



Historic Resources Board

Staff Report (ID # 11098)

Report Type: Study Session **Meeting Date:** 4/9/2020

Summary Title: 411 Lytton Avenue Study Session

Title: PUBLIC HEARING / QUASI-JUDICIAL. 411 Lytton Avenue [19PLN-00348]: Historic Resources Board Study Session to Consider Hayes Group Architects' Request for a Preliminary Architectural Review of a Three Unit Residential Project Which Adds Two Subterranean Housing Units to a Significant Building, Historic Inventory Category 2 Single Family Residence, Including Exterior Changes, a Rear Addition and Expansion of the Existing Partial Basement. The Project Includes a Request for Bonus Floor Area (2,500 Square Feet) Following Successful Rehabilitation, and Transfer of the Bonus to an Eligible Downtown Receiver Site. Zoning District: Downtown Commercial (CD-C(P)). Environmental Assessment: Not a Project. For More Information, Contact the Project Planner Sheldon S. Ah Sing at Sahsing@m-group.us.

From: Jonathan Lait

Recommendation

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

1. Provide preliminary comments regarding the proposed modifications and addition to a 'significant building' in the City's Downtown; the Historic Inventory Category 2 resource at 411 Lytton.

Report Summary

The preliminary plans include two initial components to create a three-unit, multi-family residential project on the site of a significant building within the Downtown:

- (1) Interior and exterior remodeling to rehabilitate an existing Local Historic Resources Inventory Category 2 resource, and

- (2) New construction including a single-story rear addition and two new subterranean units below the building's footprint.

The applicant intends to submit formal applications for Architectural Review (AR) and a Preliminary Parcel Map for a three-unit condominium subdivision. The applicant submitted a preliminary AR application pursuant to Palo Alto Municipal Code (PAMC) Section 18.76.020(c). Pursuant to PAMC Section 16.49.050, staff requests that the HRB review the conceptual alteration plans.

The HRB's purview includes review of exterior modifications to a "significant" Downtown historic resource for compliance with the *Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (SOI Standards). Attachment A includes a location map of the project site. The conceptual project plans are included as a link contained in Attachment E.

As this is a study session item, no formal direction is requested at this time. Staff will perform an analysis of the project's consistency with the Zoning Code, Comprehensive Plan, and including any applicable guidelines (Downtown Urban Design Guide). Accordingly, there may be aspects of the plans provided for this study session that do not comply with the City's regulations.

The applicant seeks initial feedback on the proposed modifications to this Historic Inventory Category 2 structure. Staff would return to the HRB with the formal application for board-affirmation of the project's consistency with the SOI Standards. The HRB's recommendations on the formal application would be forwarded to the Architectural Review Board (ARB) and Director of Planning and Development Services.

Background

During 1997-2000 Palo Alto conducted a citywide historic survey of several thousand buildings with the goal of identifying properties eligible for the National Register of Historic Places and the California Register or Historical Resources. The survey produced a large "Final Survey Report" and individual property Department of Parks and Recreation (DPR) forms for all properties determined eligible for listing on the National Register. The survey identified 411 Lytton as a National Register eligible property under Criterion A and C at the local level of significance. Staff shared the DPR form in the HRB packet for the July 18, 2012 public hearing. At that meeting, the HRB recommended that City Council include the property on the City's Historic Inventory as a Category 2 resource. The property owner requested the designation, which he intended to facilitate a future rehabilitation project and floor area bonus request. On January 13, 2014, the City Council adopted a resolution formerly including the property on the City's Historic Inventory as a Category 2 resource or "significant" building.

In 2014, the City received an application in conjunction with a request for development of the adjacent property at 437 Lytton Avenue for a new mixed-use building. The proposal included rehabilitation of the 411 Lytton Avenue structure, plus a small addition to the home. After

review by the HRB (<https://tinyurl.com/HRB-3-10-2016>) and the ARB (<https://tinyurl.com/ARB-3-17-2019>), the Director of Planning and Development Services approved the project. However, the decision was appealed and the City Council (<https://tinyurl.com/CC-8-15-2016>) recommended the owner return to the ARB with a redesigned project. The applicant ultimately withdrew the application for consideration on June 5, 2017.

The only completed rehabilitation work discussed in the prior historic resource evaluation was a reroof and replacement of gutters and downspouts.

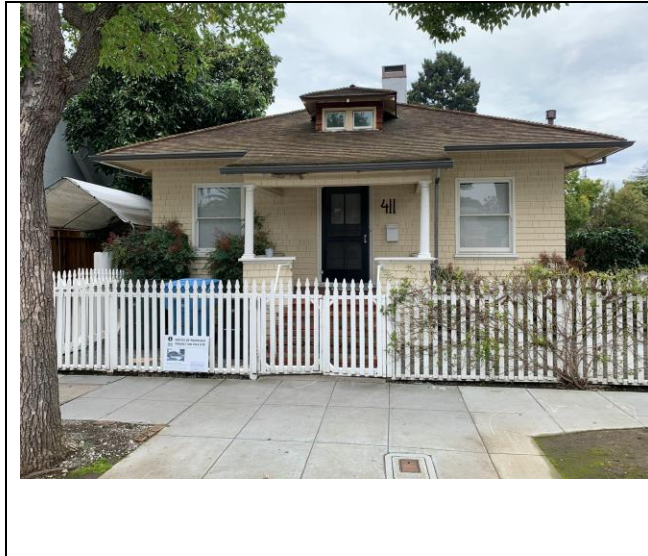
Discussion

Site and Surroundings

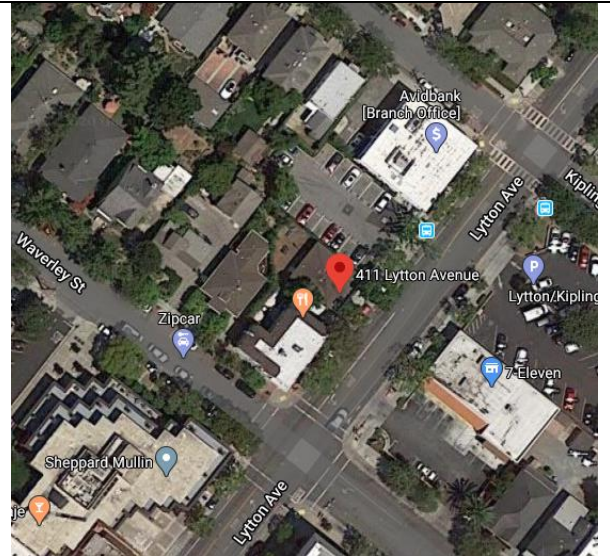
The 2,843 square foot parcel is a rectangular shaped lot, except for the missing westerly corner. The lot is developed with a one story, 854 square foot residential 'square cottage' bungalow constructed in 1901. Vehicular access is provided via a driveway on Lytton Avenue. City records indicate a 160 square foot garage existed on the property at one time but was likely located on the site that was later severed from the current property (sometime after 1924). A carport appears to have been added recently to the site, providing one covered parking space; however, there is no record of a permit having been obtained. Therefore, the carport is considered an illegal, non-complying facility.

Adjacent uses include single-family homes to the northwest along Kipling Street, commercial uses to the southwest along Lytton Avenue, and a City parking lot and a convenience store across Lytton Avenue to the southeast.

Photo and Aerial Map of 411 Lytton Avenue:



Source: M-Group 2020



Source: CNES/Airbus, Maxar, USGS 2020

Character Defining Features

The applicant submitted a Historic Resources Report (HRE) and review of the SOI Standards in 2012 (by PAST Consultants, LLC) (Attachment B) as part of the project's evaluation to be included in the City's Historic Inventory. The City retained Metropolitan Planning Group, Inc. to conduct a peer review of the 2012 HRE and updated review of the Standards as it relates to the new project (Attachment C). In summary, the peer review concurs with the findings of the 2012 HRE. The reports identify the following character defining features of 411 Lytton:

Very Significant Character-Defining Features:

- Hipped roof massing with symmetrical primary façade, dominated by one-over-one, double-hung sash windows flanking a central porch.
- Wood shingle, Craftsman-style exterior wall cladding.
- Hipped roof with Craftsman-style overhanging eaves and exposed rafter tails in primary roof and dormer roof.
- Front porch with Colonial Revival-style porch posts and period front door.
- One-over-one, double-hung sash windows.

Significant Character-Defining Features:

- Central chimney now encased in stucco.

Contributing Character-Defining Features:

- One-over-one, double-hung sash windows on non-primary facades.
- Entrance to half-basement on rear façade.
- Rear entrance with top-light and sidelight.

Non-Contributing Features:

- Newer site fencing along Lytton Avenue and in front of the driveway.
- Replaced asphalt shingle roofing on primary and dormer roofs.

- Steel pipe railing added to front porch.

According to the reports, the very-significant, significant and contributing features make it an outstanding example of a simplified Craftsman-styled bungalow with Colonial Revival detailing. The reports note the home is a fine representative of the modest homes constructed for Stanford faculty, students and residents living within the City's University Park subdivision.

Project Description

The applicant proposes a renovation and rehabilitation as well as new construction. The renovation and rehabilitation components include both exterior and interior work. The interior work includes the moving of walls and fixtures. The proposed exterior rehabilitation work includes the following:

- Perform structural engineering assessment of building foundation and settlement of front porch;
- Based on the engineering assessment, repair the foundation, if necessary;
- Inspect wood shingles at dormer. Replace deteriorated shingles, as necessary;
- Inspect roof fascia boards and rafter tails for any deterioration. Repair or replace deteriorated wood members if necessary. Repair, rather than replace as much historic wood as possible;
- Inspect chimney. If feasible, remove stucco cladding from bricks. If stucco is applied directly to bricks and removal is not possible, repair stucco cracks; and
- Paint the building.

The applicant also proposes a 223 square foot addition to the rear of the existing building, and work that would accommodate two new housing units below grade. The existing carport structure would be removed. Excavation would occur underneath the building, and work at the rear of the property would expand the existing half-basement to creating a full basement with a sunken private open space area for the residents. The two studio housing units would contain 478 and 699 square feet of floor area, respectively, within the basement. The rear of the units would have direct access to the sunken private open space area. Three of the four parking spaces would be provided off-site at the adjacent 437 Lytton Avenue property.

Figure 1: Perspectives of Proposed Project



Source: Hayes Group Architect 2019

Figure 2: Cross Section of Proposed Project



Source: Hayes Architect 2019

Comprehensive Plan Designation

The subject property has a designation of Regional/Community Commercial. This designation includes larger shopping centers and districts that have a wider variety of goods and services than the neighborhood shopping areas. They rely on larger trade areas and include such uses as department stores, bookstores, furniture stores, toy stores, apparel shops, restaurants, theaters and non-retail services such as offices and banks. Examples include Stanford Shopping Center, Town and Country Village and University Avenue/Downtown. Non-retail uses such as medical and dental offices may also locate in this designation; software development may also locate Downtown. In some locations, residential and mixed-use projects may also locate in this category. Non-residential Floor Area Ratios (FARs) range from 0.35 to 2.0. Consistent with the Comprehensive Plan's encouragement of housing near transit centers, higher density multi-family housing may be allowed in specific locations. The following are applicable Comprehensive Plan historic preservation/rehabilitation policies 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 L-4.7:** Maintain and enhance the University Avenue/Downtown area as a major commercial center of the City, with a mix of commercial, civic, cultural, recreational and residential uses. Promote quality design that recognizes the regional and historical importance of the area and reinforces its pedestrian character.
- **Policy L-7.5:** To reinforce the scale and character of University Avenue/Downtown, promote the preservation of significant historic buildings.
- **Policy L-7.8:** Promote adaptive reuse of old buildings.
- **Policy L-7.10:** Ensure the preservation of significant historic resources owned by the City of Palo Alto. Allow such resources to be altered to meet

contemporary needs consistent with the Secretary of the Interior Standards for Rehabilitation.

- **Policy L-7.12:** Maintain the historic integrity of building exteriors. Consider parking exceptions for historic buildings to encourage rehabilitation.
- **Policy L-7.13:** Encourage and assist owners of historically significant buildings in finding ways to adapt and rehabilitate these buildings, including participation in state and federal tax relief programs.
- **Policy L-7.14:** Continue to use a TDR Ordinance to allow the transfer of development rights from designated buildings of historic significance in the Commercial Downtown (CD) zone to non-historic receiver sites in the CD zone. Consider revising the TDR Ordinance so that transferred development rights may be used only for residential development on the receiver sites.

Zoning

The site's zoning designation is Community Commercial Downtown District with a Pedestrian Shopping Combining District (CD-C(P)). The CD-C zoning district is a comprehensive district for the Downtown business area, allowing a wide range of commercial, residential and neighborhood service uses, including mixed uses. The Pedestrian Shopping (P) combining district is intended to modify the regulations of various commercial districts in locations where it is deemed essential to foster the continuity of retail stores and display windows and to avoid a monotonous pedestrian environment in order to establish and maintain an economically healthy retail district.

Analysis

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 Development 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 SOI Standards to meet the definition of a minor exterior alteration.

This project includes significant additions that exceed the threshold of minor exterior alterations and therefore, those are being addressed through the Architectural Review process.

Compliance with Development Standards

Staff conducted a review of the project for compliance with the zoning standards. Since this is a preliminary review, those comments were forwarded to the applicant for consideration. The

applicant intends to address these comments with a formal application; the comments are considered not yet resolved, presently. Those comments include the need to:

- address adequate open space provisions per unit;
- provide a covered parking space; and
- create a three-party agreement for off-site parking.

Summary of Impacts of Project on Building & Architectural Integrity

The 2020 Report provides an updated analysis of the project's impacts on architectural integrity of the project. The following summarizes potential impacts of the project by elevation:

South (Primary Street) Elevation

The proposed project makes no changes to, nor is it visible from, this elevation; the character defining architectural features are not impacted.

West Elevation

The proposed project converts the unimproved half-basement to a full basement accommodating two new residential units. The new exterior basement wall is of board-formed concrete, consistent with the existing concrete foundation. The two-level rear addition is set back half the width of the existing residence. The ground-floor (second) level of the addition is faced with stained wood siding, compatible with the painted wood shingles of the original structure. The basement level also uses the board-formed concrete. New doors and windows in the basement level are simple and of painted aluminum, differentiating them from, but compatible with, the historic windows. The roof is flat, with the parapet at the same height as the wall height of the original structure. The character-defining architectural features of the original structure are not impacted.

South (Rear) Elevation

The two-level addition extends northerly from the easterly half of this elevation. The wood shingle wall cladding (the only Very Significant Character-Defining Feature impacted) is removed; the new elevation is clad with stained wood siding compatible with the original painted wood shingles. The rear entrance with toplight and sidelight, called out as a contributing character-defining feature, would be removed. The new roof is flat, with the parapet at the same height as the wall height of the original structure.

East Elevation

The rear addition appears as only a ground-level addition, slightly offset from the wall surface of the original structure. The addition is faced with stained wood siding, compatible with the painted wood shingles of the original structure. The roof is flat, with the parapet at the same height as the wall height of the original structure. A single window is simple and of painted aluminum, differentiating it from, but compatible with, the historic windows.

Architectural Integrity

The residence at 411 Lytton Avenue retains sufficient architectural integrity to be eligible for listing in the National Register of Historic Places and the California Register of Historical Resources, as well as eligibility for Category 2 status on the City of Palo Alto's Historic Resource Inventory, for its association with the first residential subdivision of Palo Alto. PAST Consultants' evaluation of the subject property is appropriate and based on an adequate historic context.

Compliance with Secretary of Interior's Standards

Staff determines the proposed changes would meet the SOI Standards and summarizes those findings in the following table.

SOI Standards for Rehabilitation	Analysis
<p>1. <i>A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.</i></p>	<p><input checked="" type="checkbox"/> CONSISTENT <input type="checkbox"/> NOT CONSISTENT <input type="checkbox"/> NA</p> <p><u>Explanation:</u> The proposed project continues the historical residential use; however, the number of dwelling units will increase from one to three. The project will adhere to Standard 1.</p>
<p>2. <i>The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.</i></p>	<p><input checked="" type="checkbox"/> CONSISTENT <input type="checkbox"/> NOT CONSISTENT <input type="checkbox"/> NA</p> <p><u>Explanation:</u> The form and materials of the original structure will be retained and preserved, except that the existing materials on half of the rear façade will be removed to allow for a ground-floor and basement extension toward the rear property line. Please note that the California SHPO does not require consideration of interior features and spatial relationships for projects not using the Historic Preservation Tax Incentives Program. The project</p>
<p>3. <i>Each property will 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 elements from other historic properties, will not be undertaken.</i></p>	<p><input checked="" type="checkbox"/> CONSISTENT <input type="checkbox"/> NOT CONSISTENT <input type="checkbox"/> NA</p> <p><u>Explanation:</u> The original form and materials of the existing structure will be retained, with the exception of those materials on half of the rear elevation. The addition will contain new materials that will be compatible with, but not copy, the historic materials.</p>

SOI Standards for Rehabilitation	Analysis
<p>4. <i>Changes to a property that have acquired historic significance in their own right will be retained and preserved.</i></p>	<p><input checked="" type="checkbox"/> CONSISTENT <input type="checkbox"/> NOT CONSISTENT <input type="checkbox"/> NA</p> <p><u>Explanation:</u> The existing structure does not contain significant changes from its original construction.</p>
<p>5. <i>Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.</i></p>	<p><input checked="" type="checkbox"/> CONSISTENT <input type="checkbox"/> NOT CONSISTENT <input type="checkbox"/> NA</p> <p><u>Explanation:</u> The original materials, features, finishes and construction methods that characterize the structure's historic architectural integrity will be retained.</p>
<p>6. <i>Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.</i></p>	<p><input checked="" type="checkbox"/> CONSISTENT <input type="checkbox"/> NOT CONSISTENT <input type="checkbox"/> NA</p> <p><u>Explanation:</u> There does not appear to be any significantly deteriorated historic features that would call for replacement.</p>
<p>7. <i>Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.</i></p>	<p><input checked="" type="checkbox"/> CONSISTENT <input type="checkbox"/> NOT CONSISTENT <input type="checkbox"/> NA</p> <p><u>Explanation:</u> It is recommended that construction of the project be required to follow the Guidelines for the Treatment of Historic Properties: Rehabilitation, especially the Proposed Rehabilitation Sequence contained on page 34 of the PAST Consultants Historic Structure Report, dated February 2012.</p>
<p>8. <i>Archeological resources will be protected and preserved in place. If such resources</i></p>	<p><input checked="" type="checkbox"/> CONSISTENT <input type="checkbox"/> NOT CONSISTENT <input type="checkbox"/> NA</p>

SOI Standards for Rehabilitation	Analysis
<i>must be disturbed, mitigation measures will be undertaken.</i>	<u>Explanation:</u> The original structure contains an excavated, unfinished “crawl” space. While it is not likely that new archaeological resources will be discovered, the City’s construction regulations would require a protocol should any be found.
9. <i>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.</i>	<input checked="" type="checkbox"/> CONSISTENT <input type="checkbox"/> NOT CONSISTENT <input type="checkbox"/> NA <u>Explanation:</u> The new addition proposes removal of historic materials and features on the rear elevation only; the new materials and features on the addition will be compatible but differentiated from the original. The cladding of the original exterior walls is of painted wooden shingles; the cladding of the walls of the addition will be of stained wood siding. Both cladding materials will be of wood; however, the differentiation between the shingles and the wood siding will enable the viewer to differentiate the original structure from the addition.
10. <i>New additions and adjacent or related new construction will 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>	<input checked="" type="checkbox"/> CONSISTENT <input type="checkbox"/> NOT CONSISTENT <input type="checkbox"/> NA <u>Explanation:</u> The proposed rear addition could be removed in the future without damaging the integrity of the historic structure; new materials would have to replace those removed on a portion of the rear elevation.

Potential Floor Area Bonus

In accordance with PAMC Section 18.18.070 (a) (3), for Floor Area Bonuses, the project may be eligible for granting of additional floor area in the amount of 2,500 square feet. The owner does not intend to use bonus floor area on site for the project. In accordance with PAMC Section 18.18.070 (c), the floor area bonus may be transferred to a non-historic receiver site. The applicant would need to apply formally and follow the procedures for the granting of floor area bonuses contained within PAMC Section 18.18.070 (d).

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 with CEQA, the CEQA Guidelines, and the environmental regulations of the City.

Public Notification, Outreach & 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 March 27, 2020, which is 13 days in advance of the meeting. Postcard mailing occurred on March 26, 2020, which is 14 days in advance of the HRB meeting.

Next Steps

A meeting with the ARB is targeted for April 16, 2020 to gather comments on the architectural review request and findings to approve such a request. Subsequently, if desired to continue with the process, the applicant would file for a formal Architectural Review application.

Alternative Actions

In addition to the recommended action, the HRB may:

1. Continue the project to a date uncertain.

Report Author & Contact Information

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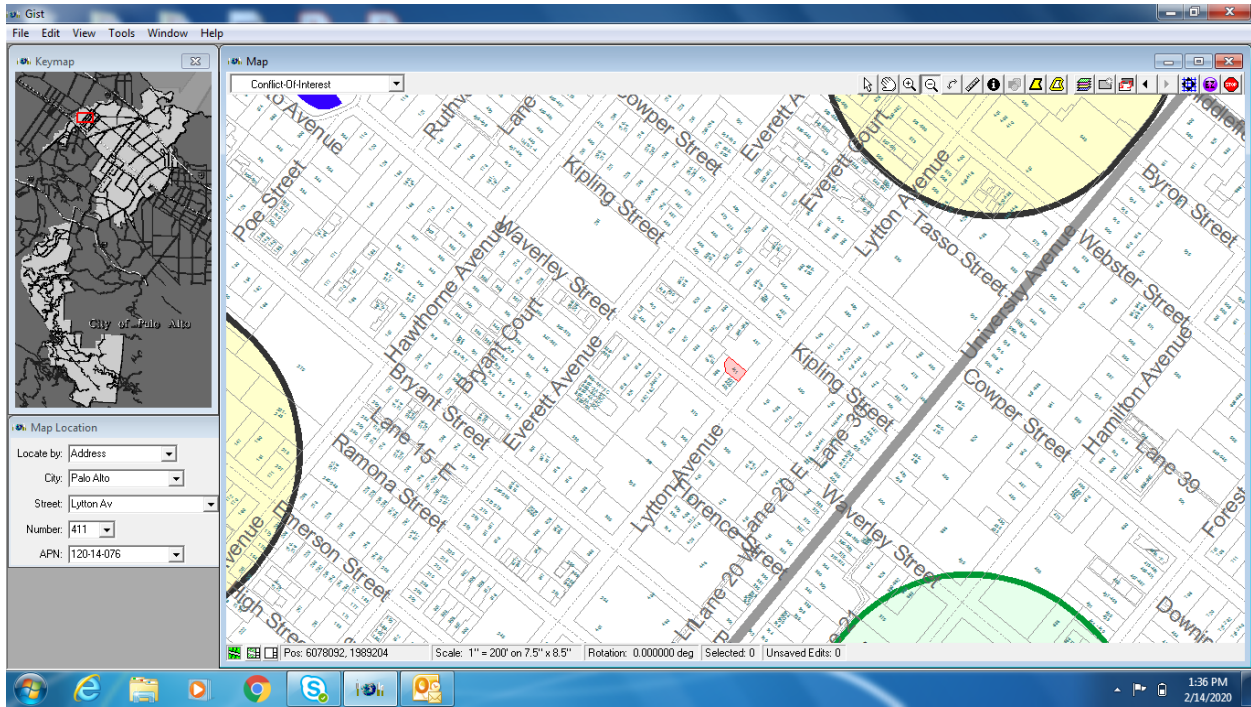
HRB¹ Liaison & Contact Information

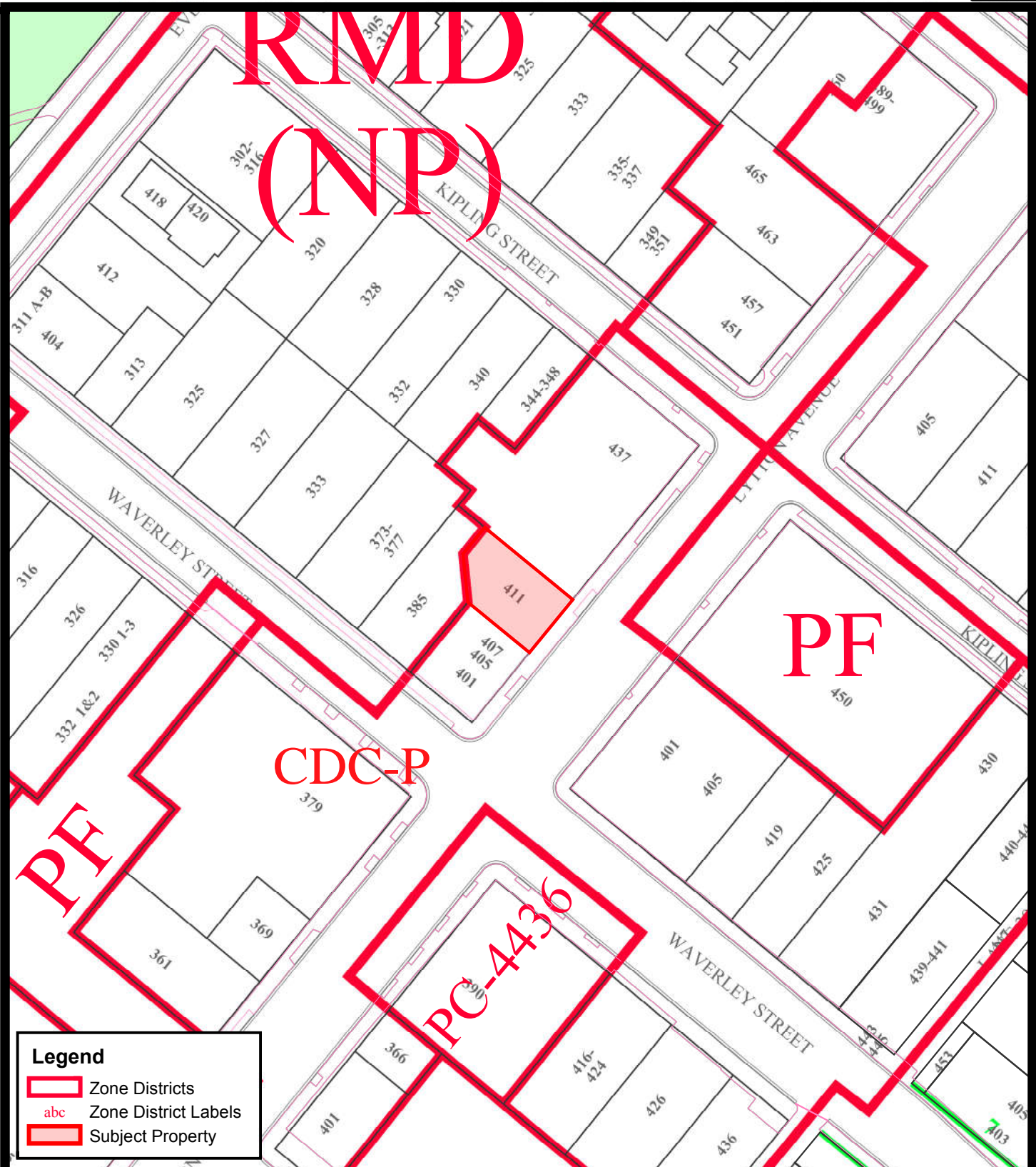
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Attachments:



- COI - 411 Lytton Avenue TO BE DELETED (DOCX)
- Attachment A - Location Map 411 Lytton (PDF)
- Attachment B - PAST, Inc HRE 2012 (PDF)
- Attachment C - HRE 411 Lytton Ave 2020 FINAL (PDF)
- Attachment D - Zoning Comparison (DOCX)
- Attachment E - Project Plans (DOCX)

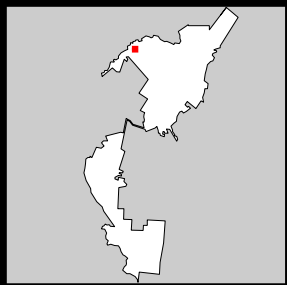
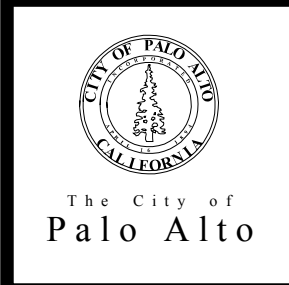
¹ Emails may be sent directly to the HRB using the following address: hrb@cityofpaloalto.org





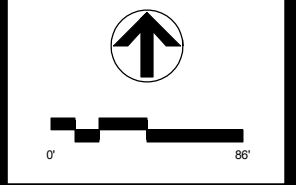
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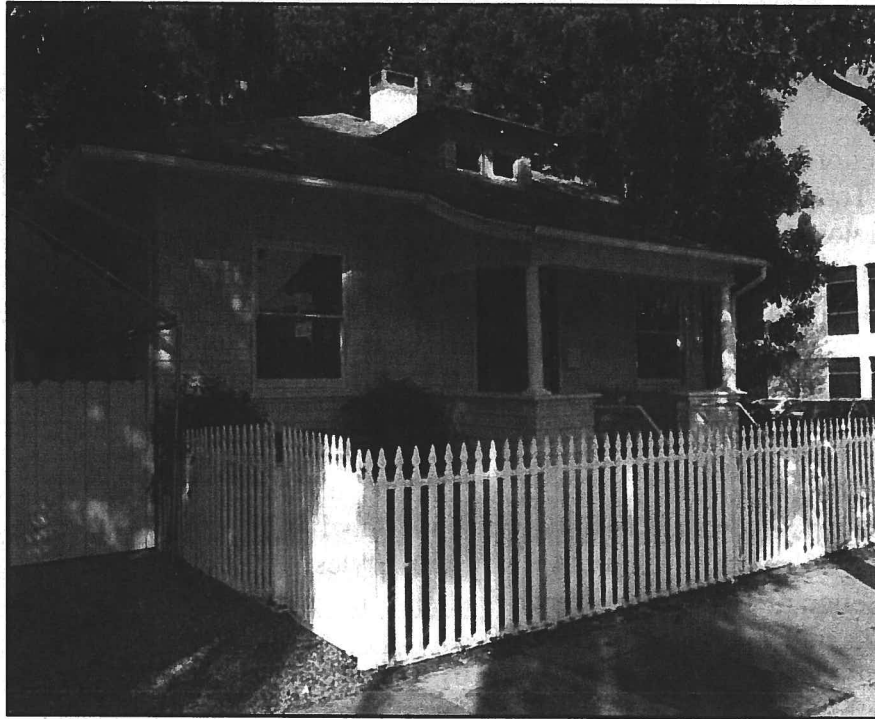
-  Zone Districts
- abc Zone District Labels
-  Subject Property



411 Lytton Avenue
19PLN-00348

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





**411 LYTTON AVENUE
PALO ALTO, CALIFORNIA
HISTORIC STRUCTURE REPORT**

Received

OCT 22 2019

**Department of Planning
& Community Environment**

Prepared for:

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Prepared by:

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February 2012



TABLE OF CONTENTS

I.	EXECUTIVE SUMMARY	1
	Introduction	1
	Project Team	2
	Methodology and Research Materials	3
	Existing Conditions Summary	3
	Proposed Rehabilitation Plan	4
II.	CONTEXTUAL HISTORY.....	5
	Introduction	5
	Stanford University and the University Park Subdivision.....	5
	Palo Alto's Early 20 th Century Architectural Styles.....	9
	Construction of 411 Lytton Avenue	10
	Residents of 411 Lytton Avenue.....	12
	National, State and Local Registration Criteria	13
	Historic Significance of 411 Lytton Avenue	16
III.	CONSTRUCTION HISTORY	19
	Introduction.....	19
	Physical Description	19
	Construction Chronology.....	22
IV.	ARCHITECTURAL EVALUATION.....	23
	Introduction.....	23
	Methodology in Determining Significance Rating	24
	Character-defining Features.....	24
	Table 1: Very Significant Character-defining Features.....	25
	Table 2: Significant Character-defining Features.....	27
	Table 3: Contributing Character-defining Features	28
	Table 4: Non-contributing Features.....	29

V. EXISTING CONDITIONS ASSESSMENT..... 30

 Introduction 30

 Building Exterior 30

 Building Interior..... 33

VI. TREATMENT RECOMMENDATIONS..... 34

 Introduction..... 34

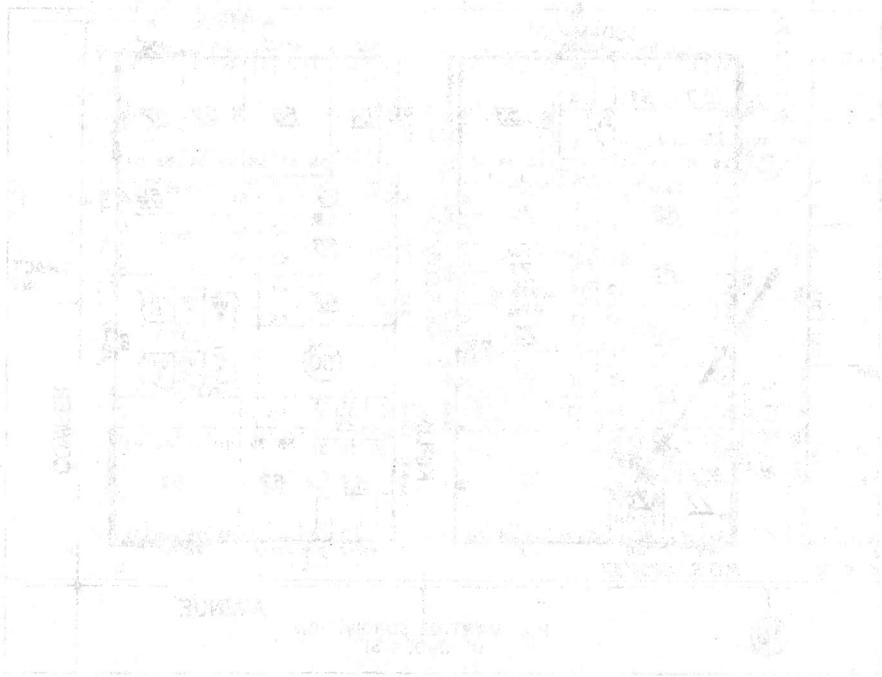
 Proposed Rehabilitation Sequence..... 34

VII. BIBLIOGRAPHY..... 35

 Books 35

 Newspaper and Magazine Articles 35

 Other Media 36



I. EXECUTIVE SUMMARY

Introduction

Ehikian & Company retained PAST Consultants, LLC (PAST) to produce a Historic Structure Report (HSR) for the historic house located at 411 Lytton Avenue (APN 120-14-076), in Palo Alto, California. Constructed in 1901, the building has remained a single-family residence up to the present time and is a representative of early residential construction in the original Palo Alto city limits. Built in University Park, the City's original subdivision, the house possesses sufficient historic integrity to make it eligible for the National Register of Historic Places and California Register of Historical Resources for its association with the first residential subdivision of Palo Alto. A location map of for the subject parcel appears in **Figure 1**.

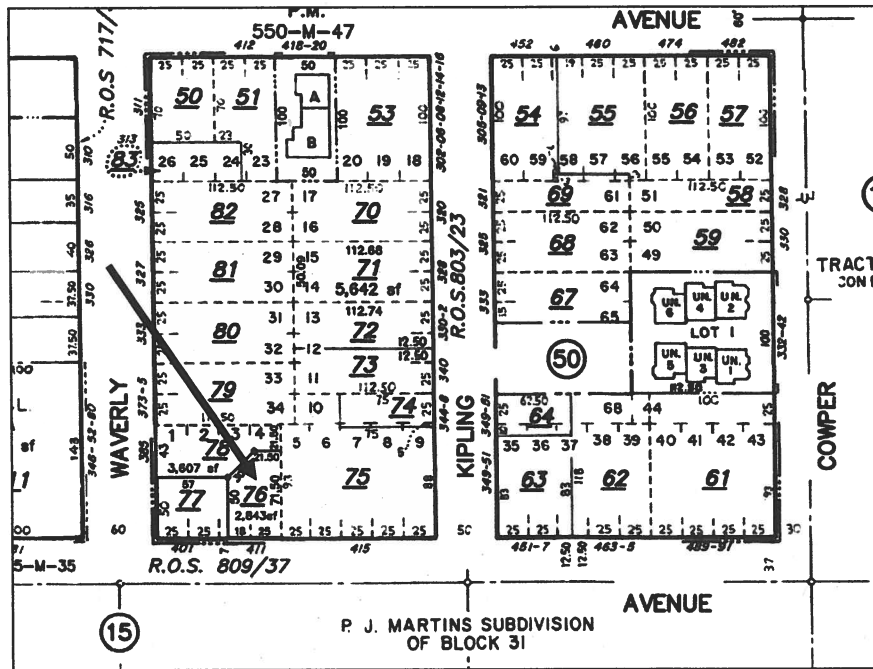


Figure 1. Parcel map for Lytton Avenue, between Cowper and Waverly streets. The subject parcel is Parcel #76 and is indicated by an arrow (Courtesy: City of Palo Alto).

This HSR is divided into seven sections. Following the *Executive Summary*, the report provides a *Contextual History* that provides the historic context in which the house was constructed. The contextual history also provides the property's eligibility criteria for listing on the National and California registers and summarizes the property's historic integrity.

The *Construction History* provides a physical description of the house and describes any additions and alterations to the building. Since permits for the house have not been located, additions and alterations could not be dated. The *Architectural Evaluation* lists the specific historic character-defining features (*i.e.*, exterior and interior architectural features, ornamentation, finishes, materials, and methods of construction) that are important in communicating the property's historic significance. The *Existing Conditions Assessment* describes the condition of materials systems within the building, emphasizing the identification and condition of the building's historic character-defining features.

The *Treatment Recommendations* provide guidelines for retaining and rehabilitating the house's historic character-defining features. Treatment recommendations maximize the preservation of historic fabric. All recommendations follow the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Standards)*. Lastly, a *Bibliography* follows, which lists the sources cited.

Project Team

Client

Ehikian & Company
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Historical Consultant

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Principal: Seth Bergstein (Architectural Historian, Conservator, HSR Author)

Methodology and Research Materials

The project commenced on December 13, 2011, with a kickoff meeting held at the subject property. PAST conducted site visits to assess and photograph the building on December 13 and 14, 2011. Additional visits to City offices and local historical archives occurred on these days and subsequent days in January and February, 2012.

PAST reviewed primary and secondary research material in libraries and repositories of public record in the following institutions:

- ***Palo Alto Historical Association, Palo Alto, California***

Housed in Palo Alto's main library at 1213 Newell Road, the archives of the Palo Alto Historical Association were freely accessible and provided the most complete historical information for this study. Items examined included Sanborn maps, historical issues (on microfilm) of the *Palo Alto Times*, building history files, city directories and secondary histories on Palo Alto. The staff at the Association was extremely knowledgeable and instrumental in providing information for this report.

- ***City of Palo Alto Development Center, Palo Alto, California***

The City of Palo Alto's planning department was consulted for the examination of building permit records and building files relevant to the subject property.

Existing Conditions Summary

The house is in good condition and displays most of its historic character-defining features from its original design, including its Colonial Revival front porch, hipped roof and dormer with Craftsman-styled overhanging eaves and exposed rafter tails, wood shingle wall cladding, one-over-one double-sash windows, some with original glazing, original interior room configurations and original interior finishes, including a fireplace, built-in bookcase, and wood floors. The existence of most of the house's historic character-defining features make it an outstanding

example of a simplified Craftsman-styled bungalow with Colonial Revival detailing, and a fine representative of the modest homes constructed for Stanford faculty, students and local residents in the City's University Park subdivision. These features and the possession of a high degree of historic integrity make the building eligible for Category 2 status on the City of Palo Alto's Historic Resource Inventory.

Proposed Rehabilitation Plan

The proposed rehabilitation plan is intended to qualify for both the Historic Rehabilitation Bonus and the Seismic Rehabilitation Bonus, as defined in Chapter 18 of the City of Palo Alto's Municipal Code. As stated in this code, the proposed rehabilitation plan must meet with the *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Standards)*. Review of the preliminary rehabilitation design plan with the client and architect indicates that the proposed rehabilitation plan will restore nearly all of the historic character-defining features of the building, while locating new construction behind the house and on Parcel 75 (see Figure 1), adjacent to and east of the subject parcel.

II. CONTEXTUAL HISTORY

Introduction

In 1769, Gaspar de Portola, with his party of soldiers, Indian guides and clergy, camped before an immense twinned Redwood tree (“El Palo Alto”), seeking the ideal location for a new Mission. As the party explored the surrounding drainage of San Francisquito Creek, their journal entries commented on the unbridled natural beauty and bounty of the landscape.¹ Although the mission was never constructed, today’s Palo Alto, with its combination of cosmopolitan culture (led by Stanford University, a leading international institution), progressive city government, and beautiful natural setting, lives up to the accolades bestowed upon it by the first non-Native explorers. Excellent histories of this prosperous city, which trace its development from native Ohlone occupation to thriving university town, have been written, such as Ward Winslow’s *Palo Alto: A Centennial History* (see Bibliography). Such fine historical work needs no duplication. Rather, this chapter will paint a more refined contextual picture of a burgeoning university town that developed rapidly following the opening of Stanford University.

Stanford University and the University Park Subdivision

Palo Alto, like many peninsula towns of the late 1800s, was little more than an agrarian community, and smaller than its southern neighbor, Mayfield, when several key events led to its early-20th Century dominance. Before the 1860s, the notion of acquiring large tracts of peninsula land as a haven from the bustle of San Francisco attracted few big city investors. However, the completion of the San Francisco and San Jose Railroad in 1864 inspired wealthy San Franciscan business owners to acquire huge tracts of land around the new railroad’s right of way.² In 1874, Leland Stanford, one of the “Big Four” and California’s Civil War governor, chose the Palo Alto region for the location of his stock farm, as he considered it an ideal place to raise his famous racehorses. By 1880, Stanford had amassed over 8,000 acres along the San Francisquito creek drainage. All seemed well until the death of their only child while the family

¹ Winslow, Ward, *Palo Alto, a Centennial History*, 14.

² Website: http://en.wikipedia.org/wiki/San_Francisco_and_San_Jose_Railroad.

vacationed in Europe. According to the lore, Leland had a vision the night of his son's death, in which the boy urged his father to contribute to humanity. With his wife Jane, Leland decided to fund an institution in honor of their only child. Initially, Stanford hoped to develop a complete educational system, from kindergarten through college; the famed university would become the actual realized creation. His first choice for location was the agrarian town of Mayfield. However, the town refused to close its saloons as requested by Leland Stanford, who felt college towns should be dry.

With Mayfield no longer an option, Stanford turned to his holdings in the Palo Alto region to locate his university. He hired Timothy Hopkins, son of Mark Hopkins and a peninsula neighbor, to lay out the university and neighboring town. As the cornerstone of the University's first building was laid on May 14, 1887 a raucous brass band played, moving Jane Lathrop Stanford to tears. It would be nearly four more years until the fledgling university opened on October 1, 1891.³ Leland Stanford drew attention by luring noteworthy scientist and environmental activist David Starr Jordan away from Indiana University to become Stanford University's first president. Another progressive approach by the Stanfords and their new president was the inclusion of a substantial number of women in the University's student body. Of the 440 students representing Stanford University's first freshman class, 25% were women, an unprecedented number given the time period. The second semester included 559 students with similar high percentages of female participants.⁴

Leland and Jane Stanford's next task was the development of a university town. Leland Stanford hired Timothy Hopkins, adopted son of railroad magnate and wealthy "Big Four" financier Mark Hopkins, to purchase the open fields adjacent to and immediately north of the well-traveled El Camino bordering the University. Stanford advanced a loan to Hopkins to purchase 697.55 acres of land from Henry W. Seale and the estate of Maria Louisa Greer. Hopkins subdivided the land

³ Gullard, Pamela and Nancy Lund, *History of Palo Alto the Early Years*, 82.

⁴ Winslow, Ward, *Palo Alto, a Centennial History*, 3.

and named the streets, naming Palo Alto's first subdivision University Park.⁵ The original plat map for University Park appears in **Figure 2** below. 411 Lytton Avenue is part of Block 31 of the original subdivision, located only a few blocks from El Camino Real.

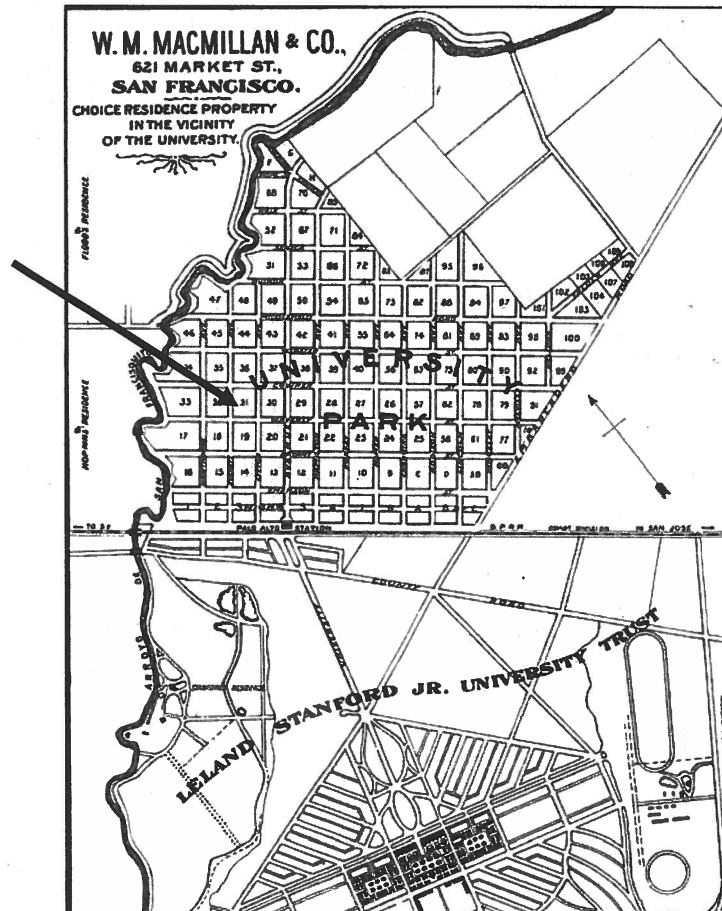


Figure 2. Scan of original University Park subdivision map, as published by W.M. Macmillan & Company, circa 1888. The location of 411 Lytton Avenue within Block 31 is shown by an arrow (*Courtesy: Gullard, Pamela and Nancy Lund. History of Palo Alto the Early Years. San Francisco, CA: Scottwall Associates, 1989.*

⁵ Gullard, Pamela and Nancy Lund, 84.

Promotional literature by W.M. Macmillan & Company accompanying the plat map anticipated the lure of Stanford University to the fledgling community of Palo Alto:

The institution by the munificent salaries it will be able to pay, will draw to its force of educators, the most famous and talented professors on the globe; and the splendid climate of the section of the country in which the University is situated, will in no small degree, tend to induce the great professors of the East and Europe to accept chairs in its departments.

Property was offered "for sale at reasonable terms, by the block, half block, or quarter block or lot."⁶ Sale of lots was brisk from the beginning, with local and regional real estate agents flocking to the area to purchase lots. An early description of the sale comes from Lucas Greer, son of rancho owner Captain John Greer:

It was in a huge army tent pitched where the first block of University Avenue is now situated. There was a good-sized crowd of people from all over the state, drawn largely by the excitement of the new university. From there on, the town built up right away. Soon there were business houses and a hotel. Lots on that first block sold for \$100. On the second block down from the railroad, lots sold for \$50, and after that they were \$25 apiece, going north and south.⁷

By 1893, the town had grown to 400 permanent residents. Construction at Stanford and University Park continued apace. However, ill health claimed Leland Stanford's life in 1893. What followed was a protracted legal dispute involving Leland Stanford's vast holdings and financial dealings, forcing virtually all of Stanford's assets to be frozen. With no previous financial experience, Jane Lathrop Stanford responded by cutting personal and business expenses considerably. She took financial control over the family's Vina Winery, turned the business profitable and used proceeds to keep Stanford University going. Her financial acumen kept her husband's dream of the University alive until the Stanford estate emerged from probate litigation in 1896.⁸

⁶ Reproduced in Gullard, Pamela and Nancy Lund, 85.

⁷ Gullard and Lund, 88.

⁸ Gullard and Lund, 91.

Meanwhile, Timothy Hopkins' town of University Park became known officially as Palo Alto in 1892. Forward-thinking Stanford professors Charles D. Marx and C.B. Wing realized that the development of utilities would not happen apace with the town's growth unless publicly-owned utilities could be created. On April 9, 1894, the town's 750 residents voted to incorporate. Official papers were filed with the State of California on April 16, 1894. Folks celebrated with a huge bonfire, highlighted musically by the raucous Stanford marching band, at the corner of University Avenue and High Street. On May 9, 1896 a \$40,000 city bond issue was passed to buy out competing water utility companies and create the City's first public utility. By December of the same year, the two-block commercial district along University Avenue received its first string of electrical lights.⁹

By the dawn of the 20th Century, Palo Alto was taking shape as a thriving university town. Between 1894 and 1899, 261 structures had been built, including substantial businesses in the new business district, such as the Bank of Palo Alto (established in 1892). The year 1896 saw the city grow by 31 new residences, eight stores, two barns, one school and one stable.¹⁰ In the original University Park subdivision, a variety of houses, from substantial mansions to small single-family bungalows were being constructed at a rapid pace.

Palo Alto's Early 20th Century Architectural Styles

Architectural styles in early Palo Alto ranged from grandiose Queen Anne-styled mansions commanding larger lots, to small single-family dwellings in simplified Colonial Revival and Craftsman styles. Due to the subdivision of University Park into variously sized lot configurations, a variety of large and small homes graced the City's first subdivision. Many of these homes were decorated in the early 20th Century's most popular architectural styles: Craftsman and Colonial (or Classical) Revival. One of Palo Alto's most significant early 20th Century mansions is the John A. Squire house (1904), located at 900 University Avenue. This National Register property was designed by architect T. Patterson Ross as a miniature version of

⁹ Gullard and Lund, 113.

¹⁰ Winslow, Ward, *Palo Alto, a Centennial History*, 108.

the White House, featuring a full-height front portico crowned by a temple front and supported by multiple-story Ionic columns. Two years later, the Peck-Wilson house was built at 860 University in the Colonial Revival Style and is also on the National Register of Historic Places.¹¹ The more modest houses of the City's first subdivision were constructed as simpler variations of grand mansions located nearby. For example, the James Rollin Slonaker house at 334 Kingsley Avenue is an example of a grand mansion designed in the Colonial revival style, with a symmetrical façade, centered front porch with Colonial Revival columns, and a hipped-roof dormer with multiple-paned Craftsman windows. 411 Lytton Avenue is essentially a stripped-down version of this larger dwelling, with similar and much simplified stylistic details.

The Craftsman style was another popular early 20th Century style for houses constructed in Palo Alto. 411 Lytton Avenue features some design elements from the Craftsman style, including a prominent front porch, overhanging roof eaves with exposed rafter tails, shingle exterior wall cladding and the use of interior built-ins.

Construction of 411 Lytton Avenue

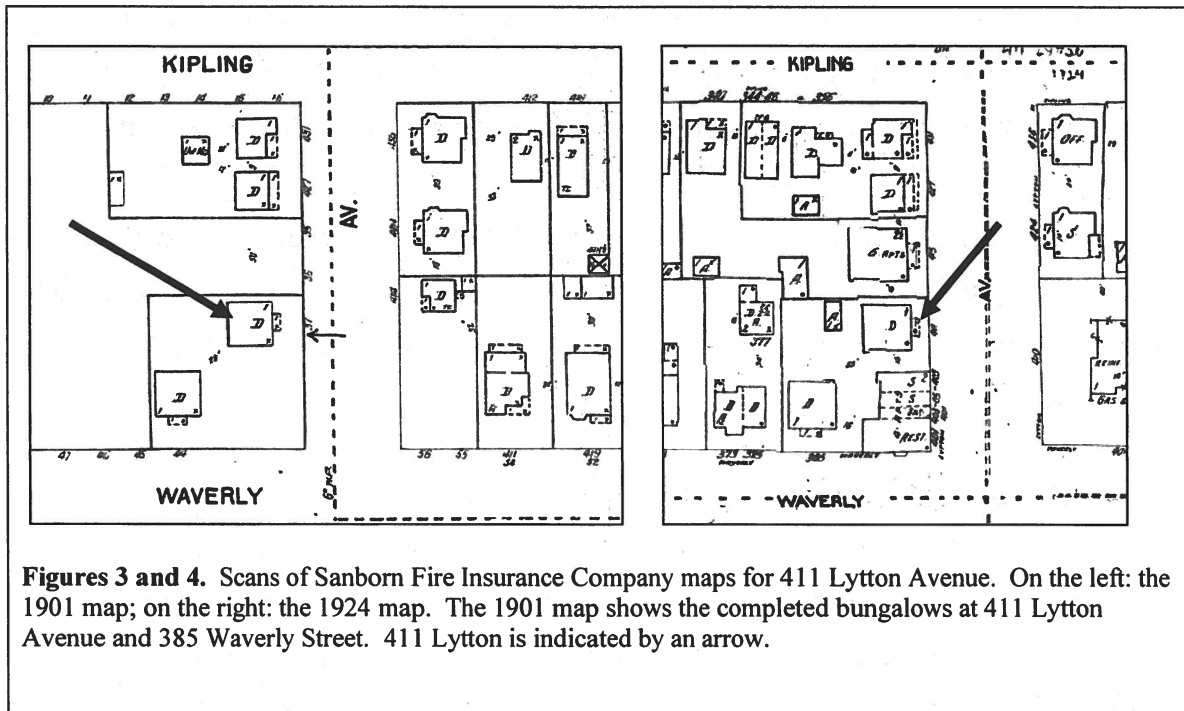
On April 20, 1901 the *Palo Alto Times* listed a construction permit for the construction of "two cottages" on the corner of Lytton Avenue and Waverly Street. At this time, this corner lot was essentially a double lot and could accommodate several buildings. The builder of the houses was J.W. Wells, a prolific Palo Alto-area builder. Van Alstine Wallace is listed as the owner of the parcel in 1901; the cost of construction of the two cottages was \$2,000.¹² Based on this information, the original owner of the house at 411 Lytton Avenue was Van Alstine Wallace. He had two identical houses constructed on his corner lot: 411 Lytton Avenue and 385 Waverly Street. These houses are extant today.

An examination of maps from the Sanborn Fire Insurance Company from 1895 to 1924 confirm visually the approximate date in which the house at 411 Lytton Avenue was constructed. The

¹¹ Winslow, Ward, *Palo Alto, a Centennial History*, 108.

¹² *Palo Alto Times*, 4/20/01.

1895 Sanborn map shows no construction on the corner lot at Lytton Avenue and Waverley Street. However, the two houses appear on the 1901 Sanborn map, shown below on **Figure 3**. The 1924 Sanborn map, shown below on **Figure 4**, reveals the construction of a garage behind 411 Lytton Avenue and the addition of an apartment building on the corner. The Sanborn maps verify the 1901 construction date of the two houses listed in the *Palo Alto Times*.



Based on the deed records for the property, Annie T. Wallace, spouse of Van Alstine Wallace purchased the property in March, 1901. The houses were constructed shortly thereafter. It should be noted that the Wallaces didn't live in the house at 411 Lytton Avenue, as City Directories list other residents at the address. These residents will be discussed in the next section. At this time, it was common for parcel owners to have houses constructed on specification, and rented to boarders, either Stanford faculty, students or local residents, working nearby in the rapidly growing town.

Residents of 411 Lytton Avenue

Connections to the house at 411 Lytton Avenue and Stanford University exist. Based on listings in City Directories¹³, the first resident at the house was Stanford professor Joseph Grant Brown, (1869-1967) who resided in the house from 1901 to 1906. Brown arrived at Stanford in 1898 and was one of the most well-known of Stanford's faculty, starting out as an assistant professor of physics in 1901 and achieving emeritus status in 1934. During his long tenure, he was regarded as an expert in the specialized fields of atmospheric electricity.¹⁴ Stanford University awarded a Memorial Resolution to Brown's distinguished career, stating:

Though Professor Brown outlived nearly all of his contemporaries, there survive colleagues who well remember his devotion to student welfare – intellectual and personal – his pedagogical originality and the high quality of his academic citizenship in a formative period of the University's life. ... he published in physical chemistry and developed a respected voice in geophysical matters, particularly in the field of atmospheric electricity.¹⁵

Another Stanford professor occupied the house after Joseph Grant Brown. Assistant Professor of Electrical Engineering, Samuel B. Charters, resided at 411 Lytton Avenue from 1907 to 1910. A Stanford professor since 1905, he died while on sabbatical leave in 1913.¹⁶

Subsequent residents included people from a variety of professions. Thomas and Dorothy McDonald, Stanford students, resided at the house in the early 1920s. From 1923 until 1965, the house was owned by Albert E. and Clara Johnson. They resided in the house from 1925 – 1931 and 1936 – 1937. During the remaining years of their ownership, they rented the house to a variety of residents, employed in various capacities in nearby Palo Alto. Albert Johnson is listed

¹³ The residents of 411 Lytton Avenue are summarized from City Directory research and listed in File: 3E 411 Lytton 120-14-76, archives of the Palo Alto Historical Association.

¹⁴ "Joseph Grant Brown, retired professor, dies," *Palo Alto Times*, 12/7/1967.

¹⁵ *Memorial Resolution: Joseph Grant Brown (1869-1967)*, Stanford University Faculty Memorials, Stanford Historical Society. Website: histsoc.stanford.edu/alpha_list.shtml.

¹⁶ "Deaths," Undated copy of Samuel B. Charters' obituary, located in File: 3E 411 Lytton 120-14-76, archives of the Palo Alto Historical Association.

as a laborer in City Directories, his obituary identifying him as a gardener.¹⁷ Although the residents listed in this discussion, with the exception of Joseph Grant Brown, were not historically significant in their own right, 411 Lytton Avenue has been associated with the early growth of Palo Alto, since its construction in 1901. It has remained a single-family residence throughout its history and survives today with few exterior changes.

National, State and Local Registration Criteria

Historic resources may be designated on the federal, state or local level. Generally, to be eligible for listing, a resource must be historically significant and retain enough historic integrity to convey that significance. The criteria for listing in the National Register of Historic Places, California Register of Historical Resources and the City of Palo Alto's Historic Inventory are described below.

National Register of Historic Places (NR)

The National Historic Preservation Act of 1966 authorized the Secretary of the Interior to create the National Register of Historic Places. Districts, sites, buildings, structures, and objects significant in American history, architecture, archeology, engineering and culture are eligible for listing if they meet at least one of four criteria.¹⁸ Eligible resources are those

- A. That are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. That are associated with the lives of persons significant in our past; or
- C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. That have yielded, or may be likely to yield, information important in prehistory or history.

¹⁷ "Albert Johnson," *Palo Alto Times*, 10/18/1974.

¹⁸ 16 U.S.C. 470, *et seq.*, as amended. 36 C.F.R. § 60.1(a).

Eligible resources must also retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey the relevant historic significance.¹⁹ The seven aspects of integrity are described later in this section.

California Register of Historical Resources (CR)

A resource is eligible for listing in the California Register of Historical Resources if it:

1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values.
4. Has yielded, or may be likely to yield, information important in prehistory or history.²⁰

The California Code of Regulations notes that integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Resources eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historic resources and convey the reasons for their significance.

The same seven aspects of integrity are considered when evaluating resources for listing in the National Register and California Register: location, design, setting, materials, workmanship, feeling, and association. Alterations over time or historic changes in use may themselves be significant. However, resources that may not retain enough integrity to meet National Register criteria may still be eligible for listing in the California Register.

¹⁹ 36 C.F.R. § 60.4.

²⁰ California Public Resources Code § 5024.1(c).

City of Palo Alto's Historic Inventory (PA)

Chapter 16.49 of the Palo Alto Municipal Code addresses the procedures for historic preservation.²¹ The Criteria for Designation are:

1. The structure or site is identified with the lives of historic people or with important events in the city, state or nation;
2. The structure or site is particularly representative of an architectural style or way of life important to the city, state or nation;
3. The structure or site is an example of a type of building which was once common, but is now rare;
4. The structure or site is connected with a business or use which was once common, but is now rare;
5. The architect or building was important;
6. The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship.

Chapter 16.49 divides up historic resources on the City of Palo Alto's Historic Inventory into four categories:

- **Category 1:** An "Exceptional Building" of pre-eminent national or state importance. These buildings are meritorious works of the best architects, outstanding examples of a specific architectural style, or illustrate stylistic development of architecture in the United States. These buildings have had either no exterior modifications or such minor ones that the overall appearance of the building is in its original character.
- **Category 2:** A "Major Building" of regional importance. These buildings are meritorious works of the best architects, outstanding examples of an architectural style, or illustrate stylistic development of architecture in the state or region. A major building may have some exterior modifications, but the original character is retained.
- **Category 3 or 4:** A "Contributing Building" which is a good local example of an architectural style and relates 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.

Historic Integrity

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation defines **historic integrity** as "the ability of a property to convey its significance." Historic

²¹ Palo Alto Municipal Code, Chapter 16.49.

properties either retain their integrity or they do not. To retain integrity, a resource will always retain several and usually most of the seven aspects of integrity:

1. **Location:** the place where the historic property was constructed or the place where the historic event occurred.
2. **Design:** the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting:** the physical environment of a historic property.
4. **Materials:** the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. **Workmanship:** the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. **Feeling:** a property's expression of the aesthetic or historic sense of a particular period of time.
7. **Association:** the direct link between an important historic event or person and a historic property.

National Register Bulletin 15 notes that evaluating historic integrity may be a subjective analysis, but is always based on understanding the property's physical features and how they relate to the property's historic significance. The integrity evaluation can begin only after the evaluator establishes the property's significance: *why* it is significant (identifying its area of significance and how it meets the relevant National, State or Local designation criteria), *where* it is important (location), and *when* the resource is significant (its "period of significance").

Historic Significance of 411 Lytton Avenue

411 Lytton Avenue is eligible under National Register Criterion A (and California Criterion 1) for its association with the development of Palo Alto's first neighborhood and city limits, the University Park tract. The house was constructed in 1901, shortly after the incorporation of Palo Alto, and at a time when the University Park tract was being developed quickly to serve the burgeoning city population. As was typical of the time period, the house was constructed under speculation in 1901 and rented to various residents that were either Stanford faculty, students or local workers. Noteworthy residents include Stanford professor emeritus Joseph Grant Brown and electrical engineering professor Samuel B. Charters. The house has retained its original use as a single-family residence throughout its history.

411 Lytton Avenue is also eligible under National Register Criterion C (and California Criterion 3) because it embodies the distinctive characteristics of a type and period of construction. The simplified bungalow with Colonial Revival and Craftsman detailing was one of the representative property types of Palo Alto's earliest subdivision, University Park. The developers of Palo Alto's first city limits envisioned the purchase and subdivision of University Park into single, double, triple and corner lots, the latter lots used for the larger houses of the more affluent civic residents. Small, single-family houses were constructed to accommodate residents of more modest income: Stanford faculty, students and laborers working downtown. The house at 411 Lytton Avenue remains an extant example of this property type and is decorated in the early 20th architectural styles popular in Palo Alto: Craftsman and Colonial Revival.

411 Lytton Avenue is also eligible for the City of Palo Alto's Historic Inventory under categories one and two. The structure is identified with the development of University Park, the city's first subdivision; the house was constructed as a rental unit to Stanford faculty, students and local workers. The structure is also representative of an architectural style, Colonial Revival, important to the city. This style was used in some of the grand mansions of University Park, as well as for the simple, single-family residences that the bungalow at 411 Lytton Avenue represents.

The period of significance is 1901 – 1962 and spans from the construction date of the house until the end of the historic period (50 years prior to the current date). The end date is somewhat arbitrary, as the house has been in continuous use as a single-family residence.

The house possesses a high degree of historic integrity, as summarized below:

1. **Location:** the house remains in its original location, the place where the historic property was constructed, and where the historic events occurred.
2. **Design:** the house retains its original form, plan, space, structure and architectural style.

3. **Setting:** the house remains in its original setting.
4. **Materials:** the original foundation, structural and finish materials are extant on the house, giving it a high degree of integrity of materials.
5. **Workmanship:** the physical evidence of the house's design and methods of construction remain evident on the building.
6. **Feeling:** the house retains integrity of feeling because much of its historic fabric and historic character-defining features remain extant on the building.
7. **Association:** the house possesses enough historic fabric to communicate a direct link between the property and its historical association.

III. CONSTRUCTION HISTORY

Introduction

This section provides a physical description of the site and house at 411 Lytton Avenue and provides a construction chronology for the building. Dates of the additions and alterations are not given, unless they could be verified with permits or other forms of historical documentation. No permits were located at the Palo Alto design center; therefore, dates for any alterations to the house are approximate and based on the material evidence found on the building.

Physical Description

Site

The site is bounded by Lytton Avenue to the south, residential lots to the north, Kipling Street to the east, and Waverley Street to the west. A newer picket fence surrounds the house on Lytton Avenue. A narrow driveway is located to the west of the house. The essentially flat site is located within the original city limits in the University Park tract. Originally developed for residential use, the Lytton Avenue corridor has been developed for commercial uses over the years as Palo Alto has grown. This house represents one of the last of the modest bungalows constructed on Lytton Avenue for the University Park tract.

Building Exterior

The house is a bungalow, square in plan, with a symmetrical façade dominated by a front porch placed in the center of the primary (front) elevation. The house displays a hipped roof with overhanging eaves and exposed rafters. The roof is finished with asphalt shingles. A dormer protrudes from the roof in the center of the house. The dormer also has overhanging eaves with exposed rafter tails. Two, newer windows are located within the dormer. The house utilizes a wood structural system supported by a timber and brick foundation. Wood shingles finish the exterior walls. One-over-one, double-hung sash windows flank the central front porch. A

chimney protrudes from the center of the hipped roof. The chimney has been refinished with stucco (**Figure 5**).

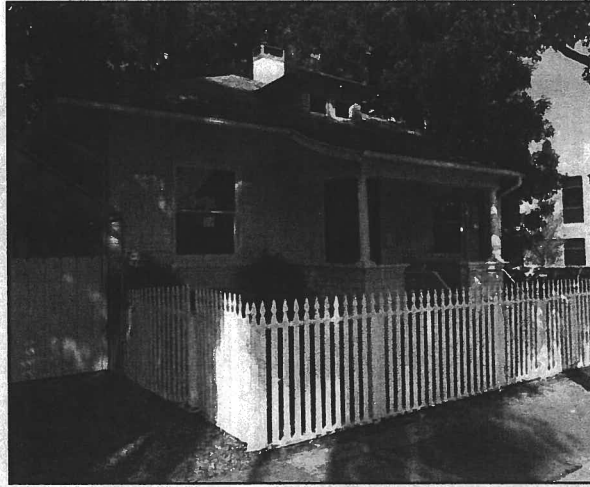
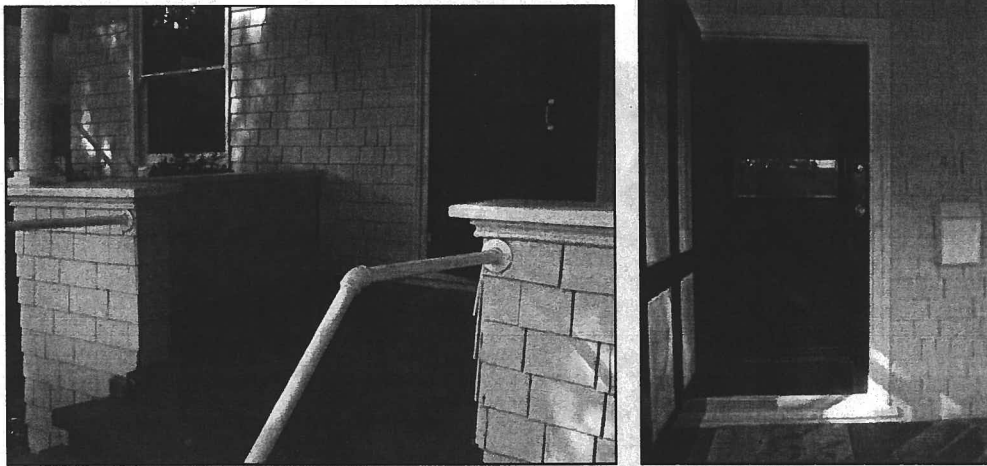


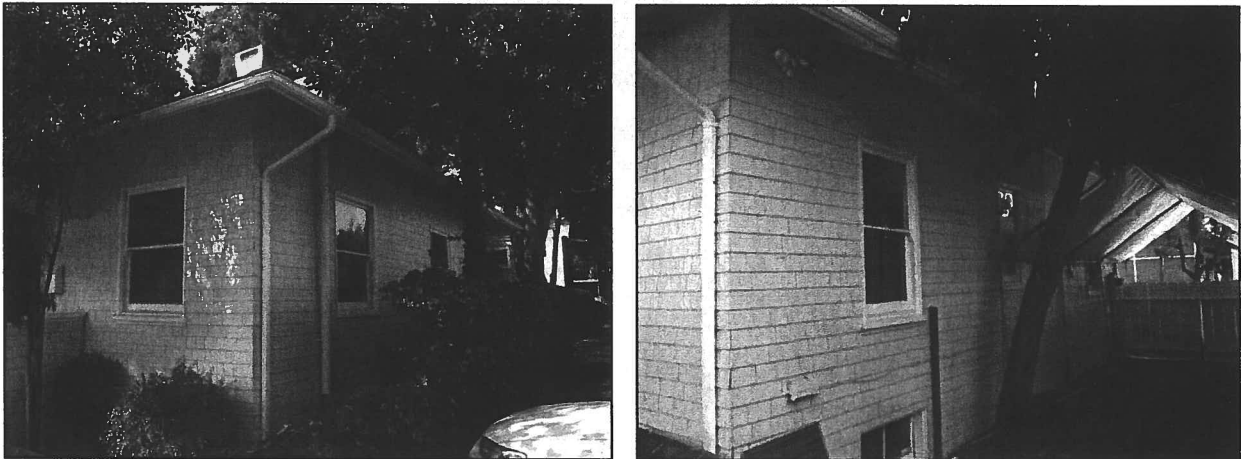
Figure 5. South elevation of the house (Photo: PAST Consultants).

The front porch has Colonial Revival columns and steel pipe handrails added at a subsequent date (**Figure 6**). The front door and porch floor boards appear to be original to the house's construction (**Figure 7**).



Figures 6 & 7. Left view shows a detail of the front porch, with original flooring and steel hand rail added later. Right view shows the front door (Photos: PAST Consultants).

The east elevation of the house contains two one-over-one, double-hung sash windows. Both windows contain historic glazing (**Figure 8**). The west elevation also contains two one-over-one, double-hung sash windows that face the driveway (**Figure 9**).



Figures 8 & 9. Left view shows the house's southeast corner and east elevation. The right view shows the west elevation of the house looking down the driveway toward Lytton Avenue (*Photos: PAST Consultants*).

The north elevation (rear) of the house contains a rear service entrance and an entrance into the half-basement (**Figure 10**).

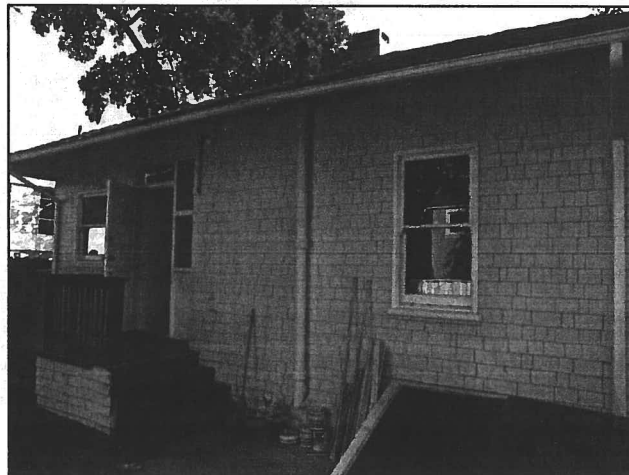


Figure 10. South elevation of the house (*Photo: PAST Consultants*).

Building Interior

The interior plan for the house includes a living room accessed from the front entrance, a kitchen to the rear and behind the living room and two bedrooms to the west of the living room. Wood floors finish the living room and bedrooms. Room entrances feature original wood surrounds. The living room features an original fireplace and one original built-in cabinet (**Figure 11**).



Figure 11. Original fireplace and built-in cabinet in living room (Photo: PAST Consultants).

Construction Chronology

The house is in primarily unaltered condition. Additions and alterations to the building are relatively minor and do not impact the bungalow's historic character-defining features. Dates of the alterations have not been located. Alterations include:

- Fencing added to site along Lytton Avenue and the east property line.
- Garage constructed behind house by 1924. Now demolished.
- Steel pipe railing added to front porch.
- Roof replaced with asphalt shingles.
- Gutters and downspouts added to roof.
- Dormer windows replaced.
- Original brick chimney covered with stucco with a newer chimney cap.
- Rear entrance steps and wood railing replaced.

IV. ARCHITECTURAL EVALUATION

Introduction

This section lists and assigns significance ratings to the historic character-defining features of the house. A *character-defining feature* is an aspect of a building's design, construction, or detail that is representative of the building's function, type, or architectural style. Generally, character-defining features include site characteristics, landscaping, specific building systems, architectural ornament, construction details, massing, materials and craftsmanship within the period of significance. For a historic resource to retain its historic significance, its character-defining features must be retained to the greatest extent possible. An understanding of a building's character-defining features is a crucial step in developing a rehabilitation treatment plan that maximizes the retention of specific historic fabric and communicates the historic significance of a given building, structure, site or other historic resource.

This section also rates the character-defining features according to their degree of significance. Significance ratings were assigned to individual character-defining features and newer elements found throughout the house as a better method of understanding the importance of individual components. The ranking system presented on the next page identifies and rates the character-defining features as a means of understanding the building's individual aspects or elements that contribute to its architectural and historic significance.

Methodology in Determining Significance Rating

Character-defining features were grouped by location throughout the building and analyzed according to significance. Individual features were identified as very significant, significant, contributing, or non-contributing.

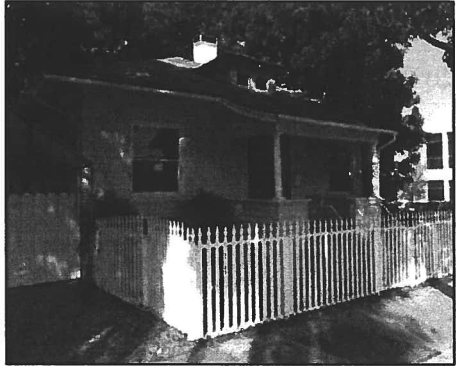

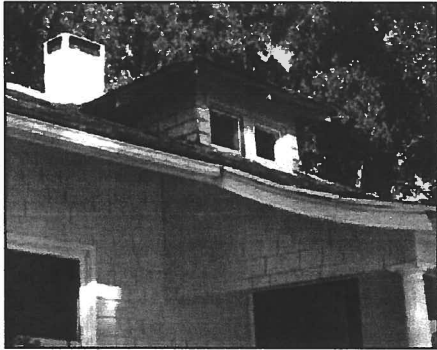
- **Very Significant** classifies those character-defining features that date within the period of significance of the building and communicate the greatest degree of historic integrity for the site. Their retention and restoration should be prioritized.
- **Significant** features are often ancillary or supportive of the very significant features that contribute to the understanding of the overall design. Alteration or removal of these features may be necessary for programmatic or building system requirements; however, removal of these features should be minimized or mitigated.
- **Contributing** features are elements of the building, or modifications to the building, that are of lower importance relative to the understanding of the original design. Alteration or removal of these features, if necessary, would have a limited effect on the integrity of the building.
- **Non-contributing** features are elements of the building that are recent modifications and/or are constructed outside the period of significance and whose removal or alteration would not have an effect on the original integrity of a building. In some cases, removal of the non-contributing features may have a positive effect on the building's overall integrity.

Character-defining Features

This section lists and ranks the character-defining features of the house. The listings begin on the next page with a table for each significance category and a photograph of each feature:

- Table 1: Very Significant Character-defining Features
- Table 2: Significant Character-defining Features
- Table 3: Contributing Character-defining Features
- Table 4: Non-contributing Features

Table 1: Very Significant Character-defining Features

<p>1. Hipped roof massing with symmetrical primary façade, dominated by one-over-one, double-hung sash windows flanking a central front porch (Figure 12).</p>	 <p>Figure 12. Symmetrical composition on Lytton Avenue (primary) façade (Photo: PAST Consultants).</p>
<p>2. Wood shingle, Craftsman-style exterior wall cladding (Figure 13).</p>	 <p>Figure 13. Wood shingle exterior wall cladding (Photo: PAST Consultants).</p>
<p>3. Hipped roof with Craftsman-style overhanging eaves and exposed rafter tails in primary roof and dormer roof (Figure 14).</p>	 <p>Figure 14. Exposed rafter tails beneath dormer roof (Photo: PAST Consultants).</p>

4. Front porch with Colonial Revival style porch posts and period front door (Figure 15).

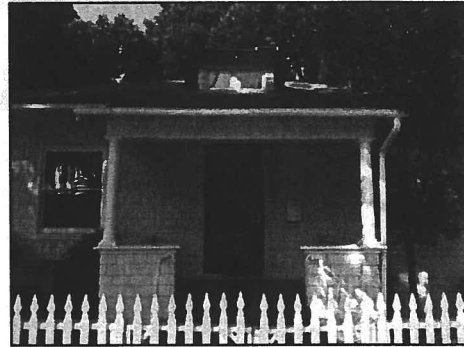


Figure 15. Front porch with Colonial Revival porch posts (Photo: PAST Consultants).

5. One-over-one, double-hung sash windows (Figure 16).



Figure 16. One-over-one, double-hung sash windows on Lytton Avenue facade (Photo: PAST Consultants).

Table 2: Significant Character-defining Features

1. Central chimney, now encased in stucco
(Figure 17).



Figure 17. Original chimney now covered with stucco
(Photo: PAST Consultants).

Table 3: Contributing Character-defining Features

1. One-over-one, double-hung sash windows on non-primary facades (**Figure 18**).



Figure 18. One-over-one, double-hung sash windows on driveway facade (*Photo: PAST Consultants*).

2. Entrance to half-basement on rear facade (**Figure 19**).



Figure 19. Entrance doors to half-basement (*Photo: PAST Consultants*).

3. Rear entrance with toplight and sidelight (**Figure 20**)

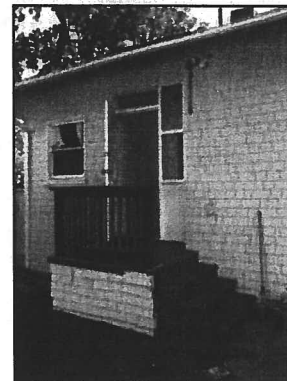

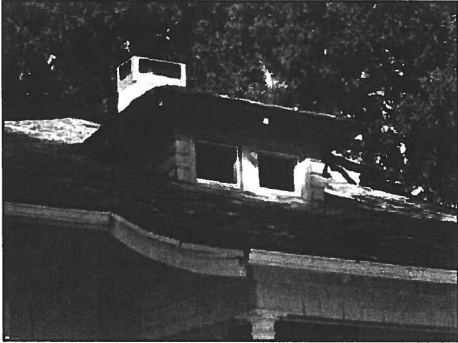



Figure 20. Rear entrance with toplight and sidelight (*Photo: PAST Consultants*).

Table 4: Non-contributing Features

<p>1. Newer site fencing along Lytton Avenue and in front of the driveway (Figure 21).</p>	 <p>Figure 21. Newer site fencing along Lytton Avenue (Photo: PAST Consultants).</p>
<p>2. Replaced asphalt shingle roofing on primary and dormer roofs (Figure 22).</p>	 <p>Figure 22. Replaced asphalt roofing on primary roof and dormer (Photo: PAST Consultants).</p>
<p>3. Steel pipe railing added to front porch (Figure 23).</p>	 <p>Figure 23. Steel pipe railing added to front porch (Photo: PAST Consultants).</p>

V. EXISTING CONDITIONS ASSESSMENT

Introduction

The building is in good condition, with very few changes to the primary façade on Lytton Avenue. The house retains all of its very significant, historic-character defining features, including the hipped roofs with exposed rafter tails, symmetrical façade with one-over-one, double-hung sash flanking a central front porch with Colonial Revival columns, wood shingle wall cladding, and original wood structural system. The interior is largely unchanged, with the exception of a remodeled kitchen and changes in interior paint colors. Original interior character-defining features include the fireplace and built-in cabinet in the living room.

Building Exterior

Foundation

Access to the foundation is through a pair of wood doors that lead down to a half basement. The foundation support consists of what is likely the original brick crib walls and footings. The brick footings and crib walls display mortar loss and significant efflorescence on the individual bricks. Wood sill plates are not tied to the foundation (**Figures 24 and 25**).



Figures 24 and 25. Views of the foundation from inside the half-basement. Brick piers and timber posts are visible in the left image. The right image shows loose bricks and efflorescence at the crib wall, particularly where the sanitary utility line meets the foundation (*Photo: PAST Consultants*).

Settlement of the front porch is evident where it meets the front of the house (**Figure 26**).

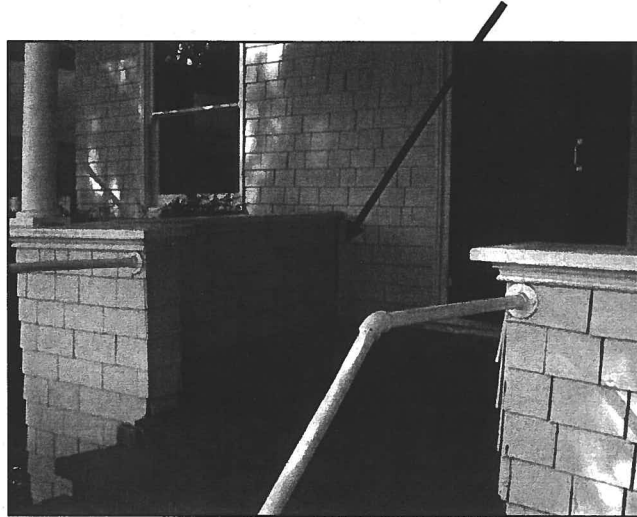


Figure 26. Settlement of front porch, shown by an arrow (*Photo: PAST Consultants*).

Walls

Exterior wood shingle cladding is in good condition, except where the shingles cladding the dormer meet the roof (**Figure 27**).

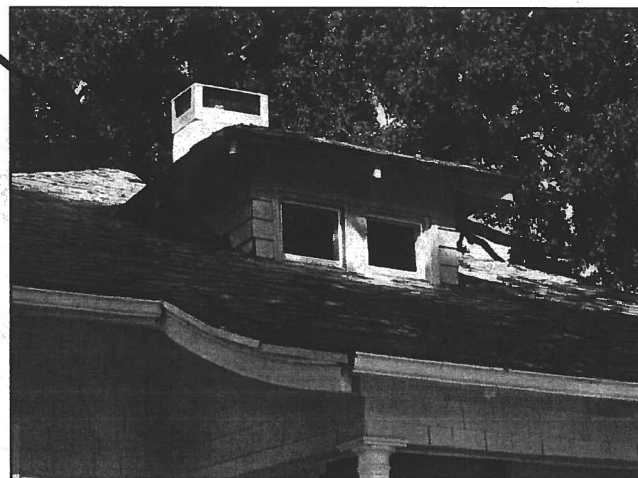


Figure 27. Water-damaged wood shingles at base of dormer, shown by an arrow (*Photo: PAST Consultants*).

Roof

As shown in **Figure 27** above, the replacement asphalt shingles are in poor condition. Replacement gutters and downspouts are misaligned at various locations, particularly on the front façade of the house. Downspouts discharge water against the house and contribute to the deterioration of the foundation (**Figure 28**).



Figure 28. Downspouts discharge water against the building, shown by an arrow (*Photo: PAST Consultants*).

The original brick chimney remains, but has been covered with stucco. A newer chimney cap has also been installed (**Figure 29**).

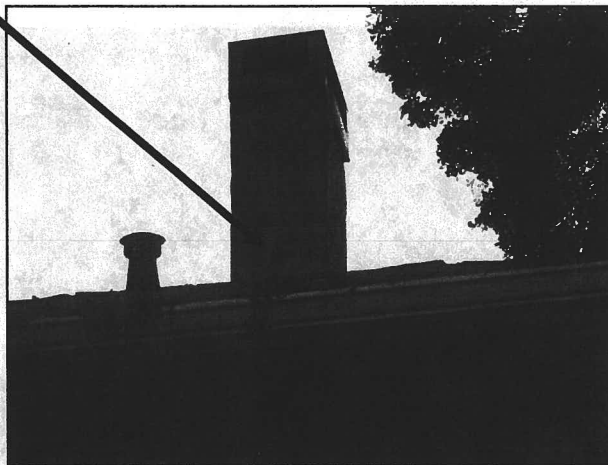


Figure 29. Wide crack in stucco on original chimney (*Photo: PAST Consultants*).

Windows and Doors

The front door appears to be original to the house and is in good condition. Sills, surrounds and sash of all windows are in good condition; several windows display original glass (**Figure 30**).

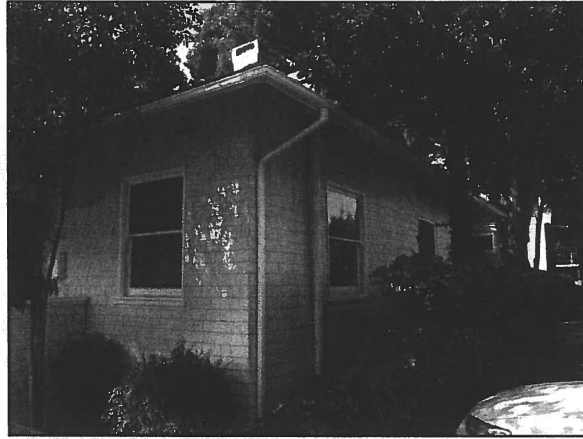
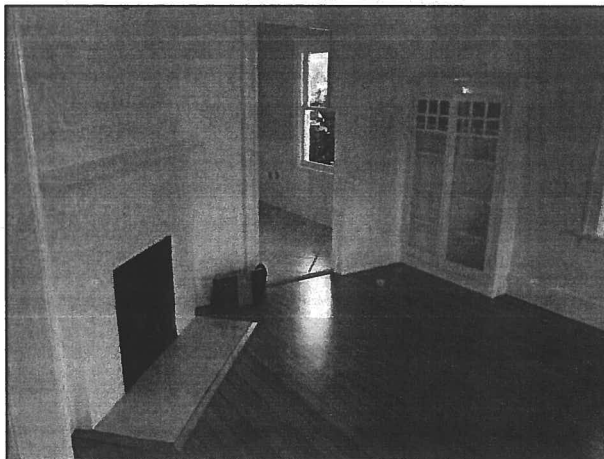


Figure 30. Typical condition of double-hung sash windows (*Photo: PAST Consultants*).

Building Interior

The interior is in good condition and retains much of its original features, including wood floors, door surrounds and wainscoting boards in the kitchen. The living room displays an original fireplace and built-in cabinet (**Figures 31 and 32**).



Figures 31 and 32. Original finishes and features in the living room (left) and front bedroom (right). (*Photos: PAST Consultants*).

VI. TREATMENT RECOMMENDATIONS

Introduction

The *Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (Standards)*, commonly referred to as the *Standards*, provide a system for identifying, prioritizing and preserving extant historic fabric. The *Standards* recognize that buildings and their associated uses change over time, and provide guidelines for establishing the most important elevations of a building (such as a front facade), where historic integrity may be highlighted, versus less visible elevations (i.e., rear facades) for locating remodeling campaigns, or the installing of ADA entries or elevators. For the house at 411 Lytton Avenue, which retains many historic character-defining features, the following treatment sequence adopts the *Standards* and emphasizes the retention of historic fabric on the most important facades: the Lytton Avenue (south) elevation and the east elevation that faces the parking lot.

Proposed Rehabilitation Sequence

- Perform structural engineering assessment of building foundation and settlement of front porch.
- Based on the engineering assessment, repair the foundation, if necessary.
- Remove asphalt roofing on primary and dormer roof surfaces. Inspect roof underlayment and roof structure for any signs of deterioration. Replace underlayment or individual structural members as necessary.
- Remove existing gutters and downspouts.
- Inspect wood shingles at dormer. Replace deteriorated shingles, as necessary.
- Inspect roof fascia boards and rafter tails for any deterioration. Repair or replace deteriorated wood members, if necessary. Repair, rather than replace as much historic wood as possible.
- Inspect chimney. If feasible, remove stucco cladding from bricks. If stucco is applied directly to bricks and removal is not possible, repair stucco cracks.
- Install replacement roof surfaces.
- Repair and/or replace gutters and downspouts, as necessary. Extend downspouts to drain water away from building walls.
- Paint the building.

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Historic Resource Evaluation Peer Review & Consistency Evaluation with Secretary of the Interior Standards for Rehabilitation

411 Lytton Avenue
Palo Alto, California

METROPOLITAN PLANNING GROUP

Prepared for:

City of Palo Alto

Planning & Community Environment Department
Historic Preservation Planning

Prepared by:

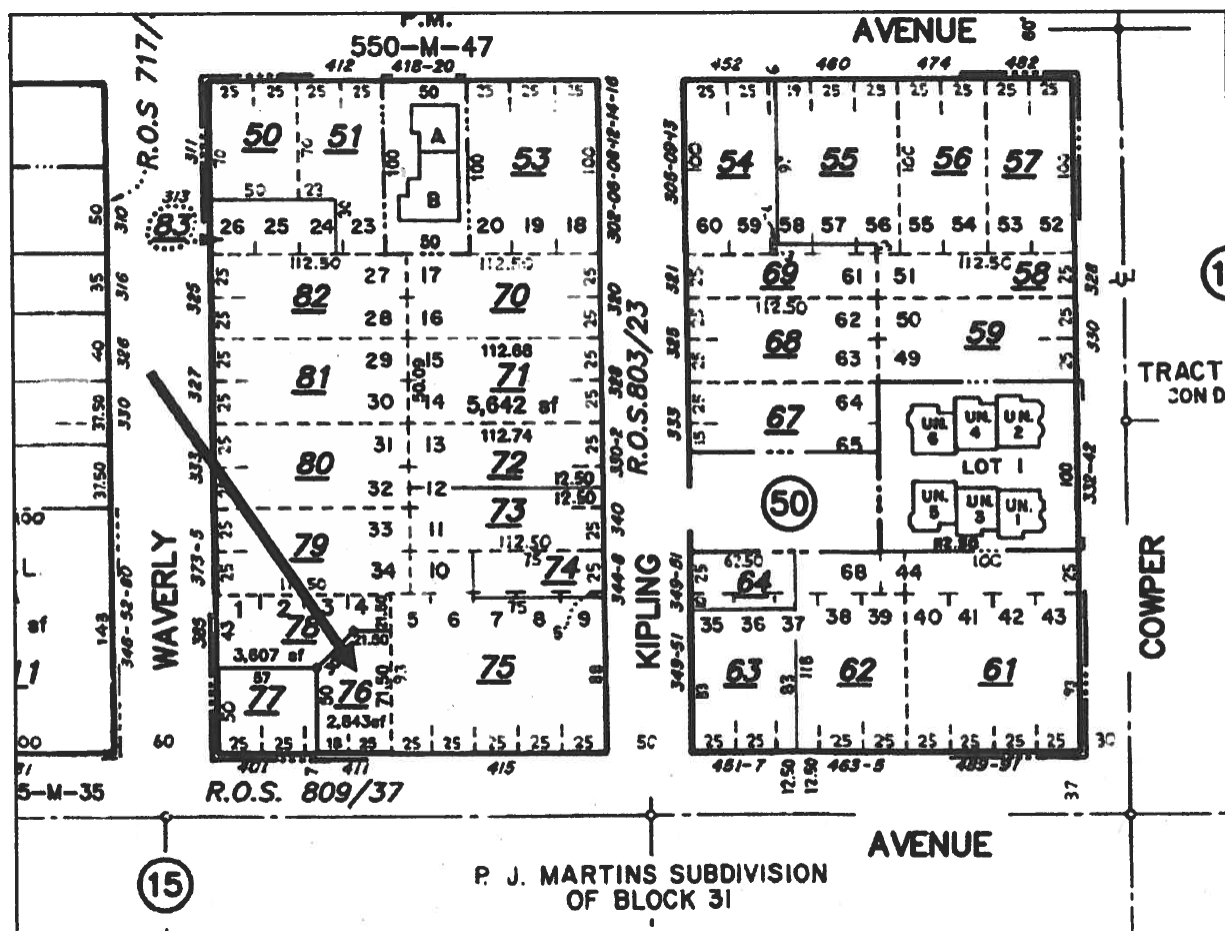
Richard Patenaude, Principal Planner

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M.A. in Public History & Historic Preservation from California State University, Dominguez Hills

February 10, 2020

I. INTRODUCTION

The City of Palo Alto retained M-Group to complete a peer review of the Historic Resources Evaluation (HRE) report for the single-family residence at 411 Lytton Avenue (subject property) in Palo Alto, California, which was prepared by PAST Consultants in February 2012. M-Group reviewed the HRE report to determine the adequacy of the physical description, background research, and historic context, and the appropriateness of the conclusion that the subject property possesses sufficient historic integrity to make it eligible for the National Register of Historic Places and the California Register of Historical Resources for its association with the first residential subdivision of Palo Alto. M-Group also evaluated the proposed development project on the site (plans by Hayes Group Architects, dated October 17, 2019) for consistency with the Secretary of the Interior Standards for Rehabilitation.



Parcel map for Lytton Avenue, between Cowper and Waverly streets; the subject parcel is Parcel 76 and is indicated by an arrow.

The house remains in good condition and displays most of its historic character-defining features from its original design, as follows¹:

Very Significant Character-Defining Features:

1. Hipped roof massing with symmetrical primary façade, dominated by one-over-one, double-hung sash windows flanking a central porch.
2. Wood shingle, Craftsman-style exterior wall cladding.
3. Hipped roof with Craftsman-style overhanging eaves and exposed rafter tails in primary roof and dormer roof.
4. Front porch with Colonial Revival-style porch posts and period front door.
5. One-over-one, double-hung sash windows.

Significant Character-Defining Features:

1. Central chimney, now encased in stucco.

Contributing Character-Defining Features:

1. One-over-one, double-hung sash windows on non-primary facades.
2. Entrance to half-basement on rear façade.
3. Rear entrance with toplight and sidelight.

Non-Contributing Features:

1. Newer site fencing along Lytton Avenue and in front of the driveway.
2. Replaced asphalt shingle roofing on primary and dormer roofs.
3. Steel pipe railing added to front porch.

The very-significant, significant and contributing features make it an outstanding example of a simplified Craftsman-styled bungalow with Colonial Revival detailing, and a fine representative of the modest homes constructed for Stanford faculty, students and local residents in the City's University Park subdivision.

The City of Palo Alto also retained M-Group to evaluate the impact of a proposed development project on the property on the property's eligibility for the National Register of Historic Places and the California Register of Historical Resources. Said project proposes a ground-floor addition to the rear of the existing structure of 223 square feet along with a basement addition of 1,177 square feet containing two additional residential units. The impacts to the character-defining features are detailed below:

South (Primary Street) Elevation

The proposed project makes no changes to, nor is it visible from, this elevation; the character-defining architectural features are not impacted.

¹ Historic Structure Report, PAST Consultants, LLC, February 2012

West Elevation

The proposed project converts the unimproved half-basement to a full basement housing two new residential units. The new exterior basement wall is of board-formed concrete, consistent with the existing concrete foundation. The two-level rear addition is set back half the width of the existing residence. The ground-floor (second) level of the addition is faced with stained wood siding, compatible with the painted wood shingles of the original structure. The basement level also uses the board-formed concrete. New doors and windows in the basement level are simple and of painted aluminum, differentiating them from, but compatible with, the historic windows. The roof is flat, with the parapet at the same height as the wall height of the original structure. The character-defining architectural features of the original structure are not impacted.

South (Rear) Elevation

The two-level addition extends northerly from the easterly half of this elevation. The wood shingle wall cladding (the only Very Significant Character-Defining Feature impacted) is removed; the new elevation is clad with stained wood siding compatible with the original painted wood shingles. The rear entrance with toplight and sidelight, called out as a contributing character-defining feature, would be removed. The new roof is flat, with the parapet at the same height as the wall height of the original structure.

East Elevation

The rear addition appears as only a ground-level addition, slightly offset from the wall surface of the original structure. The addition is faced with stained wood siding, compatible with the painted wood shingles of the original structure. The roof is flat, with the parapet at the same height as the wall height of the original structure. A single window is simple and of painted aluminum, differentiating it from, but compatible with, the historic windows.

II. FINDINGS

Architectural Integrity

To complete its peer review, M-Group conducted a site visit of the subject property on January 20, 2020, and photographed (Appendix II) and noted the building's exterior architectural features and existing condition. M-Group also reviewed the integrity of PAST Consultants' assessment of the construction history of the building and the development of the neighborhood within the context of the history of Palo Alto.

M-Group concurs with PAST Consultants that the residence at 411 Lytton Avenue retains sufficient architectural integrity to be eligible for listing in the National Register of Historic Places and the California Register of Historical Resources, as well as eligibility for Category 2 status on the City of Palo Alto's Historic Resource Inventory, for its association with the first residential subdivision of Palo Alto. PAST Consultants' evaluation of the subject property is appropriate and based on an adequate historic context. The report also contains an accurate and complete building description and construction chronology.

Conformance with *The Secretary of the Interior's Standards for Rehabilitation*

Rehabilitation is defined as the act or process of making possible a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural, or architectural values. When alterations or additions to the property are planned for a new or continued use, Rehabilitation may be considered as the appropriate treatment. The Standards are applied taking into consideration the economic and technical feasibility of each project. The proposed development project is in conformance with the Secretary of the Interior's Standards for Rehabilitation.

Standards for Rehabilitation

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.*

The proposed project continues the historical residential use; however, the number of dwelling units will increase from one to three.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

The form and materials of the original structure will be retained and preserved, except that the existing materials on half of the rear façade will be removed to allow for a ground-floor and basement extension toward the rear property line. Please note that the California SHPO does not require consideration of interior features and spatial relationships for projects not using the *Historic Preservation Tax Incentives Program*.

3. *Each property will 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 elements from other historic properties, will not be undertaken.*

The original form and materials of the existing structure will be retained, with the exception of those materials on half of the rear elevation. The addition will contain new materials that will be compatible with, but not copy, the historic materials.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The existing structure does not contain significant changes from its original construction.

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

The original materials, features, finishes and construction methods that characterize the structure's historic architectural integrity will be retained.

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

There does not appear to be any significantly deteriorated historic features that would call for replacement.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

It is recommended that construction of the project be required to follow the Guidelines for the Treatment of Historic Properties: Rehabilitation (Appendix I), especially the Proposed Rehabilitation Sequence contained on page 34 of the PAST Consultants Historic Structure Report, dated February 2012.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

The original structure contains an excavated, unfinished "crawl" space. While it is not likely that new archaeological resources will be discovered, the City's construction regulations would require a protocol should any be found.

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.*

The new addition proposes removal of historic materials and features on the rear elevation only; the new materials and features on the addition will be compatible but differentiated from the original. The cladding of the original exterior walls is of painted wooden shingles; the cladding of the walls of the addition will be of stained wood siding. Both cladding materials will be of

wood; however, the differentiation between the shingles and the wood siding will enable the viewer to differentiate the original structure from the addition.

10. *New additions and adjacent or related new construction will 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 rear addition could be removed in the future without damaging the integrity of the historic structure; new materials would have to replace those removed on a portion of the rear elevation.

Conclusion

As the original structure retains its architectural integrity and its conformance with *The Secretary of the Interior's Standards for Rehabilitation*, the property retains its eligibility for the *National Register of Historic Places* and the *California Register of Historical Resources*.

The property's eligibility for the National and California registers provides eligibility for *Category 2* of the *City of Palo Alto's Historic Inventory* under the following criteria:

City of Palo Alto's Historic Inventory (PA)

Chapter 16.49 of the Palo Alto Municipal Code addresses the procedures for historic preservation. The Criteria for Designation are:

1. *The structure or site is identified with the lives of historic people or with important events in the city, state or nation;*
2. *The structure or site is particularly representative of an architectural style or way of life important to the city, state or nation;*
3. ~~The structure or site is an example of a type of building which was once common, but is now rare;~~
4. ~~The structure or site is connected with a business or use which was once common, but is now rare;~~
5. *The architect or building was important;*
6. *The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship.*

Chapter 16.49 divides up historic resources on the City of Palo Alto's Historic Inventory into four categories:

- ~~• **Category 1:** An "Exceptional Building" of pre-eminent national or state importance. These buildings are meritorious works of the best architects, outstanding examples of a specific architectural style, or illustrate stylistic development of architecture in the United States. These buildings have had either no exterior modifications or~~

such minor ones that the overall appearance of the building is in its original character.

- **Category 2:** A "Major Building" of regional importance. These buildings are meritorious works of the best architects, outstanding examples of an architectural style, or illustrate stylistic development of architecture in the state or region. **A major building may have some exterior modifications, but the original character is retained.**
- ~~Category 3 or 4:~~ A "Contributing Building" which is a good local example of an architectural style and relates 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.

APPENDIX I

Guidelines for the Treatment of Historic Properties: Rehabilitation

WOOD: CLAPBOARD, WEATHERBOARD, SHINGLES, AND OTHER FUNCTIONAL AND DECORATIVE ELEMENTS
<i>Identifying, retaining and preserving</i> features that are important in defining the overall historic character of the building (such as walls, brackets, railings, cornices, window and door surrounds, steps, and columns) and decorative ornament and other details, such as tooling and bonding patterns, coatings, and color.
<i>Protecting and maintaining</i> wood features by ensuring that historic drainage features that divert rainwater from wood surfaces (such as roof overhangs, gutters, and downspouts) are intact and functioning properly.
Applying chemical preservatives or paint to wood features that are subject to weathering, such as exposed beam ends, outriggers, or rafter tails.
Implementing an integrated pest management plan to identify appropriate preventive measures to guard against insect damage, such as installing termite guards, fumigating, and treating with chemicals.
Retaining coatings (such as paint) that protect the wood from moisture and ultraviolet light. Paint removal should be considered only when there is paint surface deterioration and as part of an overall maintenance program which involves repainting or applying other appropriate coatings.
Removing damaged or deteriorated paint to the next sound layer using the gentlest method possible (e.g., hand scraping and hand sanding) prior to repainting.
Using chemical strippers primarily to supplement other methods such as hand scraping, hand sanding, and thermal devices.
Using biodegradable or environmentally-safe cleaning or paint-removal products.
Using paint-removal methods that employ a poultice to which paint adheres, when possible, to neatly and safely remove old lead paint.
Using thermal devices (such as infrared heaters) carefully to remove paint when it is so deteriorated that total removal is necessary prior to repainting.
Using coatings that encapsulate lead paint, when possible, where the paint is not required to be removed to meet environmental regulations.
Applying compatible paint coating systems to historically-painted wood following proper surface preparation.
Repainting historically-painted wood features with colors that are appropriate to the building and district.
Protecting adjacent materials when working on other wood features.
Evaluating the overall condition of the wood to determine whether more than protection and maintenance, such as repairs to wood features, will be necessary.
<i>Repairing</i> wood by patching, splicing, consolidating, or otherwise reinforcing the wood using recognized conservation methods. Repair may include the limited replacement in kind or with a compatible substitute material

of those extensively deteriorated or missing components of wood features when there are surviving prototypes, such as brackets, molding, or sections of siding.

Replacing in kind an entire wood feature that is too deteriorated to repair (if the overall form and detailing are still evident) using physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation. Examples of such wood features include a cornice, entablature, or a balustrade. If using wood is not feasible, then a compatible substitute material may be considered.

Replacing a deteriorated wood feature or wood siding on a *primary or other highly-visible* elevation with a new matching wood feature.

ROOFS

Identifying, retaining, and preserving roofs and their functional and decorative features that are important in defining the overall historic character of the building. The form of the roof (gable, hipped, gambrel, flat, or mansard) is significant, as are its decorative and functional features (such as cupolas, cresting, parapets, monitors, chimneys, weather vanes, dormers, ridge tiles, and snow guards), roofing material (such as slate, wood, clay tile, metal, roll roofing, or asphalt shingles), and size, color, and patterning.

Protecting and maintaining a roof by cleaning gutters and downspouts and replacing deteriorated flashing. Roof sheathing should also be checked for indications of moisture due to leaks or condensation.

Providing adequate anchorage for roofing material to guard against wind damage and moisture penetration.

Protecting a leaking roof with a temporary waterproof membrane with a synthetic underlayment, roll roofing, plywood, or a tarpaulin until it can be repaired.

Repainting a roofing material that requires a protective coating and was painted historically (such as a terneplate metal roof or gutters) as part of regularly-scheduled maintenance.

Applying compatible paint coating systems to historically-painted roofing materials following proper surface preparation.

Protecting a roof covering when working on other roof features.

Evaluating the overall condition of the roof and roof features to determine whether more than protection and maintenance, such as repairs to roof features, will be necessary.

Repairing a roof by ensuring that the existing historic or compatible non-historic roof covering is sound and waterproof. Repair may include the limited replacement in kind or with a compatible substitute material of missing materials (such as wood shingles, slates, or tiles) on a main roof, as well as those extensively deteriorated or missing components of features when there are surviving prototypes, such as ridge tiles, dormer roofing, or roof monitors.

Using corrosion-resistant roof fasteners (e.g., nails and clips) to repair a roof to help extend its longevity.

Replacing in kind an entire roof covering or feature that is too deteriorated to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation. Examples of such a feature could include a large section of roofing, a dormer, or a chimney. If using the same kind of material is not feasible, then a compatible substitute material may be considered.

Replacing only missing or damaged roofing tiles or slates rather than replacing the entire roof covering.

Replacing an incompatible roof covering or any deteriorated non-historic roof covering with historically-accurate roofing material, if known, or another material that is compatible with the historic character of the building.

WINDOWS
Identifying, retaining, and preserving windows and their functional and decorative features that are important to the overall character of the building. The window material and how the window operates (e.g., double hung, casement, awning, or hopper) are significant, as are its components (including sash, muntins, ogee lugs, glazing, pane configuration, sills, mullions, casings, or brick molds) and related features, such as shutters.
Protecting and maintaining the wood or metal which comprises the window jamb, sash, and trim through appropriate treatments, such as cleaning, paint removal, and reapplication of protective coating systems.
Protecting windows against vandalism before work begins by covering them and by installing alarm systems that are keyed into local protection agencies.
Making windows weathertight by recaulking gaps in fixed joints and replacing or installing weatherstripping.
Protecting windows from chemical cleaners, paint, or abrasion during work on the exterior of the building.
Protecting and retaining historic glass when replacing putty or repairing other components of the window.
Sustaining the historic operability of windows by lubricating friction points and replacing broken components of the operating system (such as hinges, latches, sash chains or cords) and replacing deteriorated gaskets or insulating units.
Adding storm windows with a matching or a one-over-one pane configuration that will not obscure the characteristics of the historic windows. Storm windows improve energy efficiency and are especially beneficial when installed over wood windows because they also protect them from accelerated deterioration.
Adding interior storm windows as an alternative to exterior storm windows when appropriate.
Installing sash locks, window guards, removable storm windows, and other reversible treatments to meet safety, security, or energy conservation requirements.
Evaluating the overall condition of the windows to determine whether more than protection and maintenance, such as repairs to windows and window features, will be necessary.
Repairing window frames and sash by patching, splicing, consolidating, or otherwise reinforcing them using recognized preservation methods. Repair may include the limited replacement in kind or with a compatible substitute material of those extensively deteriorated, broken, or missing components of features when there are surviving prototypes, such as sash, sills, hardware, or shutters.
Removing glazing putty that has failed and applying new putty; or, if glass is broken, carefully removing all putty, replacing the glass, and reputtying.
Installing new glass to replace broken glass which has the same visual characteristics as the historic glass.
Replacing in kind an entire window that is too deteriorated to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation. If using the same kind of material is not feasible, then a compatible substitute material may be considered.
Modifying a historic single-glazed sash to accommodate insulated glass when it will not jeopardize the soundness of the sash or significantly alter its appearance.

Using low-e glass with the least visible tint in new or replacement windows.
Using window grids rather than true divided lights on windows on the upper floors of high-rise buildings if they will not be noticeable.
Ensuring that spacer bars in between double panes of glass are the same color as the window sash.
Replacing all of the components in a glazing system if they have failed because of faulty design or materials that have deteriorated with new material that will improve the window performance without noticeably changing the historic appearance.
Replacing incompatible, non-historic windows with new windows that are compatible with the historic character of the building; or reinstating windows in openings that have been filled in.

ENTRANCES AND PORCHES

Identifying, retaining, and preserving entrances and porches and their functional and decorative features that are important in defining the overall historic character of the building. The materials themselves (including masonry, wood, and metal) are significant, as are their features, such as doors, transoms, pilasters, columns, balustrades, stairs, roofs, and projecting canopies.
Retaining a historic entrance or porch even though it will no longer be used because of a change in the building's function.
Protecting and maintaining the masonry, wood, and metals which comprise entrances and porches through appropriate surface treatments, such as cleaning, paint removal, and reapplication of protective coating systems.
Protecting entrances and porches against arson and vandalism before work begins by covering them and by installing alarm systems keyed into local protection agencies.
Protecting entrance and porch features when working on other features of the building.
Evaluating the overall condition of entrances and porches to determine whether more than protection and maintenance, such as repairs to entrance and porch features, will be necessary.
Repairing entrances and porches by patching, splicing, consolidating, and otherwise reinforcing them using recognized preservation methods. Repair may include the limited replacement in kind or with a compatible substitute material of those extensively deteriorated features or missing components of features when there are surviving prototypes, such as balustrades, columns, and stairs.
Replacing in kind an entire entrance or porch that is too deteriorated to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature or when the replacement can be based on historic documentation. If using the same kind of material is not feasible, then a compatible substitute material may be considered.

BUILDING SITE

Identifying, retaining, and preserving features of the building site that are important in defining its overall historic character. Site features may include walls, fences, or steps; circulation systems, such as walks, paths or roads; vegetation, such as trees, shrubs, grass, orchards, hedges, windbreaks, or gardens; landforms, such as hills, terracing, or berms; furnishings and fixtures, such as light posts or benches; decorative elements, such as sculpture, statuary, or monuments; water features, including fountains, streams, pools, lakes, or irrigation ditches; and

subsurface archeological resources, other cultural or religious features, or burial grounds which are also important to the site.
Retaining the historic relationship between buildings and the landscape.
Protecting and maintaining buildings and site features by providing proper drainage to ensure that water does not erode foundation walls, drain toward the building, or damage or erode the landscape.
Correcting any existing irrigation that may be wetting the building excessively.
Minimizing disturbance of the terrain around buildings or else- where on the site, thereby reducing the possibility of destroying or damaging important landscape features, archeological resources, other cultural or religious features, or burial grounds.
Surveying and documenting areas where the terrain will be altered to determine the potential impact to important landscape features, archeological resources, other cultural or religious features, or burial grounds.
Protecting (e.g., preserving in place) important site features, archeological resources, other cultural or religious features, or burial grounds.
Planning and carrying out any necessary investigation before rehabilitation begins, using professional archeologists and methods, when preservation in place is not feasible.
Preserving important landscape features through regularly-scheduled maintenance of historic plant material.
Protecting the building site and landscape features against arson and vandalism before rehabilitation work begins by erecting temporary fencing and by installing alarm systems keyed into local protection agencies.
Installing protective fencing, bollards, and stanchions on a building site, when necessary for security, that are as unobtrusive as possible.
Providing continued protection and maintenance of buildings and landscape features on the site through appropriate grounds and landscape management.
Protecting buildings and landscape features when working on the site.
Evaluating the overall condition of materials and features to determine whether more than protection and maintenance, such as repairs to site features, will be necessary.
Repairing historic site features which have been damaged, are deteriorated, or have missing components order reestablish the whole feature and to ensure retention of the integrity of the historic materials. Repairs may include limited replacement in kind or with a compatible substitute material of those extensively deteriorated or missing parts of site features when there are surviving prototypes, such as paving, railings, or individual plants within a group (e.g., a hedge). Repairs should be physically and visually compatible.
Replacing in kind an entire feature of the site that is too deteriorated to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature. Examples could include a walkway or a fountain, a land form, or plant material. If using the same kind of material is not feasible, then a compatible substitute material may be considered.

SETTING
Identifying, retaining, and preserving building and landscape features that are important in defining the overall historic character of the setting. Such features can include circulation systems, such as roads and streets; furnishings and fixtures, such as light posts or benches; vegetation, gardens and yards; adjacent open space, such as fields, parks, commons, or wood lands; and important views or visual relationships.
Retaining the historic relationship between buildings and landscape features in the setting. For example, preserving the relationship between a town common or urban plaza and the adjacent houses, municipal buildings, roads, and landscape and streetscape features.
Protecting and maintaining historic features in the setting through regularly-scheduled maintenance and grounds and landscape management.
Installing protective fencing, bollards, and stanchions in the setting, when necessary for security, that are as unobtrusive as possible.
Protecting buildings and landscape features when undertaking work in the setting.
Evaluating the overall condition of materials and features to determine whether more than protection and maintenance, such as repairs to materials and features in the setting, will be necessary.
Repairing features in the setting by reinforcing the historic materials. Repairs may include the replacement in kind or with a compatible substitute material of those extensively deteriorated or missing parts of setting features when there are surviving prototypes, such as fencing, paving materials, trees, and hedgerows. Repairs should be physically and visually compatible.
Replacing in kind an entire building or landscape feature in the setting that is too deteriorated to repair (if the overall form and detailing are still evident) using the physical evidence as a model to reproduce the feature. If using the same kind of material is not feasible, then a compatible substitute material may be considered.

NEW EXTERIOR ADDITIONS
Placing functions and services required for a new use (including elevators and stairways) in secondary or non-character-defining interior spaces of the historic building rather than constructing a new addition.
Constructing a new addition on a secondary or non-character defining elevation and limiting its size and scale in relationship to the historic building.
Constructing a new addition that results in the least possible loss of historic materials so that character-defining features are not obscured, damaged, or destroyed.
Designing a new addition that is compatible with the historic building.
Ensuring that the addition is subordinate and secondary to the historic building and is compatible in massing, scale, materials, relationship of solids to voids, and color.
Using the same forms, materials, and color range of the historic building in a manner that does not duplicate it, but distinguishes the addition from the original building.
Basing the alignment, rhythm, and size of the window and door openings of the new addition on those of the historic building.

Incorporating a simple, recessed, small-scale hyphen, or connection, to physically and visually separate the addition from the historic building.
Distinguishing the addition from the original building by setting it back from the wall plane of the historic building.
Ensuring that the addition is stylistically appropriate for the historic building type (e.g., whether it is residential or institutional).
Considering the design for a new addition in terms of its relationship to the historic building as well as the historic district, neighborhood, and setting.
Designing a compatible rooftop addition for a multi-story building, when required for a new use, that is set back at least one full bay from the primary and other highly-visible elevations and that is inconspicuous when viewed from surrounding streets.
Limiting a rooftop addition to one story in height to minimize its visibility and its impact on the historic character of the building.
Adding a new building to a historic site or property only if the requirements for a new or continuing use cannot be accommodated within the existing structure or structures.
Locating new construction far enough away from the historic building, when possible, where it will be minimally visible and will not negatively affect the building's character, the site, or setting.
Designing new construction on a historic site or in a historic setting that it is compatible but differentiated from the historic building or buildings.
Considering the design for related new construction in terms of its relationship to the historic building as well as the historic district and setting.
Ensuring that new construction is secondary to the historic building and does not detract from its significance.
Using site features or land formations, such as trees or sloping terrain, to help minimize the new construction and its impact on the historic building and property.
Designing an addition to a historic building in a densely-built location (such as a downtown commercial district) to appear as a separate building or infill, rather than as an addition. In such a setting, the addition or the infill structure must be compatible with the size and scale of the historic building and surrounding buildings—usually the front elevation of the new building should be in the same plane (i.e., not set back from the historic building). This approach may also provide the opportunity for a larger addition or infill when the façade can be broken up into smaller elements that are consistent with the scale of the historic building and surrounding buildings.

APPENDIX II
PHOTOS



Street (South) Elevation





Dormer



West Elevation



Rear (North) Elevation



East Elevation

ATTACHMENT D
ZONING COMPARISON TABLE
411 Lytton Avenue, 19PLN-00115

Table 1: COMPARISON WITH CHAPTER 18.18 (CD-C DISTRICT) Mixed-Use and Residential Development Standards			
Regulation	Required	Existing	Proposed
Minimum Building Setback			
Front Yard	None Required	9'	No Change
Rear Yard	10 feet for residential portion; no requirement for commercial portion	28'	11'
Interior Side Yard	None Required	4' 10'-6"	No Change
Maximum Site Coverage (building footprint)	None Required	854 sf	2,843 sf
Landscape Open Space Coverage	20% (569 sf)	63% (1,791 sf)	24% (682 sf)
Usable Open Space	150 sf per unit (450 sf)	1,795 sf	477 sf
Maximum Height Within 150 ft. of an abutting residential zone (1)	50 feet 40 feet	16'-8"	No Change
Daylight Plane for lot lines abutting one or more residential zoning districts or a residential PC district	Daylight plane height and slope identical to those of the most restrictive residential zone abutting the lot line	Complies	Complies
Residential Density (net)	No maximum	0.065 acre site and 1 unit = 15 units / acre	0.065 acre site and 3 units = 46 units / acre
Maximum Weighted Average Residential Unit Size	1,500 sf per unit	Unit A: 854 sf	Unit A: 1,077 sf Unit B: 478 sf Unit C: 699 sf
Maximum Residential Floor Area Ratio (FAR)	1.0:1 (2,843 sf)	0.3:1 (854 sf)	0.79:1 (2,254 sf)

(1) For sites abutting an RM-40 zoned residential district or a residential Planned Community (PC) district, maximum height may be increased to 50 feet.

18.18.100 Performance Standards. In addition to the standards for development prescribed above, all development shall comply with the performance criteria outlined in Chapter 18.23 of the Zoning Ordinance. All mixed use development shall also comply with the provisions of Chapter 18.23 of the Zoning Ordinance.

18.18.110 Context-Based Design Criteria. As further described in a separate attachment, development in a commercial district shall be responsible to its context and compatible with adjacent development, and shall promote the establishment of pedestrian oriented design.

**Table 2: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Bicycle Parking)
for Mixed-Use Projects**

Type	Required	Existing	Proposed
Vehicle Parking	1 space per studio and one-bedroom; 2 spaces per two-bedroom unit (at least one covered) Total: 4 spaces (one covered)	1 space	4 spaces (three off-site) (none covered)
Bicycle Parking	Residential: 1 Long-term per unit (3) Total = 3 long-term	Not Applicable (Single-Family Residential)	Long Term: None

Attachment E

Project Plans

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

Directions to review Project plans online:

1. Go to: bit.ly/PAPendingprojects
2. Scroll down to find "411 Lytton Avenue" 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=4824&TargetID=319>