** K. Schulz to C. Yu for \$880,000 on 07/14/16; built 1965, 3 bed, 1292 sq. ft.

**500 West Middlefield Road #3** A. Doerschuk to N. Johri for \$765,000 on 07/14/16; built 1971, 2 bed, 1136 sq. ft.; previous sale 04/10/1996, \$143,500

**928 Wright Ave. #1006** Sleight Trust to D. Hsiao for \$1,110,000 on 07/13/16; built 1980, 2 bed, 1183 sq. ft.; previous sale 11/19/2013, \$788,000

### Palo Alto

**3687 Bryant St.** W. Martin to Six Pld for \$1,680,000 on 07/18/16; built 1952, 3 bed, 1248 sq. ft.

**2088 Channing Ave.** Edgewood Plaza Homes to Z. Yuan for

\$2,850,000 on 07/18/16; previous sale 07/30/2014, \$10,640,000

**340 Cowper St.** M. & D. O'Sullivan to B. Li for \$1,710,000 on 07/14/16; built 1981, 2 bed, 1542 sq. ft.; previous sale 07/23/2008, \$1,120,000

**859 Garland Drive** Garland Drive Limited to Wang & Miao Trust for \$2,963,000 on 07/14/16; built 1956, 3 bed, 1697 sq. ft.; previous sale 12/27/2012, \$1,400,000

**3916 Louis Road** Kiyin Trust to T. Tran for \$1,900,000 on 07/15/16; built 1957, 3 bed, 2012 sq. ft.; previous sale 08/03/1999, \$676,000

**749 Maplewood Place** H. Hippo to Heng-Kwon Trust for \$2,295,000 on 07/15/16; built 1954, 3 bed, 1334 sq. ft.

**670 San Antonio Road #26** Lambert Trust to N. Chen for \$1,140,000 on 07/18/16; built 1979, 3 bed, 1380 sq. ft.; previous sale 11/27/2007, \$725,000

**777 San Antonio Road #3** Supan Trust to Y. Shen for \$870,000 on 07/18/16; built 1974, 2 bed, 946 sq. ft.; previous sale 11/14/1980, \$63,500

**756 University Ave.** Sampson Trust to K. McLean for \$1,550,000 on 07/13/16; built 1958, 2 bed, 1313 sq. ft.; previous sale 06/08/2010, \$735,000

**2510 Waverley St.** X. Wang to P. Mishkin for \$4,150,000 on 07/18/16; built 1937, 4 bed, 3595 sq. ft.; previous sale 04/26/2013, \$3,250,000

### Portola Valley

**420 La Mesa Drive** D. Shepard to A. Narasimha for \$2,580,000 on 06/27/16; built 1955, 4 bed, 2104 sq. ft.; previous sale 07/01/2011, \$1,710,000

### Stanford

**319 Olmsted Road** F. Dhabhar to Stanford University for \$961,000 on 07/14/16; built 2010, 3 bed, 1936 sq. ft.

### Woodside

**1600 La Honda Road** D. & J. Sini-cropi to J. Idoyaga for \$1,572,000 on 06/28/16; built 1953, 3 bed, 2310 sq. ft.

**460 Las Pulgas Drive** Molakides Trust to Robertson Trust for \$5,300,000 on 06/27/16; built 1990, 5 bed, 5480 sq. ft.; previous sale 12/05/1991, \$2,500,000

**214 Swett Road** K. Schaefer to M. Nowak for \$2,150,000 on 06/29/16; built 1996, 3 bed, 2185 sq. ft.

**70 Tripp Court** Mortimer-Pellegrin Trust to Murphy Trust for \$2,200,000 on 06/24/16; built 1961, 3 bed, 1940 sq. ft.; previous sale 06/22/2006, \$1,849,000



## Your Realtor and You

REALTORS® Complete SILVAR's 5th Global Real Estate Institute

The Silicon Valley Association of REALTORS® (SILVAR) 5th Certified International Property Specialist (CIPS) Institute concluded in June with students from the San Francisco Bay Area and Canada. The courses were taught by National Association of REALTORS® (NAR) 2012 and 2009 International Instructor of the Year David Wyant.

According to NAR, foreign buyers purchased \$102.6 billion of residential property in U.S. real estate between April 2015 and March 2016. Most foreign buyers were from China (14%), followed by Canada (12%), Mexico (8%), India (7%) and the UK (4%).

Also sharing information to help the REALTORS® in their global real estate business were sponsors for each day. Janet Case, CEO of Proxio, said the international networking platform connects REALTORS®, their listings, and real estate developments they wish to market with over 700,000 agents from more than 120 countries. Proxio's marketing tools give REALTORS® global reach, translating listings in 19 languages, 55 currencies and metric measurements.

Amy Ku, Northern California mortgage sales manager with HSBC Bank, shared information about work permit classifications and the visa waiver program. She said HSBC can pull credit in 80 countries and as a portfolio lending banker, can offer flexible terms to foreign buyers.

TourFactory's Darrell Monda said his company has a waiver from the FAA to use drone photography. In addition to virtual tours, TourFactory provides videography, analytics and syndication to 32 real estate engines to help REALTORS® market properties to foreign buyers who cannot physically be at a property they are interested in purchasing.

Anita Rodal, international liaison with AFEX (Associated Foreign Exchange) and president of SBPI Services, Inc., explained how market volatility affects inter-bank currency exchange rates, online rate websites and mitigating risks of rate changes.

From Property Inspection Service owner Larry Tringali, REALTORS® learned that they have to educate foreign buyers because property inspections are not as developed or regulated in other countries as they are in the U.S.

Upon completing the required courses and fulfilling other necessary requirements, graduates of this year's CIPS Institute can receive their CIPS designation and have the opportunity to be recognized at the 2016 NAR REALTORS® Conference and Expo in Orlando, Fl. on Nov. 4-7. Over 40 members of SILVAR are CIPS designees.

\*\*\*

Information provided in this column is presented by the Silicon Valley Association of REALTORS®. Send questions to Rose Meily at [rmeily@silvar.org](mailto:rmeily@silvar.org).