



# Historic Resources Board

## Staff Report (ID # 10822)

---

<b>Report Type:</b>	Action Items	<b>Meeting Date:</b> 12/12/2019
<b>Summary Title:</b>	840 Kipling Street: Additions and Modifications to a SOFA I Contributing Structure	
<b>Title:</b>	PUBLIC HEARING / QUASI-JUDICIAL. 840 Kipling Street [18PLN-00185]: Request for Historic Resources Board Consideration of Proposed Additions and Modifications to a Residence Previously Determined by the HRB to be a Contributing Resource Within the Boundaries of the SOFA I Coordinated Area Plan. The Project Request Includes Individual Review and a Variance for the Construction of a Second Story Addition on a Substandard Lot. Environmental Assessment: Exempt From the Provisions of the California Environmental Quality Act (CEQA) in Accordance With Guideline Section 15301 (Additions to existing structure). Zoning District: R-2 (Low-Density Residential). For More Information Contact the Project Planner Christy Fong at <a href="mailto:ChristyImfong@gmail.com">ChristyImfong@gmail.com</a>	
<b>From:</b>	Jonathan Lait	

### Recommendation

Staff recommends that the Historic Resources Board (HRB) take the following action(s):

1. Confirm the project's consistency with the Secretary of the Interior's Standards for Rehabilitation. This will inform the Director of Planning and Development Services' consideration of the requested Individual Review and Variance applications for second story development on a substandard sized lot.

### Report Summary

The applicant requests approval of Individual Review (IR) and Variance applications to allow first- and second-story additions to an historic resource. The subject is located at 840 Kipling

Street. The residence was built in 1912<sup>1</sup> and lies on a substandard, R-2 zoned lot within the boundaries of the South of Forest Area I Coordinated Area Plan (SOFA I CAP) (Attachment A). Pursuant to the SOFA I CAP, City staff seeks the HRB's recommendation on projects involving alterations, modifications or demolition of identified historic resources. The HRB's purview includes review of the modifications for compliance with the Secretary of the Interior's Standards for Rehabilitation (SOI Standards). The HRB's feedback will inform staff's consideration of the project requests and preparation of findings for approval of the applications.

## **Background**

### 1998 Determination

The HRB evaluated the property in 1998, to determine its 'historic merit' under the Interim Historic Preservation Ordinance (ORD No. 4381). At the HRB hearing of March 4, 1998<sup>2</sup>, the HRB unanimously agreed the property had historic merit and recommended the property to be designated as a 'contributing residence'. There is no evidence the City Council formally added this property to the Palo Alto's Historic Inventory as a Contributing (Category 3 or 4) structure.

### SOFA I CAP

Chapter IV of the SOFA I CAP establishes the review procedures for historic resources. The HRB will provide a recommendation to the Director of Planning and Community Services on projects with alterations, modifications or demolition of identified historic resources.

### 2019 HRB Study Session

The proposed project was presented to the HRB in a study session on February 14, 2019 (Staff Report, Attachment F). The HRB provided initial feedback on the proposed project's consistency with the SOI Standards. Draft excerpt minutes reflecting the HRB study session are provided as Attachment G.

### City's Review for SOI Standards Compliance

The City's historic preservation consultant (Page and Turnbull, Inc.) reviewed the project plans dated March 4, 2019, for consistency with the SOI standards (Memorandum, Attachment D). The project plans in March *'appear(ed) to be in compliance with six of the Secretary of the Interior's Standards for Rehabilitation, and (is) partially in compliance with Standard 5, but (is) not in compliance with Standards 2, 9 and 10'*<sup>3</sup>

The applicant revised the project to reflect the recommendations and guidance provided by the HRB and the City's consultant to achieve consistency with the SOI standards. The applicant

---

<sup>1</sup> The year of construction is based on the Santa Clara County Residential Unit Property Record for 840 Kipling Street, as referenced on Page 7 of the '840 Kipling Street – Revised Plans 9.3.2019 – Secretary of the Interior's Standards for Rehabilitation Compliance Analysis' dated September 20, 2019, prepared by Page and Turnbull, Inc.

<sup>2</sup> Staff report and meeting minutes for the HRB meeting on March 4, 1998 were included as attachments to the staff report of the Study Session on February 14, 2019. The staff report of the study session on February 14, 2019 is attached as Attachment F.

<sup>3</sup> Excerpt from '840 Kipling Street –Secretary of the Interior's Standards for Rehabilitation Compliance Analysis' dated March 19, 2019, prepared by Page and Turnbull, Inc.

submitted revised plans on September 3, 2019; the City's consultant conducted an SOI Standards consistency analysis and provided another memorandum on September 20, 2019 (Attachment E). The consultant analyzed the revised plan against each of the ten SOI standards and found the plans complied with all ten standards.

The plans submitted November 4, 2019, retain the project scope and include minor adjustments necessary to complete the application and ensure zoning compliance. The adjustments in the current project plans will not require changes to the findings of the most recent SOI analysis.

## **Project Description**

The applicant is requesting approval for an approximately 184 square feet (sf) first-floor addition at the rear, a new partial basement beneath the rear addition, and a 489 sf second-story addition. The existing home contains 1,192 sf of floor area in a single-story building and the property also contains a detached garage. Along with the proposed additions, modifications to existing windows and doors are proposed for all exterior walls of the building. The proposed scope of work is summarized in the following sections:

### Exterior alterations throughout the house

- Roof: New roofing material will be composition asphalt shingles to match existing roofing.
- Exterior siding: New exterior siding at the addition will be 1"x 4" bevel wood siding with a similar profile as the existing siding, which is 1"x12" 3-drop wood siding.
- Windows: New windows at the addition will be aluminum-clad wood windows with simulated divided lites, with double-hung or awning sashes.
- Doors: New doors at the addition will be aluminum-clad wood doors.

### North (front) façade

- No alterations to the north (primary) façade are indicated.
- The second-story addition will be set back from the front façade (also see rear façade below).

### East (left side) façade

- A one-story rear addition and second-story addition will be constructed (see rear façade below).
- One skylight will be located on the east-facing slope of the roof of the second-story addition.
- Two existing, double-hung historic windows on the east façade will be retained.
- One existing, smaller double-hung historic window on the east façade will be removed.
- The gable of the cross-gabled roof form and historic materials will be retained.
- A new aluminum-clad, wood awning window with simulated divided lites will be added at the original gable end of the east façade.

### Rear (south) façade

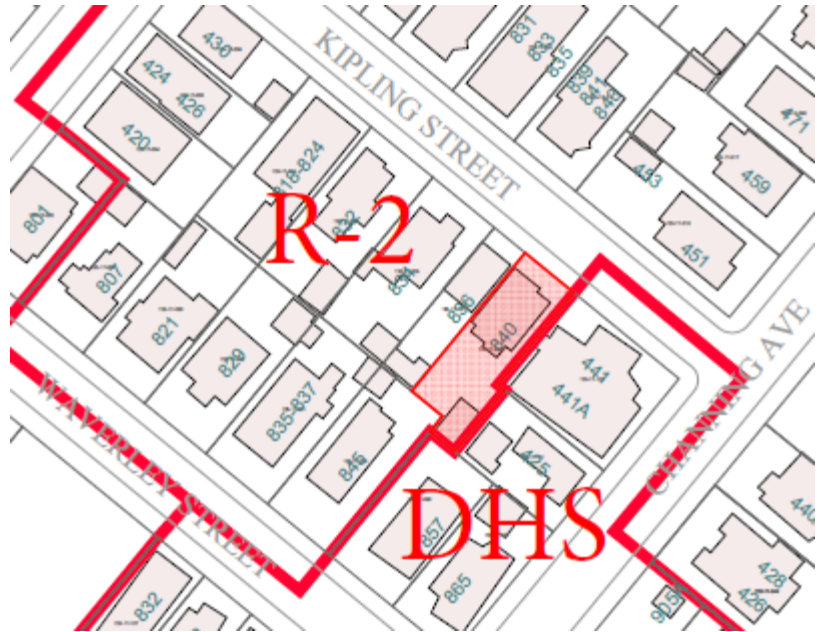
- The flat-roofed projecting portions (dated circa 1912-1924) at rear façade will be removed.
- The existing rear wood deck will be removed.
- A one-story addition will be constructed at the rear façade.
  - The rear addition has a partial hipped roof at the east side and a gabled roof form at the west side.
  - Paired fully glazed aluminum-clad wood doors with aluminum-clad wood side-lites and transoms will be installed at the gable roof portion of the addition.
- A second-story addition with a front gabled roof will be constructed, located toward the southeast corner of the residence and set back from the first story façades.
  - The second-story addition will be located above the historic portion of the residence as well as the proposed horizontal rear addition.
  - The second-story addition is set back behind the front façade and open front entry porch and set back from the cross-gable roof elements on the east and west facades.
- All historic material at the cornice at edge of the rear (south) façade roof will be removed.
- New exterior stairs will be added at the southwest corner of the residence and will provide access to new partial basement below the rear addition.
- A new rear wood deck with steps on the south side will be constructed at the rear of the proposed one-story addition.
- New aluminum-clad wood windows with simulated divided lites will be installed at the additions on the rear (south) façade.

### West (right side) façade

- A one-story rear addition and a second-story addition will be constructed (also see rear façade above).
- Three shed-roof dormers will be located on the west façade of the second-story addition.
- Two existing, historic windows at the south (rear) end of the west façade will be removed.
- The gable of cross-gabled roof form and associated historic materials will be retained.
- The chimney, including the exterior brick at the lower portion of the west façade, will be retained.
- One new aluminum-clad, double-hung wood window will be added at the south (rear) end of the original portion of the west façade (below the cross gable).
- One skylight will be located on the west-facing slope of the roof of the second-story addition.
- New exterior access stairs will be added along west side of the proposed new rear deck, accessing the new partial basement below the rear addition.

## **Discussion**

The project site is surrounded by single-family and low-density, multi-family residential uses. The areas north and east of the site are zoned R-2 and areas to the south are zoned DHS (Detached Housing on Small Lots). The lot to the north of this residence is 836 Kipling Street, also a substandard lot. It contains a smaller one-story home constructed in approximately 1916. The lot at 441 Channing Avenue to the south of this site is larger and contains two units, a two-story single-family residence with a single-story accessory dwelling unit. The location map (right) shows the project site's irregular shape and location.



An analysis of the historic aspects of the property is included in Attachment E and was referenced in the March 4, 1998 Historic Resources Board Staff Report.<sup>4</sup> A list of the character defining – features are listed as follow:

- The simple rectangular-shaped massing and one-and-a-half story construction [however, based on closer inspection of the house, Page & Turnbull would characterize this as one-story construction with an attic]
- Medium-pitched cross-gabled roof with boxed eaves and profiled fascia boards with return
- Exterior walls clad in horizontal wood siding with a profiled water table banding
- Partial-width covered porch at left corner with exposed beams and trellis structure, square posts and pilasters resting on a solid balustrade, brick stoop and stairs, and two divided lite wood doors
- Focal window under the front-facing gable
- A large fixed sash with divided lite transom and sidelites
- Two horizontally emphasized window units in the attic above also feature divided lites
- Corbeled wood cornice
- Fenestration, including pattern, materiality and operation, at side facades
- Fully glazed wood primary entrance door with divided lites at the front entry porch

<sup>4</sup> The staff report and meeting minutes for the HRB meeting on March 4, 1998 were included as attachments to the staff report of the Study Session on February 14, 2019. The staff report of the study session on February 14, 2019 is attached as Attachment F.

The rear flat-roofed volume has not been identified as a character-defining feature as it does not exhibit materials, craftsmanship or decorative details that contribute to the historic character of 840 Kipling Street.

### Compliance with Applicable Regulations

As detailed in the previous staff report to the HRB on February 14, 2019, the project must be consistent with relevant policies and guidelines set forth in the Comprehensive Plan, SOFA I CAP and Individual Guidelines (Attachment B). The project is subject to the R-2 zoning regulations, where single-family residential uses are permitted. Since the project is located on a substandard lot with an area of 4,893 square feet and a lot width of 39.5 feet,<sup>5</sup> development is limited to one habitable floor with a maximum height of 17 feet.

As noted, the applicant has submitted requests for a Variance and Individual Review for the proposed second-story addition. Since the project will alter more than 75% of the existing walls, including siding and cladding, the project also requests for approval of Variance to allow an approximately 6.3 foot extension to the existing noncomplying first floor wall on the west elevation, which extends approximately 2.5 feet into the six foot side yard setback.

For the Variance request, standard Variance findings outlined in the Palo Alto Municipal Code 18.76.030 (c) are included in Attachment C. Though not within the purview of the HRB, consideration of the site's special constraints is relevant for the Director's action on the requested Variance. The subject site presents a special constraint, given its irregular lot shape. The two protected redwood trees present additional constraints at the rear side of the property. These physical and natural constraints restrict the buildable area of the lot, which limits expansions below and on the ground floor. Staff would support the proposed additions, when the alterations are deemed to be consistent with the SOI Standards, because these additions enable the preservation of the protected trees on the site.

### **Analysis**

Staff has determined the proposed changes would meet the Secretary of the Interior's Standards for Rehabilitation.

The SOI Standards for Rehabilitation	Analysis
1. <i>A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.</i>	<input checked="" type="checkbox"/> CONSISTENT <input type="checkbox"/> NOT CONSISTENT <input type="checkbox"/> NA Explanation: The proposed project will allow 840 Kipling Street to continue its residential use. Thus, the project will adhere to Standard 1.

<sup>5</sup> The subject lot is considered as substandard with the lot width that is less than 50 feet and a lot area that is less than 4,980 square feet (83% of the minimum lot size of 6,000 square feet) than what are allowed in the R-2 zoning district.

The SOI Standards for Rehabilitation	Analysis
<p>2. <i>The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.</i></p>	<p><input checked="" type="checkbox"/> CONSISTENT    <input type="checkbox"/> NOT CONSISTENT    <input type="checkbox"/> NA</p> <p>Explanation: The majority of the original horizontal wood siding with a profile water table banding will be unaffected at the primary and side facades. The partial-width covered porch, primary façade windows, and the boxed eaves with profiled fascia boards will be unaltered at the primary façade. The second-story addition will be set back from the side facades, and the side-facing cross-gable portions of the roof and will be retained, ensuring that the overall form and massing of the historic residence remain legible. Three of the historic side windows (two at the west façade and one at the east façade) will be removed, and five historic side windows (three at the west façade and two at the east façade) will be retained. The majority of the historic side windows will be retained. The windows being removed are generally located toward the rear of the residence and are thus less visually prominent. Two new windows will be added at historic portions of the residence, one small awning window at the gable end on the east façade, and one typical double-hung window at the south end of the west façade. These new windows do not have a substantial impact on the historic materials, features, or spaces that characterize the property. As most of the character-defining features are being retained and preserved, or minimally impacted, the proposed project will adhere to Standard 2.</p>
<p>3. <i>Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.</i></p>	<p><input checked="" type="checkbox"/> CONSISTENT    <input type="checkbox"/> NOT CONSISTENT    <input type="checkbox"/> NA</p> <p>Explanation: No conjectural features or architectural elements from other buildings will be added to the building. The proposed rear one-story horizontal addition and second-story vertical addition will both feature horizontal 1"x 4" bevel wood siding which has a different</p>

The SOI Standards for Rehabilitation	Analysis
	<p>profile to the historic siding and will therefore not create a false sense of development. The new windows at the proposed addition will be aluminum-clad wood windows with double-hung and casement operation with simulated divided lites, and the doors will be aluminum-clad wood. The proposed new windows and doors at the proposed addition will also not create a false sense of history. Thus, the project will adhere to Standard 3.</p>
<p>4. <i>Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</i></p>	<p><input checked="" type="checkbox"/> CONSISTENT    <input type="checkbox"/> NOT CONSISTENT    <input type="checkbox"/> NA</p> <p>Explanation: Based on review of previous documentation, Sanborn maps, and photographs of the foundation and crawlspace, it appears that the residence at 840 Kipling Street was developed in several phases between 1912 and circa 1924. The front additions prior to circa 1924 have acquired historic significance in their own right and should be retained. The rear flat-roofed volume of the house will be demolished, and although it is also likely an addition from sometime between 1912 and circa 1924, is not considered character-defining feature and has not acquired historic significance. Thus, the project will adhere to Standard 4.</p>
<p>5. <i>Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.</i></p>	<p><input checked="" type="checkbox"/> CONSISTENT    <input type="checkbox"/> NOT CONSISTENT    <input type="checkbox"/> NA</p> <p>Explanation: As described in Standard 2, most character-defining features and materials will be retained. Three of the historic side windows will be removed, but five will be retained. The rear flat-roofed volume of the house will also be demolished; however, it is not considered a distinctive or character-defining feature. The original horizontal wood siding and profiled water table banding will be retained at the primary façade and the majority of the side facades. The boxed eaves, profiled fascia boards with returns, and corbeled wood cornice will be</p>



The SOI Standards for Rehabilitation	Analysis
	<p>retained at the primary and side façades, and the side-gable elements of the cross-gable roof will be retained. All of the primary façade windows and doors will be retained in place. Despite the removal of three historic side windows and the removal of the corbeled wood cornice at the rear façade, the majority of historic features, finishes and examples of craftsmanship will be retained. Thus, the project adheres to Standard 5.</p>
<p>6. <i>Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.</i></p>	<p><input checked="" type="checkbox"/> CONSISTENT    <input type="checkbox"/> NOT CONSISTENT    <input type="checkbox"/> NA</p> <p>Explanation: It does not appear that any deteriorated historic materials will be removed or replaced. Thus, the project will adhere to Standard 6.</p>
<p>7. <i>Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.</i></p>	<p><input checked="" type="checkbox"/> CONSISTENT    <input type="checkbox"/> NOT CONSISTENT    <input type="checkbox"/> NA</p> <p>Explanation: The project does not include any physical treatments to clean historic materials. Thus, as currently planned, the project will adhere to Standard 7.</p>
<p>8. <i>Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</i></p>	<p><input checked="" type="checkbox"/> CONSISTENT    <input type="checkbox"/> NOT CONSISTENT    <input type="checkbox"/> NA</p> <p>Explanation: Some excavation will be required for the new partial basement and foundation below the rear addition. In the case of an encounter with archaeological materials, provided that standard discovery procedures for the City of Palo Alto are followed, the proposed project will adhere to Standard 8.</p>
<p>9. <i>New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial</i></p>	<p><input checked="" type="checkbox"/> CONSISTENT    <input type="checkbox"/> NOT CONSISTENT    <input type="checkbox"/> NA</p> <p>Explanation: Per the discussion in Standards 2 and 5, the addition of the rear horizontal</p>

The SOI Standards for Rehabilitation	Analysis
<p><i>relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.</i></p>	<p>addition and second-story vertical addition is set back from all facades and will preserve the characteristic cross-gabled roof form. Although the second-story vertical addition alters the historic massing of the residence, the historic one-story-with-attic massing of the residence will be clearly legible due to the set back of the addition. Furthermore, the scale of the vertical addition is relatively compatible in scale, and will not overwhelm the historic bungalow. The horizontal rear addition is one story and very compatible in scale, siting, and design. Other essential spatial relationships and features will remain intact or minimally impacted, as discussed above in Standards 2 and 5.</p> <p>The siding at the proposed addition will be 1"x4" bevel wood siding which is distinguished from the existing, historic 1"x12" 3-drop wood siding, but compatible in profile and material. New windows will be aluminum-clad wood windows with double-hung or casement operation. The proposed new window and doors are compatible with the historic materials and yet will be clearly distinguished from the historic features.</p>
<p>10. <i>New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.</i></p>	<p><input checked="" type="checkbox"/> CONSISTENT    <input type="checkbox"/> NOT CONSISTENT    <input type="checkbox"/> NA</p> <p>Explanation: The proposed addition is set back from the historic first story facades, and retains the character-defining cross-gabled roof form. Thus, although some reconstruction would be required if the vertical addition was removed in the future, the essential form and integrity of the building would be largely intact. The horizontal rear addition is primarily impacting a non-historic one-story flat-roofed volume, and thus does would not significantly impact the essential form and integrity of the historic residence if removed in the future. Thus, the proposed project adheres to Standard 10.</p>

## Environmental Review

The subject project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. Specifically, the project is exempt from CEQA per Guidelines Section 15301(e) (Additions to existing structures). The exemption allows for additions up to 50 percent of the floor area of the structure before the addition, or 2,500 square feet, whichever is less. The City's consultant has determined the proposed additions would be consistent with the Secretary of the Interior's Standards for Rehabilitation and would not cause significant adverse impact on the historic resource. The project qualifies as "exempt" with a determination of no significant adverse impact.

## Public Notification, Outreach and Comments

The Palo Alto Municipal Code requires notice of this public hearing be published in a local paper and mailed to owners and occupants of property within 600 feet of the subject property at least ten day in advance. Notice of a public hearing for this project was published in the *Palo Alto Weekly* on November 29, 2019, which is 13 days in advance of the meeting. Postcard mailing occurred on November 26, 2019, which is 16 days in advance of the HRB meeting.

An immediate neighbor provided written comments at the initial stage of the project, noting concerns that the proposed second story addition would impact the neighbor's views, privacy and light.

## Next Steps

The Director of Planning and Development Services will act on the IR and Variance applications after receiving a recommendation from the HRB with respect to SOI Standards compliance. The application has been reviewed for compliance with the Individual Review (IR) Guidelines for the second-story addition and the proposed design meets the IR Guidelines.

## Alternative Actions

In addition to the recommended action, the HRB may:

1. Recommend approval of the proposed project based on modified findings and conditions.
2. Continue the project to a date uncertain.
3. Recommend denial of the proposed project.

### Report Author & Contact Information

Christy Fong, Consulting Planner  
650-505-9759  
[christylmfong@gmail.com](mailto:christylmfong@gmail.com)

### HRB<sup>6</sup> Liaison & Contact Information

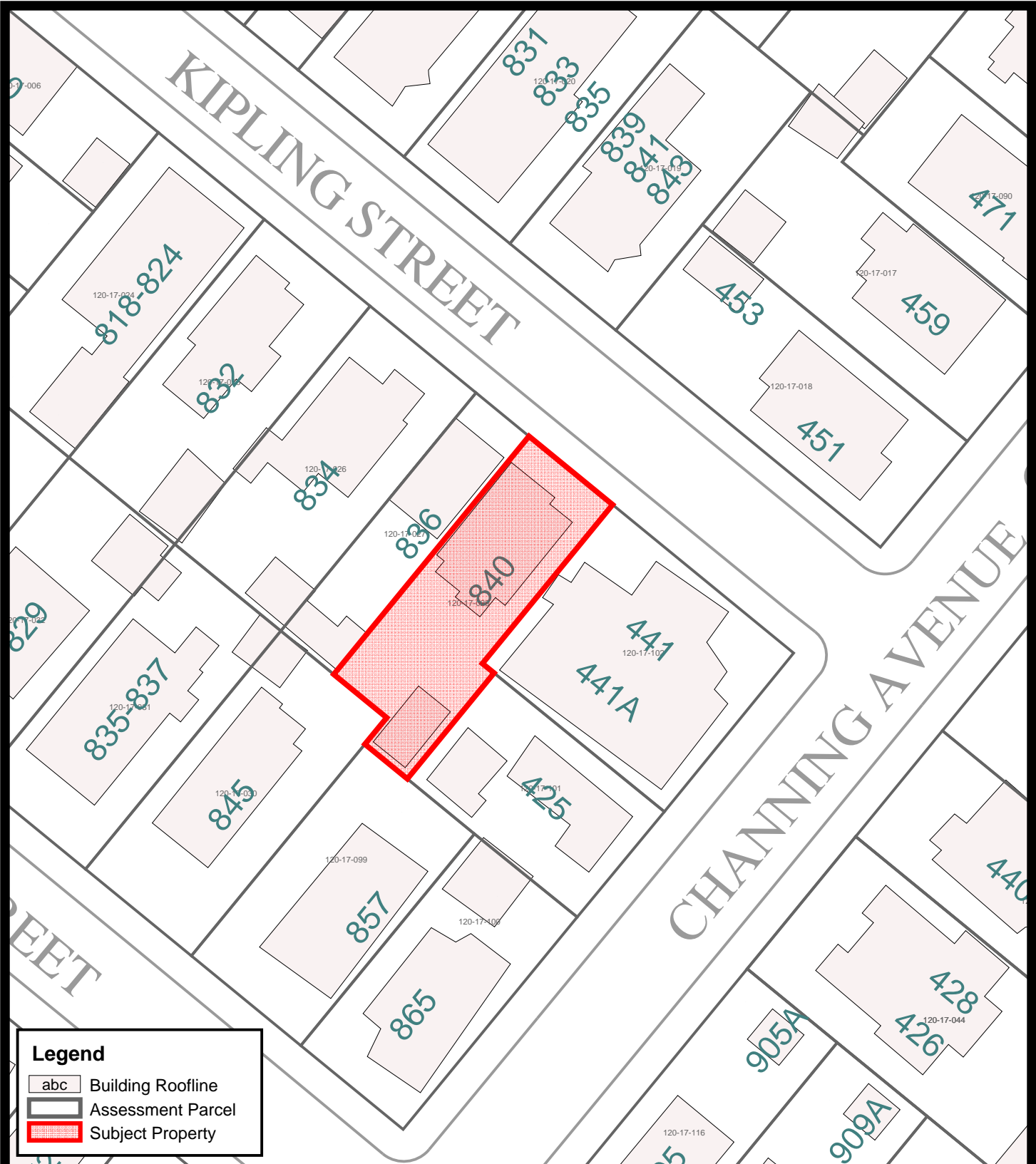
Amy French, AICP, Chief Planning Official  
(650) 329-2336  
[amy.french@cityofpaloalto.org](mailto:amy.french@cityofpaloalto.org)

---

<sup>6</sup> Emails may be sent directly to the HRB using the following address: [hrb@cityofpaloalto.org](mailto:hrb@cityofpaloalto.org)

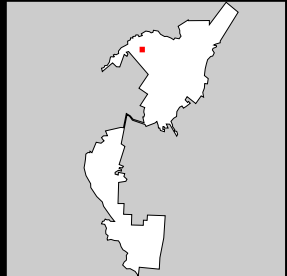
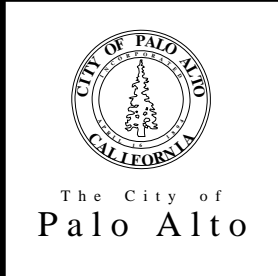
**Attachments:**

- Attachment A - Location Map(PDF)
- Attachment B - Relevant Policies and Guidelines from Comprehensive Plan, SOFA I CAP and Individual Review Guidelines (DOCX)
- Attachment C - Variance Findings, Palo Alto Municipal Code Section 18.76.030 (c)(DOCX)
- Attachment D - March 19, 2019 SOIS Compliance Analysis (PDF)
- Attachment E - September 20, 2019 SOIS Compliance Analysis (PDF)
- Attachment F - February 14, 2019 HRB Study Session Staff Report (PDF)
- Attachment G - February 14, 2019 HRB Study Session Draft Excerpt Minutes (PDF)



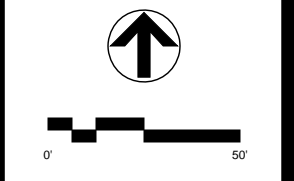
**Legend**

-  abc Building Roofline
-  Assessment Parcel
-  Subject Property



840 Kipling Street  
Subject Area Map

This map is a product of the City of Palo Alto GIS



**Attachment B**  
**Relevant Policies and Guidelines from**  
**Comprehensive Plan, SOFA I CAP and Individual Review Guidelines**

**Comprehensive Plan, Historic Preservation Relevant Policies Applicable to the Project:**

- Policy L7.1.1: Update and maintain the City's Historic Resource Inventory to include historic resources that are eligible for local, State, or federal listing. Historic resources may consist of a single building or structure or a district.
- Policy L7.1.2: Reassess the Historic Preservation Ordinance to ensure its effectiveness in the maintenance and preservation of historic resources, particularly in the University Avenue/Downtown area.
- Policy L-7.2: If a proposed project would substantially affect the exterior of a potential historic resource that has not been evaluated for inclusion into the City's Historic Resources Inventory, City staff shall consider whether it is eligible for inclusion in State or federal registers prior to the issuance of a demolition or alterations permit. Minor exterior improvements that do not affect the architectural integrity of potentially historic buildings shall be exempt from consideration. Examples of minor improvements may include repair or replacement of features in kind, or other changes that do not alter character-defining features of the building.)
- Policy L7.8.1: Promote and expand available incentives for the retention and rehabilitation of buildings with historic merit in all zones and revise existing zoning and permit regulations to minimize constraints to adaptive reuse.
- Policy L7.8.2: Create incentives to encourage salvage and reuse of discarded historic building materials.
- Policy L7.8.3: Seek additional innovative ways to apply current codes and ordinances to older buildings. Use the State Historical Building Code for designated historic buildings.
- Policy L7.12.1: Review parking exceptions for historic buildings in the Zoning Code to determine if there is an effective balance between historic preservation and meeting parking needs.

**South of Forest Coordinated Area Plan Phase 1 Relevant Policies Applicable to the Project:**

- Policy DC-6: Protect and maintain Heritage Trees. In addition, promote preservation of Coast Live Oak and Valley Oak and which are not yet large enough to qualify for the ordinance protection. Incorporate planting of these native oak species in the proposed park, other established open spaces, plazas, etc. and in other appropriate locations in the Plan Area. However, if the location of protected trees are such that they significantly hinder the achievement of other community goals, (ie affordable housing) they may be removed. Any removal would be at the discretion of the Director of Planning and Community Environment and would require tree replacement policy established in the Tree Preservation Ordinance.
- Policy DC-7: Provide for and strongly encourage the preservation of significant trees in the plan area when feasible through the granting of minor exceptions in the Plan Development Standards and Design Guidelines.
- Policy DC-9: Encourage public and private efforts to maintain, preserve, and use historic buildings and other historic resources in the SOFA Plan Area in order to maintain the scale and character of the area. Encourage use of incentives programs found in SOFA CAP and Palo Alto Municipal Code.

- Policy DC-14: Promote continuation or restoration of the original use of historic buildings wherever possible, but allow adaptive reuse if compatible with preservation of historic features where original use is infeasible.
- Policy DC-15: Permit continued non-conforming use of historic buildings if necessary to assure preservation and restoration of historic resources. Continuation of the original use or a similar use should be pursued wherever feasible. Established and designated historic resources shall be exempt from the minimum densities outlined in the Plan.
- Policy DC-19: Promote quality design as defined by style, detail, massing, materials, etc. Implementation of the design guidelines should allow for flexibility and diversity in relation to the overall content of the neighborhood area.
- Policy DC-20: Build on existing lot patterns such as the small lot pattern and lots with two or more detached units to create variety and scale with new development. Prohibit aggregation of existing lots in the Detached Houses on Small Lot (DHS) areas but allow flexibility in the minimum and maximum lot sizes to accommodate unusual lot configurations.

### **Individual Review Guidelines**

- Guideline 1: Site Planning Key Points Approval Criterion: The driveway, garage and house shall be placed and configured to reinforce the neighborhood's existing site patterns (i.e. building footprint configuration and location, setbacks, and yard areas) and the garage and driveway shall be subordinate to the house, landscape and pedestrian entry as seen from the street.
- Guideline 2: Height, Mass and Scale Key Points Approval Criterion: The scale (perceived size), mass (bulk or volume) and height (vertical profile) of a new house or upper story addition shall be consistent with the existing neighborhood pattern with special attention to adapting to the height and massing of adjacent homes.
- Guideline 3: Form and Rooflines Key Points Approval Criterion: The architectural form and massing shall be carefully crafted to reduce visual mass, and distinguish the house's architectural lines or style. Roof profiles shall enhance the form, scale and proportion of primary and secondary house volumes, while rendering garage and entry forms subordinate in mass and scale to principal building forms. Upper floor additions shall also be balanced and integrated with the existing building.
- Guideline 4: Facades and Entries Approval Criterion: Publicly viewed facades shall be composed with a clear and cohesive architectural expression (i.e the composition and articulation of walls, fenestration and eave lines), and include visual focal point(s) and the supportive use of materials and detailing. Entries shall be consistent with the existing neighborhood pattern and integrated with the home in composition, scale and design character. The carport or garage and garage door design shall be consistent with the selected architectural style of the home.
- Guideline 5: Windows and Decks Key Points Approval Criterion: The size, placement and orientation of second story windows and decks shall limit direct sight lines into windows and patios located at the rear and sides of adjacent properties in close proximity.

**Attachment C**  
**Variance Findings**  
**Palo Alto Municipal Code Section 18.76.030 (c)**

- (1) Because of special circumstances applicable to the subject property, including (but not limited to) size, shape, topography, location, or surroundings, the strict application of the requirements and regulations prescribed in this title substantially deprives such property of privileges enjoyed by other property in the vicinity and in the same zoning district as the subject property. Special circumstances that are expressly excluded from consideration are:
  - (A) The personal circumstances of the property owner, and
  - (B) Any changes in the size or shape of the subject property made by the property owner or his predecessors in interest while the property was subject to the same zoning designation.
- (2) The granting of the application shall not affect substantial compliance with the regulations or constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and in the same zoning district as the subject property, and
- (3) The granting of the application is consistent with the Palo Alto Comprehensive Plan and the purposes of this title (Zoning), and
- (4) The granting of the application will not be detrimental or injurious to property or improvements in the vicinity, will not be detrimental to the public health, safety, general welfare, or convenience.



# PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

## MEMORANDUM

DATE	March 19, 2019	PROJECT NO.	16252A.4; Palo Alto PO# S18171921
TO	Claire Hodgkins, Planner	PROJECT	840 Kipling Street, Palo Alto
OF	City of Palo Alto Planning and Community Environment Department 250 Hamilton Avenue, 5th Floor Palo Alto, CA 94301	FROM	Hannah Simonson, Architectural Historian; Christina Dikas, Senior Architectural Historian
CC	Amy French, Chief Planning Official	VIA	E-mail

REGARDING: 840 Kipling Street – Secretary of the Interior’s Standards for  
Rehabilitation Compliance Analysis

### INTRODUCTION

The City of Palo Alto has requested this *Secretary of the Interior’s Standards for Rehabilitation Compliance Analysis* for a proposed project located at 840 Kipling Street in the University South neighborhood. The purpose is to review the proposed exterior alterations to the single-family residence with respect to the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*, specifically the *Standards for Rehabilitation*. For improved understanding of 840 Kipling Street, Page & Turnbull has also provided an overview of the historic status and a brief architectural description.

City staff provided Page & Turnbull with the following relevant materials on February 21, 2019:

- Historic Resources Board Minutes, March 4, 1998, Regular Meeting.
- Historic Resources Board Staff Report, “Pope Residence @ 840 Kipling: Application for Historic Merit Evaluation of a single family residence constructed prior to 1940 in the R-1 zone district (File No. 98-HRB-12),” March 4, 1998.
- State of California Department of Parks and Recreation (DPR) 523A (Primary Record) and 523B (Building, Structure, and Object Record) forms for 840 Kipling Street, dated March 19, 1998.
- Drawing set by Martin Bernstein Architect, AIA for proposed addition at 840 Kipling Street, dated January 24, 2019, revised March 4, 2019.

Page & Turnbull conducted a site visit on February 28, 2019 to photograph the exterior of the house. Additional historic research was not conducted; rather, Page & Turnbull referred to existing historic documentation provided by the City of Palo Alto.

### HISTORIC STATUS OVERVIEW

State of California Department of Parks and Recreation (DPR) 523A (Primary Record) and 523B (Building, Structure, and Object Record) forms were prepared in 1998 by Barbara Judy,

ARCHITECTURE  
PLANNING & RESEARCH  
PRESERVATION TECHNOLOGY

Preservation Architect. The evaluation determined that the subject building was eligible for local listing under the historic designation "Contributing Residence" under Criterion 4:

**Criteria for Historic Designation:**

Under the City of Palo Alto's Criteria for Evaluating the Significance of Historic Resources, 840 Kipling satisfies the Criterion 4, as the design of this residence employs period architectural themes which are characteristic of residences of the 1910s.

**Categorization:**

Under the City of Palo Alto's Criteria for Evaluating the Significance of Historic Resources, 840 Kipling best fits the category of CONTRIBUTING RESIDENCE. Staff concluded that the residence, in its scale, style and setting, supports the historic character of its neighborhood grouping and district.<sup>1</sup>

The period of significance was identified as 1919, the year of construction.<sup>2</sup> Materials and features that date to this period of significance are considered historic. DPR forms were prepared which assigned a California Historical Resource Status Code of 5S3, which means that it "Appears to be individually eligible for local listing or designation through survey evaluation," on March 19, 1998.<sup>3</sup> However, these DPR forms do not appear to have been sent to the California Office of Historic Preservation, as the Status Code is not formally listed in the California Historic Resources Information System (CHRIS) database.

Although a motion to approve the "Application of Elizabeth McCaul Beasley for Historic Merit Evaluation of a single-family residence constructed prior to 1940 within an R-1 zone district" was approved by the Historic Resources Board on March 4, 1998, the subject building at 840 Kipling Street is not formally listed in Palo Alto's Historic Inventory.<sup>4</sup>

#### BRIEF ARCHITECTURAL DESCRIPTION

The one-and-a-half-story bungalow at 840 Kipling Street was designed with Craftsman style influences in 1919. The residence is located on the south side of Kipling Street, between Homer and Channing avenues.<sup>5</sup> According to the DPR 523A form,

This [840 Kipling Street] is a modest Bungalow with Craftsman detailing compactly set on a small (42' x 112') University Park lot characterized by minimal landscaping.

---

<sup>1</sup> Historic Resources Board Staff Report, "Pope Residence @ 840 Kipling: Application for Historic Merit Evaluation of a single family residence constructed prior to 1940 in the R-1 zone district (File No. 98-HRB-12)," March 4, 1998.

<sup>2</sup> Ibid.

<sup>3</sup> Office of Historic Preservation, "Directory of Properties in the Historic Property Data File for Santa Clara County" (California Historic Resources Information System, April 5, 2012); California State Office of Historic Preservation, Department of Parks and Recreation, "Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory" (Sacramento, November 2004), 4.

<sup>4</sup> Historic Resources Board Minutes, March 4, 1998, Regular Meeting; and City of Palo Alto, "Master List of Structures on the Historic Inventory," accessed February 27, 2019, <https://www.cityofpaloalto.org/civicax/filebank/documents/3504>.

<sup>5</sup> The subject property is oriented slightly northeast of true north. The proposed plans identify the primary façade as the "north façade." This memorandum uses the plan orientation for consistency with the proposed project drawing set.

Constructed post World War I in 1919, at a time when relatively few homes were built in Palo Alto, the structure's massing and detailing shows a transition from the Queen Anne to the Craftsman Bungalow. The first occupants were American Railway Express agent, William J. Rick, and his wife, Helen.

Signature Bungalow features include the simple rectangular-shaped massing and story-and-a-half construction; medium-pitched, cross-gabled roof with boxed eaves and a profiled fascia boards with return; exterior walls clad in horizontal wood siding with a profiled water table banding; and partial-width covered front porch at the left corner with exposed beams and trellis structure, square posts and pilasters resting on a solid balustrade, brick stoop and stairs, and two divided lite wood doors. A Craftsman style focal window under the front-facing gable features a large fixed sash with divided lite transom and sidelites. Two horizontally emphasized units in the attic above also feature divided lites.<sup>6</sup>

The primary cladding of the residence is 1"x12" 3-drop horizontal wood siding and the roof is clad with composite asphalt shingles. A corbeled wood cornice is located beneath the overhanging boxed eaves and wood shingles are located within the gable ends of the roof. The primary entrance door is located on the east-facing wall of the open front porch, and is a fully glazed wood door with divided lites.<sup>7</sup> On the north-facing wall of the open front porch are paired, fully glazed wood doors with divided lites. Two flat-roofed projecting volumes are located at the rear façade. The western-most projecting rear volume is clad in flush, vertical wood siding, and features three undivided wood casement windows and a partially glazed wood door with wood steps accessing a non-original wood patio. The eastern-most projecting rear volume is slightly taller, projects further out, is clad in horizontal wood drop siding, and features one-over-one double-hung wood windows. A partial basement, which is accessed from exterior brick steps at the rear façade, is located beneath the eastern-most projecting rear volume.

The exterior of the subject building appears unaltered since 1998, when the DPR forms were prepared. Photographs below illustrate the residence in its current condition (**Figure 1 to Figure 10**).

<sup>6</sup> Barbara Judy, "State of California — The Resources Agency, Department of Parks and Recreation, Primary Record" for "840 Kipling Street" (March 19, 1998), 1.

<sup>7</sup> 840 Kipling Street faces northeast. However, the primary façade has been referred to as plan north in architectural drawings, so for consistency this memorandum will refer to the primary (northeast) façade as the "primary (north) façade," the southeast façade as the east façade, and so on.



Figure 1: Primary (north) façade of 840 Kipling, looking south.



Figure 2: Fully-glazed double doors on north-facing wall of the front porch.



Figure 3: Primary entrance door on the east-facing wall of the front porch.



Figure 4: Partial view of east façade, facing west.



Figure 5: Partial view of east façade, facing north. Flat-roof volume visible at the left is located at the rear of the residence.



Figure 6: Rear (south) façade of 840 Kipling, looking north.

840 Kipling Street, Secretary of the Interior's Standards for Rehabilitation Compliance Analysis  
[16252A.4]

Page 6 of 13



Figure 7: Access to partial basement via exterior brick stairs at the rear façade. Vertical flush wood siding is visible at the left (west) portion of the projecting, flat-roofed rear volume.



Figure 8: Connection between the flat-roofed rear volume and main volume of the residence, looking north along the west façade. The siding is not aligned, and the roof eave detailing differs from the main volume.



Figure 9: Partial view of west façade (right), looking south.



Figure 10: Partial view of west façade, facing north.

#### Previous Alterations

Building permit and in-depth historic research was not conducted as part of this memo. The shed roof over the open front porch and flat-roof volume at the rear of the house both appear in a 1941 aerial photograph and the earliest available 1924 Sanborn fire insurance map (**Figure 11 and Figure 12**). Based on the material detailing and design of the rear volume, it is possible that it is a very early addition, constructed at some point between 1919 and 1924. The 1949 Sanborn fire insurance map indicates the same footprint of the residence, and the footprint does not appear to have been altered since (**Figure 13**). Two detached garage buildings appear in the 1924 Sanborn

map, which have been moved and/or replaced; however, the garage will not be addressed in this memorandum.

Minor alterations observed through visual inspection include the cladding of the top of the chimney stack in wood siding, and the replacement of wood shingle roofing with asphalt shingle roofing. Wood-frame or aluminum-frame screens have also been installed over most windows.

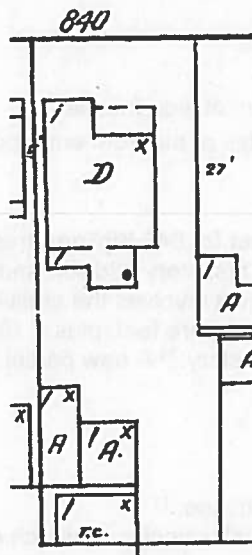


Figure 11: 1924 Sanborn fire insurance map illustrating 840 Kipling Street. Source: San Francisco Public Library.



Figure 12: 1941 aerial photograph of 840 Kipling Street. Source: Fairchild Aerial Surveys, Flight C\_7065, Frame 43, April 14, 1941, UC Santa Barbara Library, FrameFinder.

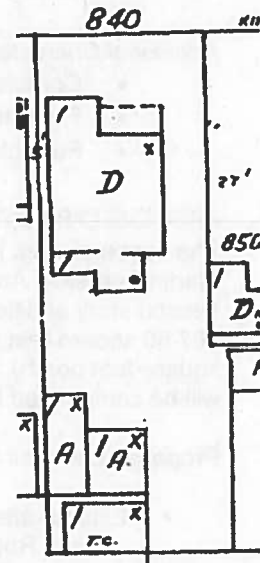


Figure 13: 1949 Sanborn fire insurance map illustrating 840 Kipling Street. Source: San Francisco Public Library.

#### CHARACTER DEFINING FEATURES.

A list of character-defining features for 840 Kipling Street was included in the March 4, 1998 Historic Resources Board Staff Report, "Pope Residence @ 840 Kipling: Application for Historic Merit Evaluation of a single family residence constructed prior to 1940 in the R-1 zone district (File No. 98-HRB-12)." Current best practice is to identify character-defining features on more than just the primary façade if they contribute to the significance of the building. As such, Page & Turnbull has identified several additional character-defining features for 840 Kipling.

#### *Character-Defining Features Identified in 1998 Historic Resource Board Staff Report:*

- The simple rectangular-shaped massing and one-and-a-half story construction
- Medium-pitched cross-gabled roof with boxed eaves and profiled fascia boards with return
- Exterior walls clad in horizontal wood siding with a profiled water table banding

- Partial-width covered porch at left corner with exposed beams and trellis structure, square posts and pilasters resting on a solid balustrade, brick stoop and stairs, and two divided lite wood doors.
- Focal window under the front-facing gable
- A large fixed sash with divided lite transom and sidelites
- Two horizontally emphasized window units in the attic above also feature divided lites.<sup>8</sup>

*Additional Character-Defining Features Identified by Page & Turnbull:*

- Corbeled wood cornice
- Fenestration, including pattern, materiality and operation, at side facades
- Fully glazed wood primary entrance door with divided lites at the front entry porch.

#### PROPOSED PROJECT DESCRIPTION

The scope of work indicated in the revised March 4, 2019 drawing set for 840 Kipling Street by Martin Bernstein Architect, AIA, states that the project will include a first story addition and remodel, second story addition, and a basement addition.<sup>9</sup> The proposed project involves the addition of 207.60 square feet to the first story of the house (currently 1,168.81 square feet, plus a 102.77 square-foot porch), and the addition of a 489.30 square-foot second story.<sup>10</sup> A new partial basement will be constructed beneath the rear addition.

Proposed changes to the exterior of the house are outlined below.

- Exterior alterations and finish specifications throughout the house:<sup>11</sup>
  - Roof: New roofing material will be composition asphalt shingles to match existing roofing.
  - Exterior siding: New exterior siding at the addition will be 1"x4" bevel wood siding with a similar profile as the existing siding which is 1"x12" 3-drop wood siding.
  - Windows: New windows at the addition will be aluminum-clad wood windows with simulated divided lites, with double-hung or awning sashes.
  - Doors: New doors at the addition will be aluminum-clad wood doors with simulated divided lites.
  - Existing siding will be salvaged for re-installation at resized doorway openings on the front porch.
- North (primary) façade:
  - Second-story addition will be set back from the front façade (also see south façade below).
  - Location of existing primary entrance door and paired, partially glazed doors at the front porch will be swapped.

<sup>8</sup> Historic Resources Board Staff Report, "Pope Residence @ 840 Kipling: Application for Historic Merit Evaluation of a single family residence constructed prior to 1940 in the R-1 zone district (File No. 98-HRB-12)," March 4, 1998.

<sup>9</sup> Martin Bernstein Architect, AIA, "House Addition, Reyna/Kutlu Residence, 840 Kipling Street, Palo Alto, CA," dated January 24, 2019, revised March 4, 2019, A 1.0.

<sup>10</sup> Ibid.

<sup>11</sup> Ibid., A5.1; and email correspondence with Martin Bernstein Architect on March 4, 2019 (City of Palo Alto Planner Claire Hodgkins copied on all email communication).



- Existing 1"x12" 3-drop wood siding will be salvaged to fill resized doorway openings at front porch.
- East (side) façade:
  - A one-story rear volume and second-story volume will be added and set back from all facades (see rear façade below).
  - One skylight will be located on the east-facing slope of the roof of the second-story addition.
  - Three existing, historic windows on the east façade will be removed.
  - The gable of the cross-gabled roof form and historic materials will be removed and altered to a front (north)-facing gable roof second story, set back on a hipped roof first story.
  - A new aluminum-clad, wood window with double-hung and awning operation will be added at the original portion of the west façade.
- South (rear) façade:
  - The flat-roofed projecting volumes at rear façade will be removed.
  - A one-story volume will be added to the rear gabled-roof at west side and a partial hipped-roof will be added at east side.
  - A second-story, gable-roofed volume set back from south and east façades will be added. The second story addition is located at the southeast corner of the residence, set back from all facades, and is approximately two-thirds the length of the house.
  - The second-story addition will include three shed-roof dormers.
  - All of the remaining historic material at the cornice and cross-gable roof of the main volume of the house will be removed.
  - All of the existing material from the projecting flat-roofed volumes (likely early additions dating to c. 1919-24) will be removed.
  - New exterior stairs will be added at the southwest corner of the residence and will provide access to new partial-basement below the rear addition.
  - New aluminum-clad wood windows and doors with simulated divided lites will be added; the new windows and doors at south façade will be located in areas that are part of the addition.
- West (side) façade:
  - A one-story rear volume and a second-story volume set back from all facades will be added (also see rear façade above).
  - Three shed-roof dormers will be located on the west façade of the second-story addition.
  - Two existing, historic windows at the south end of the west façade will be removed.
  - The gable of cross-gabled roof form and associated historic materials will be removed, and altered to a front (north)-facing gable roof.
  - New aluminum-clad, double-hung wood windows will be added at the original portion of the west façade.
  - A skylight will be added at the original location of the cross-gable roof from.
  - New exterior access stairs will be added along west façade, accessing the new partial basement below the rear addition.

## DISCUSSION OF STANDARDS FOR REHABILITATION COMPLIANCE

Under Palo Alto's historic preservation ordinance, planning staff may review and approve minor exterior alterations pursuant to guidelines adopted by the Historic Resources Board. Minor exterior alterations are "those alterations which the director of planning and community environment or his/her designee determines will not adversely affect the exterior architectural characteristics nor the historical or aesthetic value of the historic structure, its site or surroundings."<sup>12</sup> Projects that are not considered minor exterior alterations are subject to California Environmental Quality Act (CEQA) review and also go to the Historic Resources Board for review.<sup>13</sup>

The following discussion considers the proposed project's potential effects on, and compatibility with, the house at 840 Kipling Street, and provides comments on whether the project appears to adhere to the *Secretary of the Interior's Standards for Rehabilitation*.

The Standards for Rehabilitation are:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The proposed project will allow 840 Kipling Street to continue its residential use. Thus, the project will adhere to Standard 1.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The majority of the original horizontal wood siding with a profile water table banding will be unaffected at the primary and side facades. The partial-width covered porch, primary façade windows, and the boxed eaves with profiled fascia boards will be unaltered at the primary façade. However, it appears that the project will affect a number of the other character-defining features. The second-story addition will result in the removal of the side-facing cross-gable portions of the roof and will alter the massing of the residence. Five of the side windows (two at the west façade and three at the east façade) will be removed. The removal of these windows and installation of windows of different material, sizes, operation, and location will result in a very different pattern of openings on the side façades. The locations of the primary entrance door and paired doors off the entrance porch will be swapped, further altering the original pattern of openings. The changes to the massing, roofline, and pattern of original windows and doors have a cumulative effect to the historic character of the residence, such that the project does not appear to adhere to Standard 2. Please see the following section for additional recommendations for a sensitive treatment of the historic building.

3. *Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding*

<sup>12</sup> Section 16.49.050(C), Palo Alto Municipal Code, Chapter 16.49 Historic Preservation.

<sup>13</sup> City of Palo Alto, "Historic Resource Project Review FAQ," <https://www.cityofpaloalto.org/civicax/filebank/documents/64188>.

*conjectural features or architectural elements from other buildings, shall not be undertaken.*

No conjectural features or architectural elements from other buildings will be added to the building. The location of the single primary entry door and paired doors at the front entry porch will be switched. Existing, historic wood siding will be salvaged for re-installation at the resized doorway openings on the front porch. The switched original doors have the potential to create a false sense of historical development, as in the future it may not be clear that they have been moved. The proposed rear one-story addition and second-story addition will feature horizontal 1"x4" bevel wood siding which has a different profile to the historic siding and will therefore not create a false sense of development. The new windows at the proposed addition will be aluminum-clad wood windows with double-hung and casement operation with simulated divided lites, and the doors will also be aluminum-clad wood with simulated divided lites. The proposed new windows and doors at the proposed addition will also not create a false sense of history. Thus, the project will substantially adhere to Standard 3.

- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

It does not appear that the building contains any features that have acquired historic significance in their own right. The rear flat-roofed bay of the house will be demolished, but this bay may be an early addition and is not considered character-defining feature and has not acquired historic significance. Thus, the project will adhere to Standard 4.

- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

As described in Standard 2, five of the original side windows will be removed and the side-facing portions of the cross-gable roof will be removed. These are distinctive, original features that contribute to the Craftsman style bungalow design of the residence. The rear flat-roofed bay of the house will also be demolished, but may be an early addition and is not considered a distinctive or character-defining feature. The original horizontal wood siding and profiled water table banding will be retained at the primary façade and the majority of the side facades. The boxed eaves, profiled fascia boards with returns, and corbeled wood cornice will be retained at the primary façade. All of the primary façade windows will be retained, but the doors at the front porch will be swapped, resulting in an alteration of the openings and the surrounding siding. Thus, the project appears only partially adhere to Standard 5. Please see the following section for additional recommendations for a sensitive treatment of the historic building.

- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

It does not appear that any deteriorated historic materials will be removed or replaced. Thus, the project will adhere to Standard 6.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

The project does not include any physical treatments to clean historic materials. Thus, the project will adhere to Standard 7.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

Some excavation will be required for the new partial basement and foundation below the rear addition. In the case of an encounter with archaeological materials, provided that standard discovery procedures for the City of Palo Alto are followed, the proposed project will adhere to Rehabilitation Standard 8.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Per the discussion in Standards 2 and 5, the addition of the rear and second-story addition will result in the removal of the characteristic cross-gabled roof form, the removal of five original windows, and will alter the massing from one-and-a-half stories to two stories.

The siding at the proposed addition will be 1"x4" bevel wood siding which is distinguished from the existing, historic 1"x12" 3-drop wood siding, but compatible in profile and material. New windows will be aluminum-clad wood windows with double-hung or casement operation. The proposed new materials are compatible with the historic materials and differentiated.

However, based on the extent of alterations to the existing historic materials, features, and spatial relationships, the project does not appear to adhere to Standard 9. Please see the following section for additional recommendations for a sensitive treatment of the historic building.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Since the proposed addition results in the removal of five original windows and the removal of the character-defining cross gabled roof form, if removed in the future and the essential form and integrity of the building would be impaired. Thus, the project does not adhere to Standard 10.

#### Summary of Standards for Rehabilitation Analysis

As the above analysis demonstrates, the project as currently designed appears to be in compliance with six the Secretary of the Interior's Standards for Rehabilitation, and is partially in

compliance with Standard 5, but is not in compliance with Standards 2, 9 and 10. Overall, the project as currently designed does not appear to be in compliance with the *Secretary of the Interior's Standards for Rehabilitation*.

#### RECOMMENDATIONS

This section includes recommendations to better comply with the *Secretary of the Interior's Standards for Rehabilitation*:

- Consider a rear, one-and-a-half story addition, rather than a second story addition, which would have a more minimal impact on the historic roofline and form of the residence
- Retain the cross-gabled roof elements and associated historic materials while designing of the proposed addition.
- Consider retaining more of the historic side façade windows.
- Consider retaining the original primary entrance door and paired porch doors in their current, historic locations.

Page & Turnbull also recommends referring to the *Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings*, which offers guidance for designing with historic preservation in mind: <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>. Preservation Brief 14, *New Exterior Additions to Historic Buildings: Preservation Concerns* should also be consulted: <https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>.

#### QUALIFICATIONS

Page & Turnbull was established in 1973 as Charles Hall Page & Associates to provide architectural and conservation services for historic buildings, resources, and civic areas. The company was one of the first architecture firms in California to dedicate its practice to historic preservation. Page & Turnbull's staff includes licensed architects, designers, historians, conservators, and planners. All professional staff members meet or exceed the Secretary of the Interior's Historic Preservation Professional Qualification Standards.

As an architectural historian and cultural resources planner within Page & Turnbull's Cultural Resources Studio, Hannah Simonson meets the Secretary of the Interior's Professional Qualification Standards for Architectural History. She has experience surveying, researching, and evaluating historic properties, as well as analyzing proposed projects for potential impacts to historic resources.



# PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

## MEMORANDUM

DATE	September 20, 2019	PROJECT NO.	16252A.4; Palo Alto PO# S18171921
TO	Christy Fong, Planner	PROJECT	840 Kipling Street, Palo Alto
OF	City of Palo Alto Planning and Community Environment Department 250 Hamilton Avenue, 5th Floor Palo Alto, CA 94301	FROM	Hannah Simonson, Architectural Historian; Christina Dikas, Senior Architectural Historian
CC	Amy French, Chief Planning Official	VIA	E-mail

REGARDING: 840 Kipling Street – Revised Plans 9.3.2019 – Secretary of the Interior’s Standards for Rehabilitation Compliance Analysis

### INTRODUCTION

The City of Palo Alto has requested this *Secretary of the Interior’s Standards for Rehabilitation Compliance Analysis* for a proposed project located at 840 Kipling Street in the University South neighborhood. The purpose is to review the proposed exterior alterations to the single-family residence with respect to the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*, specifically the *Standards for Rehabilitation*. For improved understanding of 840 Kipling Street, Page & Turnbull has also provided an overview of the historic status and a brief architectural description.

City staff provided Page & Turnbull with the following relevant materials on February 21, 2019:

- Historic Resources Board Minutes, March 4, 1998, Regular Meeting.
- Historic Resources Board Staff Report, “Pope Residence @ 840 Kipling: Application for Historic Merit Evaluation of a single family residence constructed prior to 1940 in the R-1 zone district (File No. 98-HRB-12),” March 4, 1998.
- State of California Department of Parks and Recreation (DPR) 523A (Primary Record) and 523B (Building, Structure, and Object Record) forms for 840 Kipling Street, dated March 19, 1998.
- Drawing set by Martin Bernstein Architect, AIA for proposed addition at 840 Kipling Street, dated January 24, 2019, revised March 4, 2019.

After initial comment and recommendations from Page & Turnbull, the project applicants and architect revised their project plans and submitted a new set of drawings. Page & Turnbull also reviewed the following relevant materials provided by city staff:

- Letter from homeowners/project applicants, Steve Reyna and Aysen Kutlu, “840 Kipling: Response to Historic Analysis by Barbara Judy, Page & Turnbull,” dated June 10, 2019.
- Revised drawing set by Martin Bernstein Architect, AIA for proposed addition at 840 Kipling Street, dated September 3, 2019

ARCHITECTURE  
PLANNING & RESEARCH  
PRESERVATION TECHNOLOGY

Page & Turnbull conducted a site visit on February 28, 2019 to photograph the exterior of the house. Additional historic research was not conducted; rather, Page & Turnbull referred to existing historic documentation provided by the City of Palo Alto.

### HISTORIC STATUS OVERVIEW

State of California Department of Parks and Recreation (DPR) 523A (Primary Record) and 523B (Building, Structure, and Object Record) forms were prepared in 1998 by Barbara Judy, Preservation Architect. The evaluation determined that the subject building was eligible for local listing under the historic designation "Contributing Residence" under Criterion 4:

#### Criteria for Historic Designation:

Under the City of Palo Alto's Criteria for Evaluating the Significance of Historic Resources, 840 Kipling satisfies the Criterion 4, as the design of this residence employs period architectural themes which are characteristic of residences of the 1910s.

#### Categorization:

Under the City of Palo Alto's Criteria for Evaluating the Significance of Historic Resources, 840 Kipling best fits the category of CONTRIBUTING RESIDENCE. Staff concluded that the residence, in its scale, style and setting, supports the historic character of its neighborhood grouping and district.<sup>1</sup>

DPR forms were prepared which assigned a California Historical Resource Status Code of 5S3, which means that it "Appears to be individually eligible for local listing or designation through survey evaluation," on March 19, 1998.<sup>2</sup> However, these DPR forms do not appear to have been sent to the California Office of Historic Preservation, as the Status Code is not formally listed in the California Historic Resources Information System (CHRIS) database.

Although a motion to approve the "Application of Elizabeth McCaul Beasley for Historic Merit Evaluation of a single-family residence constructed prior to 1940 within an R-1 zone district" was approved by the Historic Resources Board on March 4, 1998, the subject building at 840 Kipling Street is not formally listed in Palo Alto's Historic Inventory.<sup>3</sup>

---

<sup>1</sup> Historic Resources Board Staff Report, "Pope Residence @ 840 Kipling: Application for Historic Merit Evaluation of a single family residence constructed prior to 1940 in the R-1 zone district (File No. 98-HRB-12)," March 4, 1998.

<sup>2</sup> Office of Historic Preservation, "Directory of Properties in the Historic Property Data File for Santa Clara County" (California Historic Resources Information System, April 5, 2012); California State Office of Historic Preservation, Department of Parks and Recreation, "Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory" (Sacramento, November 2004), 4.

<sup>3</sup> Historic Resources Board Minutes, March 4, 1998, Regular Meeting; and City of Palo Alto, "Master List of Structures on the Historic Inventory," accessed February 27, 2019, <https://www.cityofpaloalto.org/civicax/filebank/documents/3504>.



### BRIEF ARCHITECTURAL DESCRIPTION

The one story bungalow with an attic at 840 Kipling Street was designed with Craftsman style influences. The residence is located on the south side of Kipling Street, between Homer and Channing avenues.<sup>4</sup> According to the DPR 523A form,

This [840 Kipling Street] is a modest Bungalow with Craftsman detailing compactly set on a small (42' x 112') University Park lot characterized by minimal landscaping. [...]

Signature Bungalow features include the simple rectangular-shaped massing and story-and-a-half construction; medium-pitched, cross-gabled roof with boxed eaves and a profiled fascia boards with return; exterior walls clad in horizontal wood siding with a profiled water table banding; and partial-width covered front porch at the left corner with exposed beams and trellis structure, square posts and pilasters resting on a solid balustrade, brick stoop and stairs, and two divided lite wood doors. A Craftsman style focal window under the front-facing gable features a large fixed sash with divided lite transom and sidelites. Two horizontally emphasized units in the attic above also feature divided lites.<sup>5</sup>

The primary cladding of the residence is 1"x12" 3-drop horizontal wood siding and the roof is clad with composite asphalt shingles. A corbeled wood cornice is located beneath the overhanging boxed eaves and wood shingles are located within the gable ends of the roof. The primary entrance door is located on the east-facing wall of the open front porch, and is a fully glazed wood door with divided lites. On the north-facing wall of the open front porch are paired, fully glazed wood doors with divided lites. Two flat-roofed projecting volumes are located at the rear façade. The western-most projecting rear volume is clad in flush, vertical wood siding, and features three undivided wood casement windows and a partially glazed wood door with wood steps accessing a non-original wood patio. The eastern-most projecting rear volume is slightly taller, projects further out, is clad in horizontal wood drop siding, and features one-over-one double-hung wood windows. A partial basement, which is accessed from exterior brick steps at the rear façade, is located beneath the eastern-most projecting rear volume.

The exterior of the subject building appears unaltered since 1998, when the DPR forms were prepared. Photographs below illustrate the residence in its current condition (**Figure 1 to Figure 10**).

---

<sup>4</sup> The subject property is oriented slightly northeast of true north. The proposed plans identify the primary façade as the "north façade." This memorandum uses the plan orientation for consistency with the proposed project drawing set.

<sup>5</sup> Barbara Judy, "State of California — The Resources Agency, Department of Parks and Recreation, Primary Record" for "840 Kipling Street" (March 19, 1998), 1.

840 Kipling Street (Revised Plans 9.3.19)  
Secretary of the Interior's Standards for Rehabilitation Compliance Analysis [16252A.4]

Page 4 of 14



Figure 1: Primary (north) façade of 840 Kipling, looking south.



Figure 2: Fully-glazed double doors on north-facing wall of the front porch.



Figure 3: Primary entrance door on the east-facing wall of the front porch.



Figure 4: Partial view of east façade, facing west.



Figure 5: Partial view of east façade, facing north. Flat-roof volume visible at the left is located at the rear of the residence.



Figure 6: Rear (south) façade of 840 Kipling, looking north.



Figure 7: Access to partial basement via exterior brick stairs at the rear façade. Vertical flush wood siding is visible at the left (west) portion of the projecting, flat-roofed rear volume.



Figure 8: Connection between the flat-roofed rear volume and main volume of the residence, looking north along the west façade. The siding is not aligned, and the roof eave detailing differs from the main volume.



Figure 9: Partial view of west façade (right), looking south.



Figure 10: Partial view of west façade, facing north.

### Construction Chronology

Building permit and in-depth historic research was not conducted as part of this memo. However, Page & Turnbull reviewed the 1998 DPR forms prepared by Barbara Judy, available Sanborn fire insurance maps, historic aerial photographs, and a letter from the homeowners and project applicants "840 Kipling: Response to Historic Analysis by Barbara Judy, Page & Turnbull," dated June 9, 2019. The letter includes a copy of the Santa Clara County Residential Unit Property Record for 840 Kipling Street, as well as several photographs of the foundation and crawlspace of the property.

The period of significance was identified as 1919 in the 1998 DPR form by Barbara Judy, which she had determined to be the year of construction.<sup>6</sup> However, the Santa Clara County Residential Unit Property Record for 840 Kipling Street states that the year of construction is 1912. This year of construction appears to be corroborated by Palo Alto city directories which list a Mrs. de Hautmoll residing at 840 Kipling Street in the 1917-1918 and 1918-1919 city directories. Photographs of the crawlspace and foundation provided by the homeowners/ project applicants appear to indicate that the house was developed and expanded in several phases; likely the flat-roof portion of the house immediately south of the front porch was constructed first, followed by a front addition comprising the current primary (north façade). These additions appear to have been constructed prior to 1924 as the shed roof over the open front porch and flat-roof portion at the rear of the house both appear in the earliest available 1924 Sanborn fire insurance map (**Figure 11**). The front addition in particular exhibits Craftsman style details that are characteristic of residential architecture in Palo Alto in the 1910s and early 1920s and can be understood to have gained historic significance. As such, Page & Turnbull finds that the period of significance for 840 Kipling Street is better described as 1912 to circa 1924.

A 1941 aerial photograph and the 1949 Sanborn fire insurance map both indicate the same footprint of the residence as in the 1924 Sanborn map, and the footprint does not appear to have been altered since (**Figure 12 and Figure 13**). Two detached garage buildings appear in the 1924 Sanborn map, which have been moved and/or replaced; however, the garage will not be addressed in this memorandum.

Minor alterations observed through visual inspection include the cladding of the top of the chimney stack in wood siding, and the replacement of wood shingle roofing with asphalt shingle roofing. Wood-frame or aluminum-frame screens have also been installed over most windows.

---

<sup>6</sup> No source for the 1919 construction date is provided in the DPR form. Barbara Judy, "State of California — The Resources Agency, Department of Parks and Recreation, Primary Record" for "840 Kipling Street" (March 19, 1998), 1.

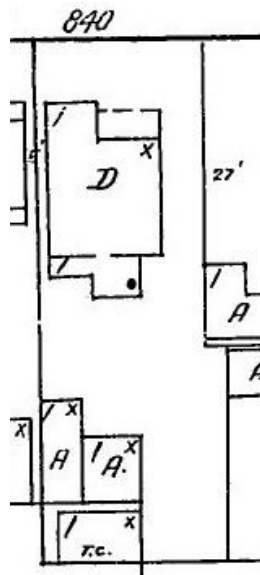


Figure 11: 1924 Sanborn fire insurance map illustrating 840 Kipling Street. Source: San Francisco Public Library.



Figure 12: 1941 aerial photograph of 840 Kipling Street. Source: Fairchild Aerial Surveys, Flight C\_7065, Frame 43, April 14, 1941, UC Santa Barbara Library, FrameFinder.

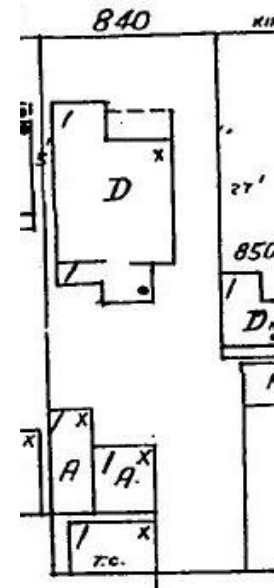


Figure 13: 1949 Sanborn fire insurance map illustrating 840 Kipling Street. Source: San Francisco Public Library.

### CHARACTER DEFINING FEATURES.

A list of character-defining features for 840 Kipling Street was included in the March 4, 1998 Historic Resources Board Staff Report, "Pope Residence @ 840 Kipling: Application for Historic Merit Evaluation of a single family residence constructed prior to 1940 in the R-1 zone district (File No. 98-HRB-12)." Current best practice is to identify character-defining features on more than just the primary façade if they contribute to the significance of the building. As such, Page & Turnbull has identified several additional character-defining features for 840 Kipling. As stated above, Page & Turnbull has identified the period of significance for 840 Kipling Street to be 1912 to circa 1924.

#### *Character-Defining Features Identified in 1998 Historic Resource Board Staff Report:*

- The simple rectangular-shaped massing and one-and-a-half story construction [however, based on closer inspection of the house, Page & Turnbull would characterize this as one-story construction with an attic]
- Medium-pitched cross-gabled roof with boxed eaves and profiled fascia boards with return
- Exterior walls clad in horizontal wood siding with a profiled water table banding
- Partial-width covered porch at left corner with exposed beams and trellis structure, square posts and pilasters resting on a solid balustrade, brick stoop and stairs, and two divided lite wood doors.
- Focal window under the front-facing gable
- A large fixed sash with divided lite transom and sidelites

- Two horizontally emphasized window units in the attic above also feature divided lites.<sup>7</sup>

*Additional Character-Defining Features Identified by Page & Turnbull:*

- Corbeled wood cornice
- Fenestration, including pattern, materiality and operation, at side facades
- Fully glazed wood primary entrance door with divided lites at the front entry porch.

The rear flat-roofed volume has not been identified as a character-defining feature as it does not exhibit materials, craftsmanship or decorative details that contribute to the historic character of 840 Kipling Street.

### PROPOSED PROJECT DESCRIPTION

The scope of work indicated in the revised September 3, 2019 drawing set for 840 Kipling Street by Martin Bernstein Architect, AIA, states that the project will include a first story addition and remodel, second story addition, and a basement addition.<sup>8</sup> The proposed project involves the addition of 207.74 square feet to the first story of the house (currently 1,168.81 square feet, plus a 102.77 square-foot porch), and the addition of a 489.30 square-foot second story.<sup>9</sup> A new partial basement will be constructed beneath the rear addition.

Proposed changes to the exterior of the house are outlined below.

- Exterior alterations and finish specifications throughout the house:<sup>10</sup>
  - Roof: New roofing material will be composition asphalt shingles to match existing roofing.
  - Exterior siding: New exterior siding at the addition will be 1"x4" bevel wood siding with a similar profile as the existing siding which is 1"x12" 3-drop wood siding.<sup>11</sup>
  - Windows: New windows at the addition will be aluminum-clad wood windows with simulated divided lites, with double-hung or awning sashes.
  - Doors: New doors at the addition will be aluminum-clad wood doors with simulated divided lites.
- North (primary) façade:
  - Second-story addition will be set back from the front façade (also see rear façade below).
  - No other alterations to the north (primary) façade are indicated.

<sup>7</sup> Historic Resources Board Staff Report, "Pope Residence @ 840 Kipling: Application for Historic Merit Evaluation of a single family residence constructed prior to 1940 in the R-1 zone district (File No. 98-HRB-12)," March 4, 1998.

<sup>8</sup> Martin Bernstein Architect, AIA, "House Addition, Reyna/Kutlu Residence, 840 Kipling Street, Palo Alto, CA," dated September 3, 2019, 2019.

<sup>9</sup> Ibid.

<sup>10</sup> Ibid., A5.1; and email correspondence with Martin Bernstein Architect on March 4, 2019 (City of Palo Alto Planner Claire Hodgkins copied on email communication).

<sup>11</sup> Martin Bernstein Architect, AIA, "House Addition, Reyna/Kutlu Residence, 840 Kipling Street, Palo Alto, CA," dated September 3, 2019, 2019; and email correspondence with Martin Bernstein Architect on September 18, 2019 (City of Palo Alto Planner Christy Fong copied on email communication).

- East (side) façade:
  - A one-story rear addition and second-story addition will be constructed and set back from all facades (see rear façade below).
  - One skylight will be located on the east-facing slope of the roof of the second-story addition.
  - Two existing, double-hung historic windows on the east façade will be retained.
  - One existing, smaller double-hung historic window on the east façade will be removed.
  - The gable of the cross-gabled roof form and historic materials will be retained.
  - A new aluminum-clad, wood awning window with simulated divided lites will be added at the original gable end of the east façade.<sup>12</sup>
  
- Rear (south) façade:
  - The flat-roofed projecting portions (dated circa 1912-1924) at rear façade will be removed.
  - The existing rear wood deck will be removed.
  - A one-story horizontal addition will be constructed at the rear façade.
    - The horizontal rear addition has a partial hipped roof at the east side and a gabled roof form at the west side.
    - Paired fully glazed aluminum-clad wood doors with aluminum-clad wood sidelites and transoms will be installed at the gable roof portion of the horizontal addition. The doors and sidelites will both have simulated divided lites.
  - A second-story vertical addition with a front gabled roof will be constructed, located toward the southeast corner of the residence and set back from all facades of the first story.
    - The second-story vertical addition will be located above the historic portion of the residence as well as the proposed horizontal rear addition.
    - The second-story vertical addition is set back behind the front façade and open front entry porch, and is set back from the cross-gable roof elements on the east and west facades.
  - All historic material at the cornice at edge of the rear (south) façade roof will be removed.
  - New exterior stairs will be added at the southwest corner of the residence and will provide access to new partial basement below the rear addition.
  - A new rear wood deck with steps on the south side will be constructed at the rear of the proposed one-story horizontal addition.
  - New aluminum-clad wood windows and doors with simulated divided lites will be installed at the additions on the rear (south) façade.
  
- West (side) façade:
  - A one-story rear addition and a second-story addition set back from all facades will be constructed (also see rear façade above).
  - Three shed-roof dormers will be located on the west façade of the second-story addition.

---

<sup>12</sup> Email correspondence with Marin Bernstein Architect on September 18, 2019 (City of Palo Alto Planner Christy Fong copied on email communication).



- Two existing, historic windows at the south (rear) end of the west façade will be removed.
- The gable of cross-gabled roof form and associated historic materials will be retained.
- The chimney, including the exterior brick at the lower portion of the west façade, will be retained.<sup>13</sup>
- One new aluminum-clad, double-hung wood window will be added at the south (rear) end of the original portion of the west façade (below the cross gable).
- One skylight will be located on the west-facing slope of the roof of the second-story addition.
- New exterior access stairs will be added along west side of the proposed new rear deck, accessing the new partial basement below the rear addition.

### DISCUSSION OF STANDARDS FOR REHABILITATION COMPLIANCE

Under Palo Alto's historic preservation ordinance, planning staff may review and approve minor exterior alterations pursuant to guidelines adopted by the Historic Resources Board. Minor exterior alterations are "those alterations which the director of planning and community environment or his/her designee determines will not adversely affect the exterior architectural characteristics nor the historical or aesthetic value of the historic structure, its site or surroundings."<sup>14</sup> Projects that are not considered minor exterior alterations are subject to California Environmental Quality Act (CEQA) review and also go to the Historic Resources Board for review.<sup>15</sup>

The following discussion considers the proposed project's potential effects on, and compatibility with, the house at 840 Kipling Street, and provides comments on whether the project appears to adhere to the *Secretary of the Interior's Standards for Rehabilitation*.

The Standards for Rehabilitation are:

1. *A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.*

The proposed project will allow 840 Kipling Street to continue its residential use. Thus, the project will adhere to Standard 1.

2. *The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.*

The majority of the original horizontal wood siding with a profile water table banding will be unaffected at the primary and side facades. The partial-width covered porch, primary façade windows, and the boxed eaves with profiled fascia boards will be unaltered at the primary façade. The second-story addition will be set back from the side facades, and the side-facing cross-gable

<sup>13</sup> Email correspondence with Marin Bernstein Architect on September 18, 2019 (City of Palo Alto Planner Christy Fong copied on email communication).

<sup>14</sup> Section 16.49.050(C), Palo Alto Municipal Code, Chapter 16.49 Historic Preservation.

<sup>15</sup> City of Palo Alto, "Historic Resource Project Review FAQ," <https://www.cityofpaloalto.org/civicax/filebank/documents/64188>.

portions of the roof and will be retained, ensuring that the overall form and massing of the historic residence remain legible. Three of the historic side windows (two at the west façade and one at the east façade) will be removed, and five historic side windows (three at the west façade and two at the east façade) will be retained. The majority of the historic side windows will be retained, and the windows being removed are generally located toward the rear of the residence, and are thus less visually prominent. Two new windows will be added at historic portions of the residence, one small awning window at the gable end on the east façade, and one typical double-hung window at the south end of the west façade. These new windows do not have a substantial impact on the historic materials, features, or spaces that characterize the property. As most of the character-defining features are being retained and preserved, or minimally impacted, the proposed project will adhere to Standard 2.

- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.*

No conjectural features or architectural elements from other buildings will be added to the building. The proposed rear one-story horizontal addition and second-story vertical addition will both feature horizontal 1"x 4" bevel wood siding which has a different profile to the historic siding and will therefore not create a false sense of development. The new windows at the proposed addition will be aluminum-clad wood windows with double-hung and casement operation with simulated divided lites, and the doors will also be aluminum-clad wood with simulated divided lites. The proposed new windows and doors at the proposed addition will also not create a false sense of history. Thus, the project will adhere to Standard 3.

- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.*

Based on review of previous documentation, Sanborn maps, and photographs of the foundation and crawlspace, it appears that the residence at 840 Kipling Street was developed in several phases between 1912 and circa 1924. The front additions prior to circa 1924 have acquired historic significance in their own right and should be retained. The rear flat-roofed volume of the house will be demolished, and although it is also likely an addition from sometime between 1912 and circa 1924, is not considered character-defining feature and has not acquired historic significance. Thus, the project will adhere to Standard 4.

- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.*

As described in Standard 2, most character-defining features and materials will be retained. Three of the historic side windows will be removed, but five will be retained. The rear flat-roofed volume of the house will also be demolished, but is not considered a distinctive or character-defining feature. The original horizontal wood siding and profiled water table banding will be retained at the primary façade and the majority of the side facades. The boxed eaves, profiled fascia boards with returns, and corbeled wood cornice will be retained at the primary and side façades, and the side-gable elements of the cross-gable roof will be retained. All of the primary façade windows and doors will be retained in place. Despite the removal of three historic side

windows and the removal of the corbeled wood cornice at the rear façade, the majority of historic features, finishes and examples of craftsmanship will be retained. Thus, the project adheres to Standard 5.

6. *Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.*

It does not appear that any deteriorated historic materials will be removed or replaced. Thus, the project will adhere to Standard 6.

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

The project does not include any physical treatments to clean historic materials. Thus, as currently planned, the project will adhere to Standard 7.

8. *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

Some excavation will be required for the new partial basement and foundation below the rear addition. In the case of an encounter with archaeological materials, provided that standard discovery procedures for the City of Palo Alto are followed, the proposed project will adhere to Standard 8.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Per the discussion in Standards 2 and 5, the addition of the rear horizontal addition and second-story vertical addition is set back from all facades and will preserve the characteristic cross-gabled roof form. Although the second-story vertical addition alters the historic massing of the residence, the historic one-story-with-attic massing of the residence will be clearly legible due to the set back of the addition. Furthermore, the scale of the vertical addition is relatively compatible in scale, and will not overwhelm the historic bungalow. The horizontal rear addition is one story and very compatible in scale, siting, and design. Other essential spatial relationships and features will remain intact or minimally impacted, as discussed above in Standards 2 and 5.

The siding at the proposed addition will be 1"x4" bevel wood siding which is distinguished from the existing, historic 1"x12" 3-drop wood siding, but compatible in profile and material. New windows will be aluminum-clad wood windows with double-hung or casement operation. The

proposed new window and doors are compatible with the historic materials and yet will be clearly distinguished from the historic features.

Thus, the proposed project adheres to Standard 9.

*10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

The proposed addition is set back from the historic first story facades, and retains the character-defining cross-gabled roof form. Thus, although some reconstruction would be required if the vertical addition was removed in the future, the essential form and integrity of the building would be largely intact. The horizontal rear addition is primarily impacting a non-historic one-story flat-roofed volume, and thus does not significantly impact the essential form and integrity of the historic residence if removed in the future. Thus, the proposed project adheres to Standard 10.

## CONCLUSION

As the above analysis demonstrates, the project as currently designed appears to be in compliance with all ten Secretary of the Interior's Standards for Rehabilitation.

## QUALIFICATIONS

Page & Turnbull was established in 1973 as Charles Hall Page & Associates to provide architectural and conservation services for historic buildings, resources, and civic areas. The company was one of the first architecture firms in California to dedicate its practice to historic preservation. Page & Turnbull's staff includes licensed architects, designers, historians, conservators, and planners. All professional staff members meet or exceed the Secretary of the Interior's Historic Preservation Professional Qualification Standards.

As an architectural historian and cultural resources planner within Page & Turnbull's Cultural Resources Studio, Hannah Simonson meets the Secretary of the Interior's Professional Qualification Standards for Architectural History. She has experience surveying, researching, and evaluating historic properties, as well as analyzing proposed projects for potential impacts to historic resources.



# Historic Resources Board

## Staff Report (ID # 10041)

**Report Type:** Study Session **Meeting Date:** 2/14/2019

**Summary Title:** 840 Kipling Street Study Session

**Title:** PUBLIC HEARING / QUASI-JUDICIAL. 840 Kipling Street [18PLN-00185]: Study Session for Historic Resources Board Consideration of Proposed Modifications to a Craftsman Bungalow Previously Determined by the HRB to be a Contributing Resource Within the Boundaries of the SOFA I Coordinated Area Plan. Environmental Assessment: No Formal Action is Requested At This Time; Therefore, No Formal Review in Accordance With The California Environmental Quality Act (CEQA) Has Been Completed. Prior to Any Formal Decision, The Project Will be Assessed in Accordance With CEQA. Zoning District: R-1 (Low Density Residential). For More Information Contact the Project Planner Claire Hodgkins at [Claire.Hodgkins@cityofpaloalto.org](mailto:Claire.Hodgkins@cityofpaloalto.org)

**From:** Jonathan Lait

### Recommendation

Staff recommends that the Historic Resources Board (HRB) take the following action:

1. Provide comments in a study session regarding the proposed modifications to the historic home at 840 Kipling Street.

### Report Summary

The proposed project includes a request for a second-story addition to a 1922 Craftsman Bungalow on a substandard, R-2 zoned lot within the boundaries of the South of Forest Area I Coordinated Area Plan (SOFA I CAP). Pursuant to Palo Alto Municipal Code (PAMC) Section 16.49.050, the HRB is asked to review alterations to contributing buildings in the Downtown (which includes the SOFA I area). The HRB's purview includes review of the modifications for compliance with the Secretary of the Interior's Standards (Standards). A map of the project is included in Attachment A and the project plans are included in Attachment D.

City of Palo Alto  
 Planning & Community Environment  
 250 Hamilton Avenue  
 Palo Alto, CA 94301  
 (650) 329-2442

As a study session item, no formal direction is requested at this time and further analysis of the project's consistency with the Zoning Code, Comprehensive Plan, and SOFA I CAP, including any applicable guidelines will be required prior to issuance of any formal decision. Accordingly, there may be aspects of the plans provided for this study session that do not comply with the City's regulations.

The purpose of this meeting is to provide the applicant an opportunity to present the project to the HRB in order to obtain initial feedback on the proposed modifications to this historic structure. Staff is seeking the HRB's comments on these preliminary designs prior to, and in conjunction with, Page and Turnbull's review of the project's consistency with the Secretary of the Interior's Standards for Rehabilitation.

### **Project Description**

The applicant is requesting approval for an approximately 207 square foot(sf) addition to the rear of the existing structure at 840 Kipling, in addition to an approximately 490 sf second floor addition and revisions to several windows and doors on all sides of the structure. Because the lot is considered substandard due to both the overall size of the lot as well as the width of the lot, the proposed second-story addition requires approval of a Variance in addition to Individual Review (IR) approval. The project also requests approval of a Home Improvement Exception (HIE) to allow an approximately ten foot extension to the existing noncomplying wall on the north side of the property, which extends approximately three feet into the six foot side yard setback.

There are several site-specific factors staff may consider in making a determination with respect to the requested Variance and HIE, including the applicant's intent to preserve the historic resource and the applicant's interest in preserving the protected redwoods at the rear of the property. The City's historic preservation consultant, Page and Turnbull, has received the recently submitted plans, and will also be providing a formal review of the project's consistency with the Secretary of the Interior's Standards.

### **Background**

The City adopted the SOFA I CAP in 1998. The subject property is located within the boundaries of this Coordinated Area Plan. The Historic Preservation Ordinance (PAMC 16.49) requires HRB review of alterations to contributing buildings in the Downtown. The Downtown area defined in the Historic Preservation Ordinance includes all sites within the SOFA I CAP. A "contributing building" is defined in the municipal code as "any building or group of buildings which are good local examples of architectural styles and which relate to the character of a neighborhood grouping in scale, materials, proportion or other factors. A contributing building may have had extensive or permanent changes made to the original design, such as inappropriate additions, extensive removal of architectural details, or wooden facades resurfaced in asbestos or stucco."

In 1996, City Council approved a work program to revise the City's Historic Preservation Ordinance and Inventory and on October 28, 1996, adopted an Interim Ordinance to provide

greater protection of existing and potential historical resources; Council extended the Interim Ordinance until May 1998. However, ultimately Council did not formally adopt a permanent ordinance that reflected the interim ordinance requirements.

In 1998, the site was evaluated to determine its “historical merit” (a term described in the 1998 interim ordinance). The historic analysis concluded the site was eligible as a contributing building on the local register and was eligible for the California Register of Historic Resources (CRHR) under criterion 3 (Architecture). It was not deemed eligible for the National Register of Historic Places. The HRB held a hearing on March 4, 1998 to formally evaluate whether the existing residence at 840 Kipling had historic merit and should be designated as a contributing building. The staff report for the March 4, 1998 hearing, which is included in Attachment B, outlines the findings of the historic evaluation, including a summary of the criteria by which it is considered eligible and the character defining features of the building.

At that hearing, the HRB unanimously agreed that the building at this site has historic merit and should be designated as a contributing building. The minutes from that hearing are provided in Attachment C. Although, staff is unable to find evidence that Council formally added the property to Palo Alto’s Historic Inventory as a Contributing (Category 3 or 4) structure following the HRB’s 1998 recommendation, for these reasons, and because the building has been deemed eligible for the CRHR, staff is evaluating this project under the same standards as other contributing historic buildings formally designated on the City’s Inventory.

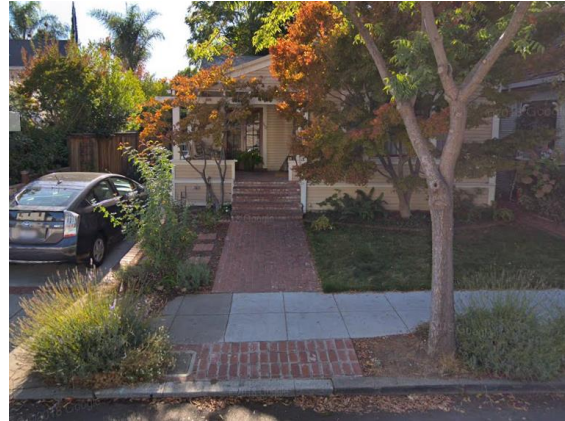
## **Discussion**

The site is located in an area surrounded by single-family and low density multi-family residential uses. The areas north and east of the site are zoned R-2 and areas to the south are zoned DHS. The lot to the north of this residence is also substandard and, similar to the subject property, contains a smaller home constructed in approximately 1933. The lot at 441 Channing Avenue to the south of this site is larger and contains two units, a single-family residence with a second dwelling unit.

The location map (below left) shows the project site’s irregular shape and location. The photo (below right) is of the primary, street facing façade. An analysis of the historic aspects of the property, including a summary of the character defining features, is included in Attachment B. Further analysis of the property, particularly with respect to its integrity, will be obtained from the City’s consultant.



Source: Google Maps



Based on the analysis prepared and presented to the HRB for the March 4, 1998 hearing, signature bungalow features of the property include:

- The simple rectangular-shaped massing and story-and-a-half construction
- Medium-pitched cross-gables roof with boxed eaves and profiled fascia boards with return
- Exterior walls clad in horizontal wood siding with a profiled water table banding
- Partial-width covered porch at left corner with exposed beams and trellis structure, square posts and pilasters resting on a solid balustrade, brick steps and stairs, and two divided lite wood doors

And signature craftsman style features include:

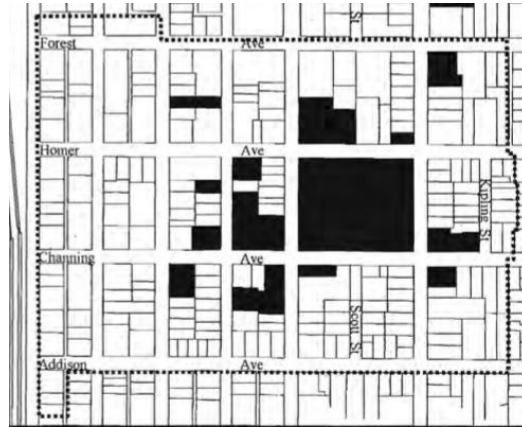
- Focal window under the front-facing gable
- A large fixed sash with divided lite transom and sidelites
- Two horizontally emphasized units in the attic above also feature divided lites

As noted in the previous staff report, the project was determined to be eligible for the City's local register because, under Palo Alto's Criteria for Evaluating the Significance of Historic resources, the project was found to satisfy Criterion 4, as the design of the residence employed period architectural themes characteristic of residences from the 1910s to 1940s. This also correlates to Criterion 3 under the California Register of Historic Resources, which includes "Resources that embody the distinctive characteristics of a type, period, region, or method of construction, or represent the work of a master, or possess high artistic values." The report notes that the other residences within the vicinity on Kipling and Homer presents a concentration of turn-of-the-century structures that is uncommon in Palo Alto. It states that many Victorian residences and bungalows exist, interspersed with Craftsman style residences. Though modern apartment dwellings are interspersed with the period designs, these newer structures are integrated into the period environment by continuity in landscaping and compatible scale.

Comprehensive Plan Designation



The subject property at 840 Kipling is near the easterly edge of the SOFA I CAP boundaries, as shown on the map below. All parcels within this area have a land use designation of SOFA I CAP. Residential uses are encouraged within this land use designation, and as noted above, the properties immediately adjacent to this site are all residential or low density multi-residential uses.



Retention of existing housing, particularly historic housing, is strongly encouraged under the SOFA I CAP policies. In particular, Policy H-10 of the SOFA I CAP states, “Strongly encourage retention of existing housing, particularly historic housing units, rental housing and other housing that is rented at affordable rates, where land and construction costs have been largely amortized.” The complete SOFA I CAP can be viewed here: <https://tinyurl.com/SOFA-I-CAP>. In addition, Table 1 outlines the Comprehensive Plan policies with respect to historic preservation from the recently adopted Comprehensive Plan that are applicable to the project.

**Table 1: Comprehensive Plan 2030 Historic Preservation Policies Applicable to the Project**

<b>Policy L7.1.1:</b> Update and maintain the City’s Historic Resource Inventory to include historic resources that are eligible for local, State, or federal listing. Historic resources may consist of a single building or structure or a district.
<b>Policy L7.1.2:</b> Reassess the Historic Preservation Ordinance to ensure its effectiveness in the maintenance and preservation of historic resources, particularly in the University Avenue/Downtown area.
<b>Policy L-7.2:</b> If a proposed project would substantially affect the exterior of a potential historic resource that has not been evaluated for inclusion into the City’s Historic Resources Inventory, City staff shall consider whether it is eligible for inclusion in State or federal registers prior to the issuance of a demolition or alterations permit. Minor exterior improvements that do not affect the architectural integrity of potentially historic buildings shall be exempt from consideration. Examples of minor improvements may include repair or replacement of features in kind, or other changes that do not alter character-defining features of the building.)
<b>Policy L7.8.1:</b> Promote and expand available incentives for the retention and rehabilitation of buildings with historic merit in all zones and revise existing zoning and permit regulations to minimize constraints to adaptive reuse.
<b>Policy L7.8.2:</b> Create incentives to encourage salvage and reuse of discarded historic building materials.
<b>Policy L7.8.3:</b> Seek additional innovative ways to apply current codes and ordinances to older

buildings. Use the State Historical Building Code for designated historic buildings.
--

<b>Policy L7.12.1:</b> Review parking exceptions for historic buildings in the Zoning Code to determine if there is an effective balance between historic preservation and meeting parking needs.
---

Because the site is zoned R-2, rather than being zoned under one of the zoning districts outlined in the SOFA I CAP (such as DHS zoning), it is subject to the standard review processes outlined under Title 18 of the PAMC and under the Historic Preservation Ordinance codified in Title 16 rather than the revised review processes outlined under the SOFA I CAP for the zoning established under that plan.

### Zoning

The project site is zoned R-2, low density residential, similar to many of the parcels north, east, and west of the site. Single-family residential uses are permitted uses within the R-2 zone district. The area immediately south of the site, including the adjacent property at the corner of Kipling and Channing are zoned DHS (Detached Housing on Small Lots), which provides for residential development similar to historic patterns and densities within the existing surrounding residential neighborhood.

### Exterior Alteration of Historic Structures

In accordance with PAMC Section 16.49.050(a)(1)(B), because the project is a contributing historic structure in the downtown area, it is subject to HRB review. In accordance with this code section, staff requests the HRB review this application and provide informal feedback as to whether the project retains the historic character of the existing structure.

As noted in the code, planning staff may review and approve minor exterior alterations to historic structures. Minor exterior alterations are “those alterations which the Director of Planning and Community Environment or his/her designee determines will not adversely affect the exterior architectural characteristics nor the historical or aesthetic value of the historic structure, its site or surroundings.” The City considers projects that are evaluated and found to be consistent with the Secretary of the Interior’s Standards for Rehabilitation to meet the definition of a minor exterior alteration.

### **Environmental Review**

No discretionary action is proposed or requested at this time; therefore, the project has not yet been assessed in accordance with the California Environmental Quality Act (CEQA). However, prior to any future recommendation or decision on the formal application, the project would be assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City.

### **Next Steps**

The next step is evaluation of the project by the City’s consultant (Page and Turnbull) for compliance with the Secretary of Interior’s Standards. Staff understands that it is the applicant’s intent to modify the plans as necessary to ensure compliance with the Standards.

**Report Author & Contact Information**

Claire Hodgkins, AICP, Planner  
(650) 329-2116

[claire.hodgkins@cityofpaloalto.org](mailto:claire.hodgkins@cityofpaloalto.org)

**HRB<sup>1</sup> Liaison & Contact Information**

Amy French, AICP, Chief Planning Official  
(650) 329-2336

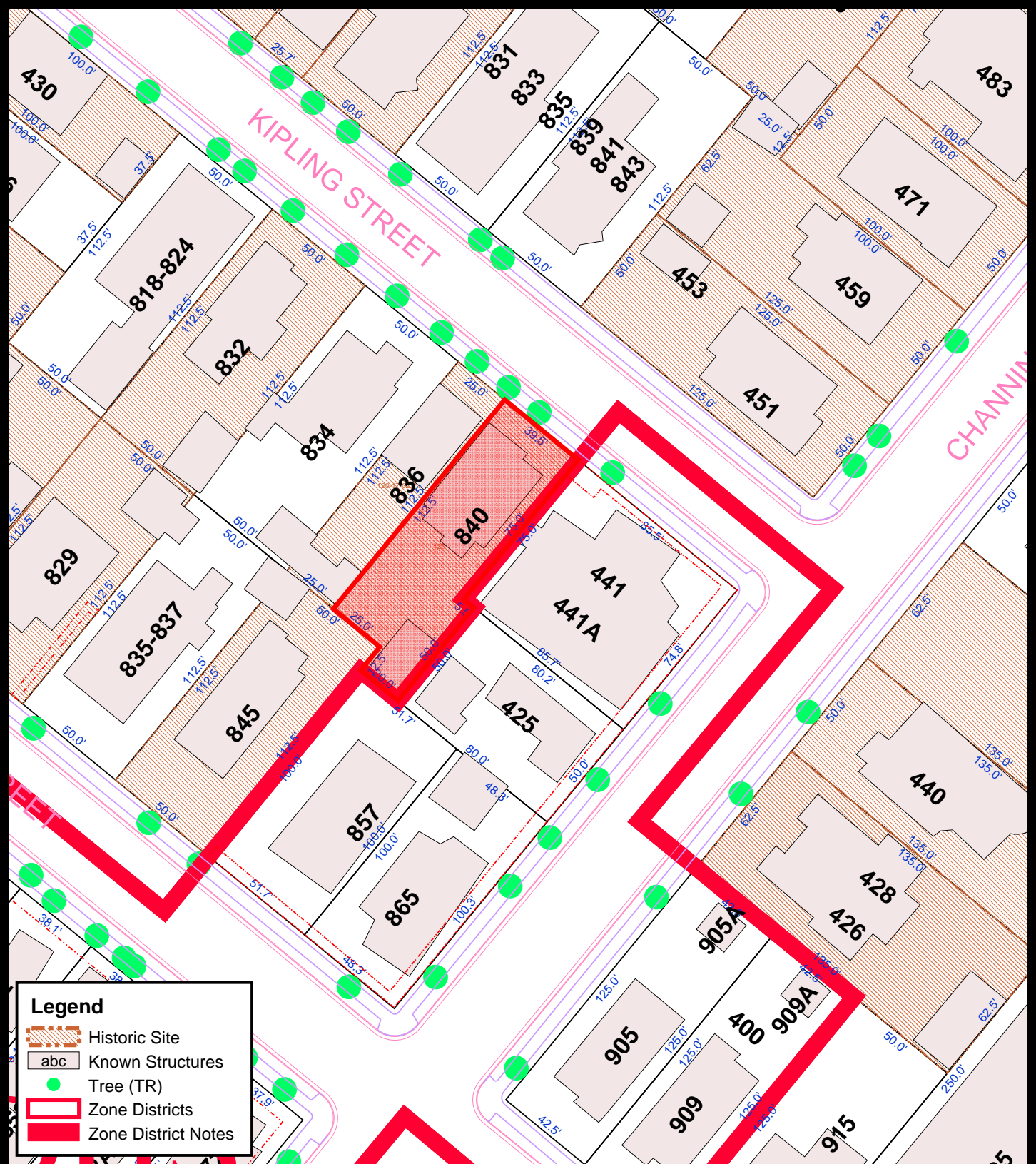
[amy.french@cityofpaloalto.org](mailto:amy.french@cityofpaloalto.org)

**Attachments:**






- Attachment A: Location Map (PDF)
- Attachment B: March 4, 1998 HRB Staff Report (PDF)
- Attachment C: March 4, 1998 HRB Minutes (PDF)
- Attachment D: Project Plans (DOCX)

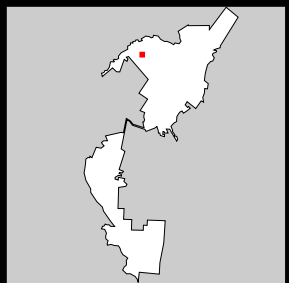
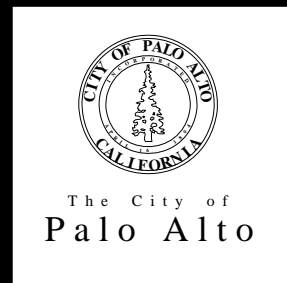
---

<sup>1</sup> Emails may be sent directly to the HRB using the following address: [hrb@cityofpaloalto.org](mailto:hrb@cityofpaloalto.org)



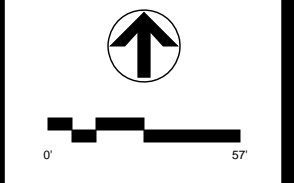
**Legend**

-  Historic Site
-  Known Structures
-  Tree (TR)
-  Zone Districts
-  Zone District Notes



840 Kipling Street

This map is a product of the City of Palo Alto GIS



2



# HISTORIC RESOURCES BOARD

## STAFF REPORT

---

**TO:** HISTORIC RESOURCES BOARD

**FROM:** Barbara Judy, Preservation Architect      **DEPARTMENT:** Planning

**DATE:** March 4, 1998

**SUBJECT:** POPE RESIDENCE @ 840 Kipling: APPLICATION FOR HISTORIC MERIT EVALUATION OF A SINGLE FAMILY RESIDENCE CONSTRUCTED PRIOR TO 1940 IN THE R-1 ZONE DISTRICT (FILE NO. 98-HRB-12.)

---

### **REQUEST/PROJECT DESCRIPTION:**

The Historic Resources Board is requested to assign a historic merit designation to **840 Kipling**. Under the City of Palo Alto's Interim Historic Program, properties may be assigned a historic designation of Structure Without Historic Merit, Contributing Residence, or Historic Landmark Residence.

### **RECOMMENDATION:**

Staff recommends assigning an historic designation of CONTRIBUTING RESIDENCE to this structure.

### **DISCUSSION:**

#### **Architectural Description:**

Date of Initial Construction: 1919

This is a modest Bungalow with Craftsman detailing compactly set on a small (42" by 112") University Park lot characterized by minimal landscaping. Constructed in 1919, at a time when relatively few homes were built due to the effects of the World War, the structure's massing and detailing indicate a transition from the Queen Anne to the Craftsman Bungalow styles. The first occupants were American Railway Express agent William J. Rick, and his wife Helen.

#### **Signature Bungalow features include:**

- the simple rectangular-shaped massing and story-and-a-half construction
- medium-pitched cross-gabled roof with boxed eaves and profiled fascia boards with return
- exterior walls clad in horizontal wood siding with a profiled water table banding
- partial-width covered porch at left corner with exposed beams and trellis structure, square posts and pilasters resting on a solid balustrade, brick stoop and stairs, and two divided lite wood doors

Craftsman style features include:

- focal window under the front-facing gable
- a large fixed sash with divided lite transom and sidelites
- two horizontally emphasis units in the attic above also feature divided lites

This block of Kipling Street presents a concentration of turn-of-the-century structures that is uncommon in Palo Alto. Victorian residences and Bungalows exist, interspersed with Craftsman style residences. Modern apartment dwellings are interspersed with the period designs; these newer structures are integrated into the period environment by continuity in landscaping or comparative scale.

**Criteria for Historic Designation:**

Under the City of Palo Alto's Criteria for Evaluating the Significance of Historic Resources, **840 Kipling** satisfies the Criterion 4, as the design of this residence employs period architectural themes which are characteristic of residences of the 1910s.

**Categorization:**

Under the City of Palo Alto's Criteria for Evaluating the Significance of Historic Resources, **840 Kipling** best fits the category of CONTRIBUTING RESIDENCE. Staff concluded that the residence, in its scale, style and setting, supports the historic character of its neighborhood grouping and district.

Under the City of Palo Alto's Criteria for Evaluating the Significance of Historic Resources, standards for designating HISTORIC LANDMARK RESIDENCES are provided. Research into the history of the site did not identify noteworthy historic people, events, activities, or archeological resources associated with this residence. It is staff's judgment that **840 Kipling** is not an outstanding example of the early Craftsman Bungalow style, because even though it presents period architectural features characteristic of period residences in Palo Alto, all the elements described above are common to residences of this period and are not exceptional. Therefore, staff concluded that the standards for designation as a HISTORIC LANDMARK RESIDENCE are not met.

**TIMELINE:**

All historic designations are subject to an appeal period, which allows for the applicant or members of the public to file an appeal from the decision of the Historic Resources Board and the director of the project. The appeal period is 10 calendar days from the mailing of the notice of the decision of the Director of Planning and Community Environment.

**COURTESY COPY:**

Owner: Elizabeth Pope McCaul, 840 Kipling, Palo Alto, CA 94301

Prepared By:

Barbara Judy

Reviewed By:

  
Eric Riel, Jr. Chief Planning Official

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

**PRIMARY RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

NRHP Status Code \_\_\_\_\_

5S3

Other Listings \_\_\_\_\_

Review Code \_\_\_\_\_

Reviewer \_\_\_\_\_

Date \_\_\_\_\_

Page 1 of 3

Resource Name or #: (Assigned by recorder) 840 Kipling Street

**P1. Other Identifier:****P2. Location:**  Not for Publication  Unrestricted a. County Santa Clara

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad \_\_\_\_\_ Date \_\_\_\_\_ T \_\_\_\_\_ ; R \_\_\_\_\_ ; 1/4 of \_\_\_\_\_ 1/4 of Sec \_\_\_\_\_ ; B.M. \_\_\_\_\_

c. Address: 840 Kipling Street City Palo Alto Zip 94301

d. UTM: (Give more than one for large and/linear resources) \_\_\_\_\_ ; \_\_\_\_\_ mE/ \_\_\_\_\_ mN

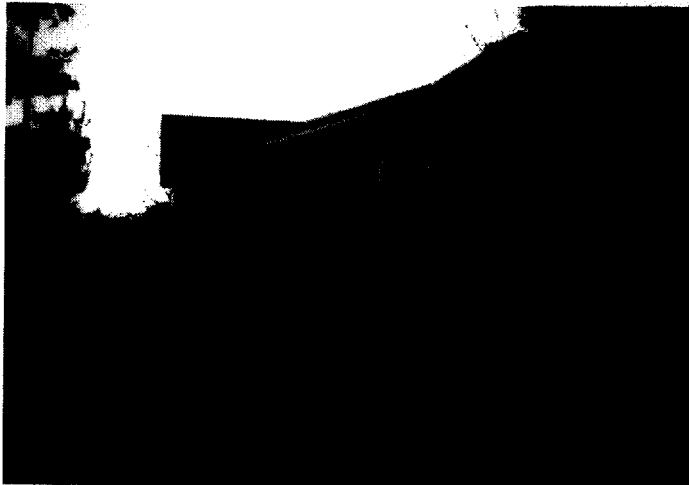
e. Other Locational Data (Enter Parcel #, legal description, directions to resource, elevation, etc., as appropriate)

Parcel No. 120-17-028

**P3. Description** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

*This is a modest Bungalow with Craftsman detailing compactly set on a small (42' x 112') University Park lot characterized by minimal landscaping. Constructed post World War I in 1919, at a time when relatively few homes were built in Palo Alto, the structure's massing and detailing shows a transition from the Queen Anne to the Craftsman Bungalow. The first occupants were American Railway Express agent, William J. Rick, and his wife, Helen.*

*Signature Bungalow features include the simple rectangular-shaped massing and story-and-a-half construction; medium-pitched, cross-gabled roof with boxed eaves and profiled fascia boards with return; exterior walls clad in horizontal wood siding with a profiled water table banding; and partial-width covered porch at left corner with exposed beams and trellis structure, square posts and pilasters resting on a solid balustrade, brick stoop and stairs, and two divided lite wood doors. A Craftsman style focal window under the front-facing gable features a large fixed sash with divided lite transom and sidelites. Two horizontally emphasized units in the attic above also feature divided lites.*

**P3b. Resource Attributes:** (List attributes and codes) HP2 - Single Family Property**P4. Resources Present**  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)**P5a. Photograph or Drawing** (Photograph required for buildings, structures, and objects)

P5b. Description of Photo: (View, date, accession #)  
840 Kipling, front facade

**P6. Date Constructed/Age and Sources:** Prehistoric  Historic  Both

1919

**P7. Owner and Address**

Elizabeth Pope McCaul  
840 Kipling Street  
Palo Alto, CA 94301

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

Catherine Watts, Barbara Judy Preservation Architect

**P9. Date Recorded:** 3/19/98**P10. Survey Type:** (Describe)

Reconnaissance

**P11. Report Citation:** (Cite survey report and other sources, or enter "none")

**Attachments**  NONE  Continuation Sheet  District Record  Record Set Record  Other: (List) \_\_\_\_\_  
 Location Map  Building, Structure, and Object Record  Linear Feature Record  Artifact Record  
 Sketch Map  Archaeological Record  Milling Station Record  Photograph Record

State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

**CONTINUATION SHEET**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Trinomial \_\_\_\_\_

Page 2 of 3

Resource Name or #: (Assigned by recorder) *840 Kipling Street*Recorded by: *Catherine Watts, Barbara Judy Preservation Architect*Date *3/19/98* Continuation  Update

*The vicinity of Kipling Street and Homer Avenue presents a concentration of turn-of-the-century structures that is uncommon in Palo Alto. Many Victorian residences and Bungalows exist, interspersed with Craftsman style residences. Modern apartment dwellings are interspersed with the period designs: these newer structures are integrated into the period environment by continuity in landscaping or compatible scale.*



State of California — The Resources Agency  
DEPARTMENT OF PARKS AND RECREATION

**BUILDING, STRUCTURE, AND OBJECT RECORD**

Primary # \_\_\_\_\_

HRI # \_\_\_\_\_

Page 3 of 3

NRHP Status Code

5S3

Resource Name or #: (Assigned by recorder) *840 Kipling Street*

B1. Historic Name:

B2. Common Name:

B3. Original Use: *Residential*

B4. Present Use: *Residential*

B5. Architectural Style:

B6. Construction History: (Construction date, alterations, and date of alterations)

B7. Moved?  No  Yes  Unknown Date:

Original Location:

B8. Related Features:

B9a. Architect: *Unknown*

b. Builder: *Unknown*

B10. Significance: Theme: *Architectural*

Area:

Period of Significance: *1919-1940* Property Type:

Applicable Criteria: *5S3*

(Discuss importance in terms of historical or architectural context as defined by theme, period and geographic scope. Also address integrity.)

*The residence, in its scale, size, and setting, supports the historic character of its district and employs period architectural themes that are characteristic of Palo Alto residences of the late 1910s-1940s.*

B11. Additional Resource Attributes: (List attributes and codes) *HP2 - Single Family Property*

B12. References:

*Palo Alto Planning Dept. BODS files*

*Palo Alto Sanborn Insurance Co. Maps, 1924, 1945*

*Palo Alto City Directories*

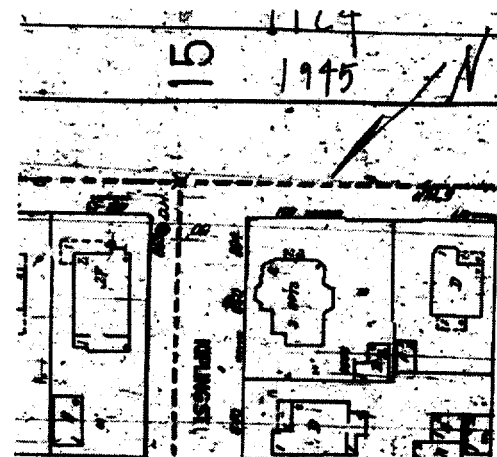
B13. Remarks:

B14. Evaluator: *Barbara Judy*

Date of Evaluation: *3/19/98*

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



# HISTORIC RESOURCES BOARD MINUTES

MEETINGS ARE CABLECAST LIVE ON GOVERNMENT ACCESS CHANNEL 16

*March 4, 1998*  
*REGULAR MEETING - 8:00 AM*  
*City Council Chambers*  
*Civic Center, 1st Floor*  
*250 Hamilton Avenue*  
*Palo Alto, California 94301*

**ROLL CALL:**

*Meeting called to order at: 8:10 AM*

**Board members:**

*Roger Kohler, Chairman*  
*Carol Murden, Vice-Chair*  
*Montgomery Anderson*  
*Dennis Backlund*  
*Martin Bernstein*  
*Mildred Mario*  
*Caroline Willis*

**Council Liaison:**

*Sandra Eakins*

**Staff:**

*Eric Riel, Jr., Chief Planning Official*  
*Virginia Warheit, Senior Planner*

**Other:** \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ORAL COMMUNICATIONS.** Members of the public may speak to any item not on the agenda with a limitation of three (3) minutes per speaker. Those who desire to speak must complete a speaker request card available from the secretary of the Board. The Historic Resources Board reserves the right to limit the oral communications period to 15 minutes.

**AGENDA CHANGES, ADDITIONS AND DELETIONS:** The agenda may have additional items added to it up to 72 hours prior to meeting time. Item 1., 200 Hamilton Avenue, was cancelled to allow for completion of environmental impact assessment. Item 5., 235 Embarcadero Road, was continued at the request of the applicant.

1 **APPROVAL OF MINUTES:** Approval of minutes of February 18, 1998 meeting.

2 **Historic Resources Board Action:** Passed with the following corrections:

3  
4  
5 BM Backlund asked of BM Willis whether it would be correct to say, "BM Willis commented that the  
6 entrance treatment was noteworthy and that the single-story setting was consistent with the rest of the  
7 block." She said that it would be correct to so state.

8  
9 He also commented on the bottom of Page 5, Lines 14-17, and suggested the following: "B. Judy stated  
10 that this was an intact Craftsman Bungalow residence on a large Downtown North corner lot, *and that*  
11 *was the peer of* twelve large and attractive residences in the city that present outstanding versions of the  
12 early merging of the Bungalow *form* with *Craftsman* detailing." The board agreed to these corrections.

13  
14 BM Murden referred to Page 16, Line 4, regarding "It was easier to alter a house in Nazi Germany than  
15 it is in Palo Alto." She inquired of BM Backlund if that was what he meant. He replied that it should  
16 read, "Palo Alto is not extreme and unusual in its *interim* requirements. After reading the other  
17 ordinances, he *noted* that Palo Alto's *old* ordinance has *done one definite thing*. *It has prevented*  
18 landmarks in the downtown area from being demolished."

19  
20 BM Mario moved approval of the minutes as corrected, seconded by BM Murden, approved 7-0-0-0.

21  
22 **UNFINISHED BUSINESS** - None.

23  
24 **NEW BUSINESS:**

- 25  
26 2. **840 Kipling [9-HRB-11]:** Application of Elizabeth McCaul Beasley for Historic Merit  
27 Evaluation of a single-family residence constructed prior to 1940 within an R-1 zone district.

28  
29 **Staff Recommendation:** Staff recommends assigning an historic designation of Contributing  
30 Residence to this structure.

31  
32 **Historic Resources Board Action:** BM Murden moved approval of the staff recommendation, because  
33 it is an historic style and because it does contribute to the block. Motion seconded by BM Mario.  
34 Approved 7-0-0-0.

- 35  
36 3. **236 Santa Rita [98-HRB-12]:** Application of Gary Bell for Historic Merit Evaluation of a  
37 single-family- residence constructed prior to 1940 within an R-1 zone district.

38  
39 **Staff Recommendation:** Staff recommends assigning an historic designation of Contributing  
40 Residence to this structure.

41  
42 **Historic Resources Board Action:** BM Mario moved approval of the staff recommendation to  
43 designate 236 Santa Rita as a Contributing Residence, stating that this area really calls out for having the

1 designation of a neighborhood district. She stated that this was especially neighborhood and felt that  
2 losing the neighborhood ambience here would be a severe loss to the community. She hoped that there  
3 would be more neighborhood protection in order to preserve lovely areas such as this one. Motion  
4 seconded by BM Willis and approved 7-0-0-0.  
5

- 6 **4. 1061 Bryant Street [98-HRB-06]:** Application of Aino Vieira da Rosa for Landmark Alteration  
7 Review of a single-family residence designated a Category 2 Historic Structure and located  
8 within the Professorville National Register Historic District to permit window modifications  
9 within an R-1 zone district.  
10

11 **Staff Recommendation:** Staff recommends that the proposed modifications be approved with the  
12 following conditions:

- 13 • The new gable dormer at the rear façade shall be lowered to a height that matches the existing  
14 adjacent gable dormer.  
15

16 Staff also offers the following advice to the applicant regarding select design features; this advice is non-  
17 binding and intended to assist the applicant and owner as they finalize the proposed alterations:  
18

- 19 • Dormer spacing Options 1 and 2: Regarding the proposed close spacing of the existing and new  
20 gable dormers, staff recommends that once the new gable dormer height matches the existing,  
21 either spacing configuration will be acceptable;  
22
- 23 • Staff further observes that a window size that matches the size of the existing adjacent gable  
24 dormer may be preferred in light of the recommendation to lower the dormer height. Staff  
25 recommends consideration of casement sash that replicates the configuration of double-hung  
26 sash, but allows a code-complying clear opening.  
27

28 **Historic Resources Board Action:** The applicant/architect, Aino da Rosa, submitted two proposed  
29 elevations, A and B. BM Mario much preferred Elevation B where the windows were kept below the  
30 cornice line. She felt that with Elevation A, the windows break through the cornice line, making it  
31 totally incompatible with the structure. The front porch window will match what is existing. BM  
32 Anderson also preferred Elevation B, as did BM Backlund. He did not find the skylight in the roof  
33 appropriate. BM Willis moved that the board approve the concept of the casement window disguised as  
34 a double hung sash, on the condition that the gable does not break the cornice line, Option B. Also that  
35 the window spacing be widened, Option 2 in the original plans submitted, and that the skylight be  
36 deleted and restudied after the windows are in place. Also that the board approve the porch window  
37 addition and that the applicant be encouraged to restudy the second story windows to see if they could be  
38 recessed within the walls rather than projecting.  
39

40 BM Mario felt there were too many stipulations in the motion. BM Anderson asked for clarification of  
41 the motion. BM Willis stated that the first four portions of the motion were simply approval of staff  
42 recommendations. The last item reflected BM Anderson's idea that there might be other ways these  
43 could be explored to accommodate the head height issues without intruding into the building integrity.

1 So it was an encouragement to think about it one more time. She recommended that they approve the  
2 entry porch window, the wider spacing of the windows, the casement sash to replicate the double-hung  
3 sash, Elevation B that keeps the gables below the cornice line, and delete the skylight. Seconded by BM  
4 Bernstein, who felt that the motion preserved the genius of the architect.

5  
6 Virginia Warheit restated the motion to approve the installation of one new window on the front porch,  
7 leaving the existing second story window in place, building one new second story window one spaced as  
8 shown in Option 2 on the original plans submitted, not breaking the eave line, and using the casement  
9 window that the architect described that appears to be a double-hung window but which provides for  
10 egress, and not approving the skylight at this time.

11  
12 BM Anderson offers a substitute motion to approve the window at the front entry, and to continue the  
13 item for the windows on the second story at the back for further design study, seconded by BM Murden.  
14 Approved 5-2-0-0 with Board Members Bernstein and Willis voting no.

### 15 *REPORTS FROM OFFICIALS*

16  
17  
18 1. Ordinance Update: Update on activities and progress in developing the new Historic  
19 Preservation Ordinance.

20  
21 V. Warheit reported that the City Council did not complete their deliberations on this item. It has been  
22 continued to March 23.

23  
24 She also reported that the March 7 workshop has been postponed.

25  
26 The city attorney's office will prepare an ordinance that will basically extend the interim regulations.

27  
28 BM Anderson said that inasmuch as the City Council had only passed on four items, he hoped there be  
29 time to confer with the Citizens Advisory Committee and with Dames & Moore. Sandy Eakins, City  
30 Council liaison, said that it may be a possibility.

31  
32 2. Historic Resources Board representative at City Council meetings.

33  
34  
35 Chair Kohler asked for a volunteer for the March 23rd meeting. None was chosen.

36  
37 BM Mario asked about the status of the Juana Briones situation. Eric Riel said that he would have  
38 information on that later in the week after a staff meeting.

39  
40 **ADJOURNMENT:** The meeting was adjourned at 9:35 a.m.

## Attachment D

### **Project Plans**

Hardcopies of project plans are provided to Board members and libraries. These plans are available to the public online and/or by visiting the Planning and Community Environmental Department on the 5<sup>th</sup> floor of City Hall at 250 Hamilton Avenue.

#### **Directions to review Project plans online:**

1. Go to: [bit.ly/PAPendingprojects](http://bit.ly/PAPendingprojects)
2. Scroll down to find "840 Kipling" and click the address link
3. On this project specific webpage you will find a link to the project plans and other important information

#### **Direct Link to Project Webpage:**

<https://www.cityofpaloalto.org/news/displaynews.asp?NewsID=4497&TargetID=319>



## HISTORIC RESOURCES BOARD MEETING MINUTES: February 14, 2019

City Hall/City Council Chambers  
250 Hamilton Avenue  
8:30 A.M.

### Call to Order/Roll Call

Present: Chair David Bower; Vice Chair Brandon Corey, Board Member Margaret Wimmer, Roger Kohler, Michael Makinen, Deborah Shepherd

Recuse: Martin Bernstein

Absent:

### Study Session

- 4. PUBLIC HEARING / QUASI-JUDICIAL. 840 Kipling Street [18PLN00185]: Study Session for Historic Resources Board Consideration of Proposed Modifications to a Craftsman Bungalow Previously Determined by the HRB to be a Contributing Resource Within the Boundaries of the SOFA I Coordinated Area Plan. Environmental Assessment: No Formal Action is Requested At This Time; Therefore, No Formal Review in Accordance With The California Environmental Quality Act (CEQA) Has Been Completed. Prior to Any Formal Decision, The Project Will be Assessed in Accordance With CEQA. Zoning District: R-1 (Low Density Residential). For More Information Contact the Project Planner Claire Hodgkins at [Claire.Hodgkins@cityofpaloalto.org](mailto:Claire.Hodgkins@cityofpaloalto.org)**

Chair Bower: Move onto the study session, public hearing about 840 Kipling. It's a study session so we will not be making any determinations today. It allows us to hear about the design plans and provide our input to the – excuse me – the architect who happens to be our colleague Martin. Martin, you probably have something to say about that.

Mr. Bernstein: Yes, thank you, Chair Bower. Yes, so I'm the architect for this project for the study session so I'll be stepping down from the HRB Board for this item. Thank you. I will be making a presentation though.

Chair Bower: Right and that's – because you've done this before it's allowed by – because you're a sole proprietor. Ok, just so everyone understands that.

Vice Chair Corey: (inaudible – off mic)

Ms. French: I'd like to introduce Claire Hodgkins. I think maybe some of you haven't met her but she's one of our Planners and will be the Project Planner and present the project.

Chair Bower: So, before you start, excuse me, I just wanted to disclose that very good friend of mine own this building back in the 80's. I can't really remember the interior of it but I do remember the somewhat unique character of this building as it's representative of a type of building that was built in Palo Alto at the time. My friends don't own it anymore so I don't have any conflict as far as I know and I have visited the site, Monday, to look at the – to see what it looks like now. Anyone else have any disclosures like that? Ok, please proceed.

Ms. Claire Hodgkins, Project Planner: Good morning Board Members, Claire Hodgkins, I'm the Project Planner for this project. The proposed project is located at 840 Kipling, it's in the R-2 Zoning and under the SOFA I Cap as the land use designation under our Comprehensive Plan. There are a couple things requested as part of this project. A variance to allow construction of a second story on a substandard lot, Individual Review for the new second story addition, and a Home Improvement Acceptation to allow for the extension of a non-complying wall at the rear of the property. This did come to the HRB, I believe it was 1990 as noted in the Staff report, a historic evaluation was done and analyzed and documented in that Staff report and the HRB determined at that time that the home had historic merit. So, in order to move forward and make the findings for a variance, part of those findings would be that the house is historic. In which case, all additions and modifications to the house must be consistent with the Secretary of Interior Standards for Rehabilitation. The recommended motion is just as you noted, this was just a study session so no formal action is requested. Staff is just interested in HRB's initial feedback on these proposed modifications as they relate to the character of the existing structure. I do just want to note one additional item which is that the home – because they are requesting a Home Improvement Exception, if they choose to move forward with that request, 25 – more than – 75 percent or more of the home on the exterior walls must be maintained. I do want to note that in Staff's initial review of this plan set, the current plan set in front of you, it appeared that more than 75 percent of the exterior wall or sorry, more than 25 percent of the exterior walls were being revised. There may need to be some modifications in order to meet that requirement under code. With that, key considerations today are just the proposed modifications and how they align with the Secretary of Interior Standards for Rehabilitation. Particularly the character-defining features outlines in the previous historic evaluation which were outlined in the Staff report. If you guys want them, I do have each of the elevations, the existing and the proposed next to each other. With that, I'll turn it back to you and recommend that you hear a brief presentation from the applicant as well.

Chair Bower: Great, thank you. Good context to start. Martin, please proceed.

Mr. Bernstein: Thank you, Chair Bower. Just for members of the public, so I am on the Historic Resources Board and yet I did receive a ruling from the California Fair Political Practice Commission that as a sole proprietor without employees I'm allowed to represent the project to the Board. I do have some drawings to submit to the Board. I also have copies of those for Staff, I'll hand these out. These are Staff – copies for Staff and each of these goes to each Board Member, thank you. I'll give you a chance to take a look at those. The – with me today is also the owner, Stephen Reyna, he's the owner of the home. You've owned the home for how long now, sir?

Mr. Stephen Reyna: 1998.



Mr. Bernstein: Since 1998, 20-years. I'd like to just start off by introduction that the goal for Steve and his wife, Aysen, is just to create a modest addition and then keep everything compatible with the neighborhood character and then also the historic character. I just want to make a note that the house is not on the City's Master List of Historic Structures on the Historic Inventory but because we are in SOFA, that's why this contributing structure is required to come before the HRB. I'd like to talk just briefly about why we are proposing a second story. This is an R-2 lot, it's 87-square feet below the size of a lot needed to be a standard lot and hence that is why we have to apply for a variance for a second floor. Variances -- on a substandard lot maximum height is 17-feet and only one habitable floor. So, because we're just 87-square feet, we need to apply for a variance for that additional second floor and additional height. As you may have seen in the drawings, we're essentially at the maximum lot coverage and therefore any additional square footage needs to be then therefore on the second floor then hence—now hence the variance. There's another reason for the not extending the first floor further than what we're proposing is that you can -- perhaps you've seen on the drawings there are two major Redwood Trees and Palo Alto has the Tree Protection Zone. What is critically important about maintaining these Tree Protection Zones, if you see on the photo, I sent you of this tree at the next-door neighbor. In fact, you can see Steph and Aysen's house in that photo, this is from their rear yard, 63-inch diameter Redwood Tree. The neighbor's house was within that Tree Protection Zone and the City's Planning Arborist issued a demolition permit for that tree. Not only did the -- to protect any historic structure, we need to be away from these -- the Redwood Trees that are on Steph and Aysen's property. As you can see in the diagrams, we're right up to that Tree Protection Zone and again, we just don't want the history of having structures being damaged and then a City Planning Arborist issuing demolitions for significant trees so again, those are just another reason. We've got the -- we're at the maximum basically lot coverage essentially and then the Tree Protection Zones so that's again, another reason just to go up rather than getting closer to those trees. There was a hybrid development on this house. The original house was, in the rear portion, it was -- there was a kitchen, a one-bedroom and a dining room. Over the years then the front living room was developed, the front porches developed and there's also a flat section of the existing front portion of the house that's actually defective. It's a flat roof, we actually have photos of it, of the ceiling caving in. Anyway, our goal is for the existing historic -- now historic living room and the historic porch, we want to maintain that street facing character. That flat roof we want to make that correct with the compatibility of the existing front of the house and that's what brings us to these renderings that you have in front of you. I'll hold my example up here and for members of the public. That rendering and all three of those renderings are showing then the historic front gable of the front now living room and then the existing historic porch.

Chair Bower: Excuse me, Martin?

Mr. Bernstein: Yeah?

Chair Bower: Can you show that again because I don't see that in (interrupted)

Mr. Bernstein: Oh, you don't have a copy of it?

Chair Bower: No, we don't have a copy of that.

Mr. Bernstein: Oh, did I not (interrupted)

Chair Bower: I mean we have the plan views but...

Ms. French: (inaudible – off mic)

Chair Bower: Oh, alright, thank you.

Mr. Bernstein: Ok thank you, Amy.

Chair Bower: Go ahead.

Mr. Bernstein: Just make sure everybody has it. Does everybody have...

Chair Bower: Ok, now we're ready.

Mr. Bernstein: Ok, thanks, good. So, the renderings are now showing the front street facing façade of the historic living and its existing fenestration and then the existing front porch in those views here. The – as we all know we have many tools for creating compatibility and I'm just going to quickly read those here. Thanks for the moment. Well I do have them right here, I'm sorry. We all worked on the Professorville Historic Guidelines but the emphasis I want to make is, because this applies to all historic properties, is the idea of how do we get compatibility with new versus old. So, I'll just reading some of the criteria, locate new addition at the rear of the residences whenever possible. So, as you see on some of the other drawings the second floor is definitely set back. I think its setback about 18-feet from the front so that's the purpose of these renderings that you saw. To minimize additional bulk, just use some sloping roofs and that's in some of the guidelines. Avoid building a rear addition that is wider than the front of the house. Employ compatible massing and roof forms and you've seen that we've done that. Make the roof forms similar to the historic structures, we did the sloping roofs. Respect the existing residence by using cladding and roofing materials that are compatible. Construct new window materials that are similar in style but different so we're using aluminum clad and we got simulated divided lights. Design window patterns that are similar to the existing which we have done. So, differentiation would be probably the most important principle that we want to employ. Then you can see on one of your other handouts that hopefully you've received, it shows then all the new addition work and, in the back, it has horizontal siding. The existing siding on the house is actually 1 x 12s but it's brought up so it looks like its 1 x 4 but's its one piece of 1 x 12 that's sculpted. We're proposing on the new addition for differentiation to be 1 x 6 lap siding. Very similar to the existing but a different dimension and again that's outlined also in the Professorville Design Guidelines for differentiation. Alright so those are some of the differentiations but the main point is again, the subordination of the second floor. That's important so again the step back, we did that, and then also on the second floor the plate heights. So, for technical reasons, for member of the public, plate heights is the height from the floor to the start of the exterior wall before sloping up. We dropped that down to 7 foot 6 inches, still habitual heights but at least we can lower it a little bit here. Again, that was the main point of these elevations that you have is just to show how it is subordinate from the house there. Good. Look at my notes. Those are the main points and I'd be open to questions. I'd also like to introduce the owner, Stephen Reyna. Would you like to make any comments?

Mr. Reyna: Good morning Board Members. If I should break into a coughing fit please forgive me. I just went through a bad flu last week and my wife is at home. She wanted to be here but she's at home right now suffering from what I went through last week. Back in 1997-1998 we were looking for a house and we counted, we probably went through -- physically went through about 100 different homes looking for something we thought would fit. We were actually looking originally for a three-bedroom, two bathrooms so that we could have some space to grow in because we were looking for a family. Then when we walked into 840 Kipling, this was home. This was the first home we'd walked into that just grabbed us and said this is where we want to live. You know it's smaller than we wanted but the beauty of it, the charm of it just made our decision when we walked in. We bought it that weekend, two days after we found out about it. We love old houses, we love historic character of our house both the interior and the exterior. The porch with the open beams inside that we can sit and have our coffee. The picture window

and the divided light paneling above and below. Inside, if Mr. Bower remembers, there a craftsman like fireplace with built in bookcases on the left and the right. We've got divided light pocket doors between the living room and the dining room and there's a built-in hutch in the dining room. I mean all of these just have the characters that just called to us and as we're coming up with – these are the things, both interior and exterior that we want to preserve and build on in a compatible way. Now, we've been there 20-years. We now have a teenage son, we have two aging moms that want to visit and take of as best we can and this two in one is just not working. We actually – because we are a substandard lot, we have more FAR available then we can build on the first floor and so our solution was to find a way to add a historic, compatible structure on the second floor. Our goal is always modest. We're not here to build an elephant house. We don't want an elephant house but we do want is something that reflects and expands on the historical character that called to us when we first saw this house and chose it as our home. So, our fundamental goal, even when we were interviewing the architects, find somebody who understands historic homes. That was our first criteria and we have this design in front of you, a modest addition on top of a beautiful first story, 1912 house. We believe our architect Martin has done a great job of achieving the goals we set out to achieve and we look forward to your comments. Thank you.

Chair Bower: Thank you.

Mr. Bernstein: I have one more comment, if I may? I'd like to just make a brief comment about our proposed Home Improvement Acceptation. The ordinance reads that, as Planner Claire mentioned, to retain 75 percent of the existing walls. Where we're proposing the rear addition on the first floor, so those existing rear walls obviously are being removed. The ordinance, we didn't see it written about what about the existing walls – the side walls to remain. One of the interruptions that the City has been using is even if on that existing wall, if you move a window over a little bit, that's considered not retaining that area of the existing wall. I've seen some other applications that were responding to that issue. if you move a stud to replace – that's considered not maintaining so anyway, it just becomes maybe something to consider is that what is meant by existing wall to remain? Anyway, there's an HIE to allow the additional square footage but how – what's considered an existing wall to remain? It gets pretty technical and I don't know maybe that seems to discourage – anyway it becomes a challenge. So, I just wanted to make – anyway, that's the issue with the – how the HIE is – how the regulation is implemented. As Steve mentioned – here's the existing character of the street facing façade as you can see but again, we did take actually good counsel from Planner Claire Hodgkins and also then the good counsel from Arnold Mammarella about making sure that the proposed second floor is subordinate. That's why I did the plate height and then we moved it back, I think it's something like 18-feet back from the street facing façade just to keep everything subordinate. Then all the differentiation issues as I mentioned so again, we have a lot of good tools for differentiation so we tried to apply all those things. Again, so as I mentioned I think on previous projects is the good counsel received from Planning Staff and then the IR consultant. I do think these things – those advices to make good – better projects and I'm grateful for the City to offer those things to us. Anyway, so we're hear to answer any questions or respond to any comments. Thank you.

Chair Bower: Do you have questions? Ok, Brandon.

Vice Chair Corey: Maybe this is also a question for the Planner. I'm trying to understand this 75 percent/25 percent. Is it – I think you probably confused me more Martin in some of the details there but is it the existing – are the only exterior walls that are changing the back walls on the rear? That's what I'm trying to understand.

Ms. Hodgkins: The way that we analyze – that Staff analyzes that is just looking at the façade of each side and where changes are being made to the façade, whether it's moving a window, removing a window, or adding windows or doors or changing the wall entirely. Any areas of change is what we look at.

Vice Chair Corey: But it's exterior walls, right?

Ms. Hodgkins: Of the exterior walls, yes.

Vice Chair Corey: So, what – so then it sounds to me then there's portions of the front of the existing house that are changing in subtle ways that I'm not following on the plans?

Ms. Hodgkins: Yeah, so I can show you really quickly.

Vice Chair Corey: Perfect.

Ms. Hodgkins: Where's the – can I have this?

Ms. French: (inaudible – off mic)

Ms. Hodgkins: I'll look at each elevation kind of just to briefly go over so the area of change on the front would be this front door is being revised and the windows being added. We don't count new area, we're looking at just the existing façade. So, all this is being retained, there's some changes happening here. On the east façade you can see that there's a significant number of changes. You're looking at the change of the rear here, you're looking at all of the windows being revised on the entire façade, and some changes to the wall. On the rear it's basically most of the façade is being changed and on the west side there's only a small change at the rear. You can see these three windows are being retained and then this one is being revised for the addition.

Vice Chair Corey: Thanks, that was – thank you. So, Martin?

Mr. Bernstein: Yes, thank you Brandon for asking that question. If you look on Page A4.0 please. So, you can see my calculations for existing wall to remain and existing walls to be removed. The diagonal indicated walls, that was my diagram for walls to be removed, and that's then less than 75 percent. Claire's bringing up an interesting and good point about yes, we are changing windows on the left side there. To the point from a historic and compatibility issue from the street facing façade, if you look at the porch, Clair is correct. We are modifying the front doors to the bedroom on Page A4.0 and we are modifying the door to the living room. Those are historic doors there, we are just switching locations of those because now the entry is where the bedroom is. That's becoming the new front entry so we are keeping the historic doors, we're just switching the location of those two.

Vice Chair Corey: Got it.

Mr. Bernstein: My comment is, if you look at from the Secretary of Interior Standards for Rehabilitation is there's no change in the massing, there's no change in the locations of the doors, there's no change in the historical character, we're salvaging materials, we're not throwing it away. Anyway, so it's just how is that HIE defined as changing exterior walls. That could be a subject of a future conversation but currently the City is saying if you make that change, you're not retaining that existing wall. So, let's talk about historic character and what harm is being done by doing that and anyways, that's a comment.

Chair Bower: How close are you to the 75 percent number?

Mr. Bernstein: Let's see, we are...

Vice Chair Corey: 74.5

Mr. Bernstein: ... 70...

Vice Chair Corey: It says 74.5.

Ms. Hodgkins: So, we're not though, (crosstalk) I mean it's clear that it's not calculated the way that Staff calculates it.

Mr. Bernstein: Correct.

Ms. Hodgkins: So, we're not – I'm not saying that there's not a solution, I just wanted to point it out because it may mean that some changes might be made to ensure that they are meeting the 25 percent. I don't know at this point in time exactly how much they are changing when that calculation is done but it seems to be more than 25 percent right now. So, it would probably require some revisions to meet that code requirement or some changes might be required and they don't move forward with the HIE but the variance still moves forward. So, there's a couple different options but we just wanted to call that out for attention as you analyze it.

Chair Bower: If I can jump in here. It seems to me as Martin points out, the purpose of this particular calculation is to prevent basically massive destruction of the exterior surface which is what we're really protecting with our Historic Ordinance or historic designations. We want to maintain that, we're not really talking about the inside, and I would have to agree with Martin that adding a window in a wall, flipping those doors around is – well moving the French door from the living room to the current existing bedroom number one might remove some siding but the rest of it would remain unchanged. You wouldn't take the siding off and add new siding so it's really a modest thing. I think the calculation could hopefully be more elastic when we're talking about taking existing materials and simply putting them in a different location. If it turns out that that's not the way planning decides to calculate it, it seems to me that it's possible that you could just leave the front porch alone. While that might not be ideal, at least then you retain those two walls and maybe that gets you closer to 25 percent. I mean I would say that I think that most of the materials stay as it is currently sided so the siding wouldn't be removed. That's the purpose of this particular requirement.

Vice Chair Corey: I guess my question on that is how do you – if you look at even, I guess the side walls, it feels like you'd have to cut out a lot of material. You'd have to reuse a lot of material around the windows but you'd also have to redo – you're not going to cut and leave siding half way across. So, you're going to have replace the entire line of siding across the back of the house. So naturally it feels to me like if you look at this west elevation, does this mean a third of the siding is being replaced along the entire length or how does that – you know what I mean? You don't patch up pieces of siding.

Chair Bower: Right.

Vice Chair Corey: So, this is a specific thing on the front, just in general to that house there could be a lot of patchwork. I do like the idea of preserving the doors on the front. I mean it's a neat idea, just...

Chair Bower: It's an option.

Vice Chair Corey: ...yeah, it's an option.

Chair Bower: Way back when I was a newly graduated collage graduate and I started my business, it was very difficult to find someone who would make – you couldn't buy – this is called three lap siding in the trades. You couldn't find it and so we painstakingly removed the siding for areas where we needed to patch. Now that's something that doesn't exist in 100-foot long pieces. It's all pieced on that building and it's pieced at random ways and then painted. You don't see the – were each piece stops and you can take the old siding off and you can patch it in in other places. Now, of course, you can hire – you can get that siding reproduces exactly as it is for about \$100 set up fee plus the cost of material. It wasn't available then so it's possible to take it off and piece it back and really retains it. Some of it will break but you know that's a more expensive and painstaking way of doing it but it can be done. I just wanted to interject that that's a possibly and I think that is done on other historic buildings.

Mr. Bernstein: That's a good point, Chair Bower. We've got 38-linear feet of wall by 9-feet high of this – what was your reference to it as? Three...

Chair Bower: It's three lap siding.

Mr. Bernstein: Three lap siding.

Chair Bower: They're probably originally 16-foot lengths. That was pretty standard (inaudible)(crosstalk)

Mr. Bernstein: Yeah so these are one – basically it's 1-inch by 12-inch piece at scale.

Chair Bower: Exactly.

Mr. Bernstein: We've got 38-linear feet of that around the back of the building that we're removing. Again, as part – as you all know and Staff knows, part of the Comprehensive Plan is salvage not recycle.

Chair Bower: I'm only – let me just say one more thing. I think the eastern side here is most likely – because there's so much work to be done on that side with the second story addition, I would envision that side would be all new material of some sort. Other parts of the façade which have fewer penetrations – new penetrations of removing or moving windows probably could use original siding. That's just a...

Vice Chair Corey: I guess I'm not trying to belabor the point, I guess my question is if in theory to do these windows, all the siding on that was replaced. How is that factored in to the 75 percent area because in theory you could say I'm touching a window on each side but I'll replace all the siding in like kind. That's what I'm trying to understand. I'm not saying that's the intent, I just want to understand.

Ms. Hodgkins: We do count all of that if it's being removed. That is actually something that we're finding in the field. So, when we calculate we actually do require them to calculate slightly beyond what the change in window is and stuff because once you start cutting a window you're not stopping at exactly where the window is. The whole point of that section of the Home Improvement Exception is simply to try and discourage complete façade remodels. It's not to stop you from doing a single change on a door or a window or anything. It's simple to – if we are going to allow for a non-complying wall to be extended in this case, we want the façade to be maintained because the whole point is to maintain the existing structure to the extent feasible. We put that in because we're finding that a lot of structures where you know we were doing this Home Improvement Exception with the intent to keep the house but the entire façade was being changed. So, they're not really keeping the house in the end.

Chair Bower: There's a building on Channing between Webster and Middlefield that had three lap siding on it and sadly, it stayed there for most of the renovation. Then near the end they ripped all the siding off and put 1 x 6 siding on it. Totally different look, kind of destroyed the look of the building. Not relevant to this discussion but I understand what drives this particular requirement.

Mr. Bernstein: I agree with Claire. It's a – for preservation, let's put some regulations that discourage or prohibit so it's a fair regulation.

Chair Bower: Although if you came to the Building Department and said I have dry rot in my siding and I need to replace it and I want to replace it in kind. There wouldn't be any issue so this is where these requirements with important objectives can actually become more difficult and maybe not achieve what is intended.

Mr. Bernstein: Just one other comment, if I may please? Just again, part of our goal today is just to hear the Board's comments about for compatibility for the existing structure, meeting – conforming with the Secretary of Interior Standards. Again, because of the risk of building to close to a

tree, I just didn't want another tree permit on our property to be granted approval. So then also the historic structure can stay in perpetuity -- so hearing -- in support of our variance. So, hearing from the Board that agreement that the proposal meets the Secretary of Interior Standards for subordination, setback, a lower plate height for the upper level. Enough differentiation that it meets these standards that would be our goal for today.

Ms. French: I would just interrupt to say that this is a study session and there's no bidding comments. We aren't prepared -- we haven't -- we have our Page and Turnbull, that is our expert help, and we would have to come back with that analysis.

Chair Bower: Sure. Roger.

Board Member Kohler: Staff, if you look on the page here that says new north and new south and you see the daylight plane and it comes really close to the gutter. You know where it says new north and new south, see here the gutters are and the daylight plane? We're being told now that -- from Staff that you can't be that close. You have to be 1 to 2-feet away from the gutter with the daylight plane.

Ms. Hodgkins: Yeah so, this project is still being analyzed under the IR Guidelines. I will note that we ask anything adjacent, single story residences to be below the daylight plane. This one is not next to a single-story residence on that side. That's not to say that what they're doing is going to be approved. This is still going to be reviewed under the IR Guidelines for analysis.

Board Member Kohler: So that relies on adjacent homes, whether -- how close you can get?

Ms. Hodgkins: Yeah so, we look for everything to be...(interrupted)

Board Member Kohler: Is that written down anywhere?

Ms. Hodgkins: Well, it's shown in the IR Guidelines. We look at the diagrams that they show and we're looking to provide space when it's adjacent to a single-story residence. In this case they look to design to try and push away from the adjacent single-family residences on the right side. It's still being reviewed by our consulting architect for consistency with the IR Guidelines.

Chair Bower: Anyone else? Margaret.

Board Member Wimmer: I drove by the project today and it looks like there's also an application for that right-side house at 836. I would assume their doing a second-story addition there too. Oh, well...

Mr. Bernstein: No, they're not doing a second-story floor addition.

Board Member Wimmer: Oh, ok. Well I just thought maybe there would be some impact there. I mean I think also what Martin's done is I think it's very complementary to what's existing. The only thing I want to ask about is the existing front gable and then there's the new upper gable. I'm wondering if on that west side elevation that you would want to connect that upper roof with the existing lower roof so you don't have an interruption? You could go from the lower roof plane and connect it in one plane instead of having that skip. I don't know if that would... (interrupted)

Mr. Bernstein: I think...

Board Member Wimmer: ... prevent water...

Mr. Bernstein: One of the -- I'm sorry, what was your last comment?

Board Member Wimmer: I was just saying that that's -- I would -- I was wondering if you'd consider doing that? Just having a continuous roof on that side. Also, I believe you could have some kind of a dormer or

a shed dormer window in that bedroom three that can violate the daylight plane for a certain width; like 15-feet or something. So that might help your bedroom three to allow you to have another window that's facing that west side but that might add square footage.

Mr. Bernstein: We did – I think one of the earlier drawings we had those planes lining up and my thought on that is that now you're starting to perhaps offer some confusions. Say well what's the historic gable, what's the new gable and again, because of the Secretary we really wanted to emphasize and be clear here's historic, here's new. I think that my comments about that.

Board Member Wimmer: That makes sense.

Mr. Bernstein: As far as – we had – again, we did some dormers but now we're going to start – as you can see in the diagram on A5.1, we start interrupting that daylight plane. There's an existing one-story house very nearby and we just didn't want to start violating those daylight planes.

Board Member Wimmer: I think you're allowed – with a dormer I think a dormer can protrude into the daylight plane for a certain width. That might allow you to have an additional window in that bedroom but in the rear bedroom you already have windows on two elevations so that should be fine. Just a thought.

Chair Bower: Thanks Margaret. Michael?

Board Member Makinen: Yes, I think we should keep in mind the overall goal in a rehabilitation of a historic property and that is to make it suitable for moderate living but still retain the historic flavor and character of the house. I think that's the overwriting principle we should be paying attention to right now. Clearly the house, as originally constructed, is not suitable for modern family living and here the homeowner is making every attempt to preserve the character of the house and fit within the guidelines of what rehabilitation is. So, I would encourage to accept the changes here because I believe that the historic character is retained and the sides of the house are essentially not visible from the street. So, the façade is the only thing that is of real importance as far as the historic character goes. I think if we kind of take a more general view of this, what is trying to be achieved right here, and not try to nitpick every little thing right here will go a long ways towards maintaining the proper perspective.

Chair Bower: Thank you Michael. I think you're spot on there. Debbi, did you have any comments you want to make?

Board Member Shepherd: No.

Chair Bower: Ok. I have a couple comments. It seems to me that a variance for this property is exactly the right vehicle to take and so this project is constrained by history. To Michael's point, the development of the property – the property to the, I think it's the east, those properties were all built when the Palo Alto Medical Foundation moved.

Mr. Bernstein: Correct.

Chair Bower: Those are far denser and much closer than anything we would allow now but that's was I guess a planned development decision. As Michael points out this building is not visible from the street except on the front facades. That's probably our focus, we're required to analyze all these things we've been talking about but I think it's relatively insignificant. One of the questions that I think you might want to answer before you move forward is or as you move forward is whether you've thought about putting a basement under the entire building and not adding a second story? You're not in the flood zone and I realize that's difficult to do but Roger and I – Roger designed and I built a basement under a property on Emerson in Professorville. Suspending the building and putting an entire half a house underneath the house. Probably more expensive now than it was then but it's something that somebody might ask. Well why do you have to go up when you could go down? Economics are an issue. I don't – I'm not asking



you to answer that but I just think that's something to think of. The only other thing I'm having a little trouble with the 1 x 6 siding as opposed to three lap siding. I understand the differentiation issue, I'm just – again, it won't be seen so it probably doesn't matter but I'm just – as I envision it, it seems to me to be a little disjointed. I know exactly why you're doing it, I'm not being critical of it, and I can't offer a better solution.

Vice Chair Corey: I was thinking about that too. Another possibility might be to do something in between on the siding because I get the idea, you're trying to differential but is there something – is there a 1 x 8 or something that may look more different but maybe not as disjointed? That might be an idea.

Chair Bower: We had a project in Professorville maybe 5-years ago that had the same siding, three lap siding, and then extended the building out back. I cannot remember what we did – what was proposed there. Frankly, there's nothing wrong with 1 x 6 siding. I'd rather see 1 x 6 than 1 x 8 but I think there was a – if I remember any of this correctly, there was a vision or a dividing line between old and new that allowed a material that was almost the same as what was on the building to go forward.

Mr. Bernstein: We can explore those things. Again, I'm in total support of differentiation and then now – however, if it goes through the process, we can show some alternatives features but the differentiation is important so we want to keep it. Other things that we are doing for differentiation in addition to the simulated divided lights versus a tree divided light, we're going to go – we're proposing aluminum clad windows (inaudible). Other things we're doing is on the front gables underneath the barge board, technical term, there is a profiled molding underneath that barge board. What I'll be proposing on the construction drawings is that – and future planning drawings is the molding underneath the barge board on the front gables will be a more simple profile. So again, we're just looking at ways to get different so that – yeah, here are the differences. So, for our trained eyes we can see the difference but still have the compatibility.

Chair Bower: One of the most interesting things that I heard at a seminar given by the California Historic Historian I think was a comment about differentiation of these types of details we're talking about. He said basically only architects and builders are ever going to see these.

Mr. Bernstein: True or historians.

Chair Bower: I mean the general public doesn't understand that one molding is different than another so it's the attempt to make it clear to a trained professional eye where the existing building stopped and the new building starts. I think you've done a good job of addressing those issues.

Mr. Bernstein: Great, thanks.

Chair Bower: Alright, any other comments? Well good luck, I hope we will see this back.

Mr. Bernstein: Ok, thank you.