



Historic Resources Board

Staff Report (ID # 7407)

Report Type: Study Session **Meeting Date:** 11/10/2016

Summary Title: 490 Kingsley Avenue Study Session

Title: HRB Study Session, 490 Kingsley Avenue: Review of alterations and additions to a single family residence designated on the City's Historic Inventory as a Category 3 structure, and accessory structure. The property is located in the Professorville District.

From: Hillary Gitelman

Recommendation

It is recommended that the Historic Resources Board (HRB) take the following action(s):

1. Conduct a study session to review and provide comments on the project with respect to the project's compliance with Secretary of the Interior's Standards.

Report Summary

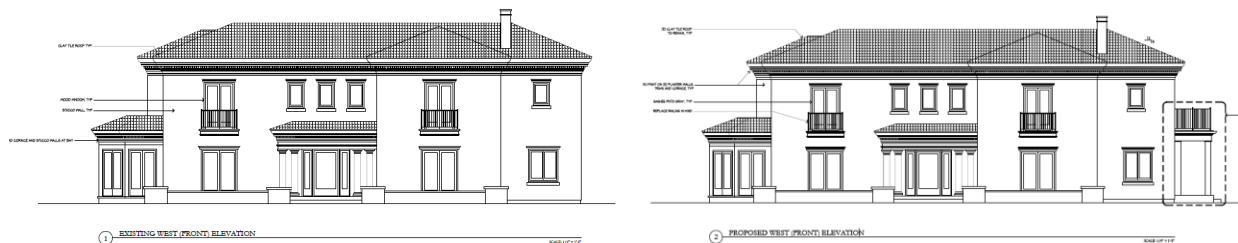
This report provides background for a study session. Project plans are provided to the HRB members. The project consists of alterations and additions to a single family residence and an accessory structure located in the Professorville District. The property is designated on the City's Historic Inventory as a Category 3 historic resource.



Background/Discussion

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

The HRB had reviewed a prior version of the project on May 12, 2016 and found it inconsistent with Palo Alto Municipal Code Section 16.49.050 (b) and with many of the Secretary of the Interior's Standards for Rehabilitation (2, 3, 5, 6, and 9). The HRB recommended the applicant return to the HRB with project revisions. The May 12th staff report and meeting minutes are attached to this report (Attachments A and B). The revised project greatly reduces the potential adverse effects on a resource. Below images are of the existing and proposed front elevation. The HRB has been provided the plan set for the proposed modifications.



Environmental Review

The subject project has been assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City. The project is exempt from CEQA per Class 15268 (Ministerial Projects), since only a building permit is required for this project.

Next Steps

The next step is for the applicant to submit a building permit. The project does not require a discretionary application.

Report Author & Contact Information

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HRB¹ Liaison & Contact Information

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Attachments:

- Attachment A: May 12, 2016 HRB Report ID# 6909 (PDF)
- Attachment B: May 12, 2016 HRB transcript (PDF)
- Attachment C: 161017 Historic Review Submittal Plans (PDF)

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



Historic Resources Board

Staff Report (ID # 6909)

Report Type: Action Items **Meeting Date:** 5/12/2016

Summary Title: 490 Kingsley Avenue - Historic Preservation Review

Title: Request by Ken Linsteadt Architects on behalf of the property owner, Joseph and Melissa Kraus, for Historic Resources Board review of a Historic Preservation application for proposed alterations and additions to an existing single-family residence and an existing accessory structure at 490 Kingsley Avenue. Designations: Historic Category 3, Professorville district. Zone: Single-Family Residential (R-1 (10,000)). Environmental Review: CEQA exempt per Class 15268 (Ministerial Projects).

From: Hillary Gitelman

Lead Department: Planning and Community Environment

Recommendation

Staff recommends that the Historic Resources Board:

- Find that the application as submitted is not consistent with the standards of review contained in Municipal Code Section 16.49.050 (b), and the Secretary of the Interior's Standards for Rehabilitation; and
- Recommend that the property owner revise the project in order to be consistent with the Secretary of the Interior's Standards for Rehabilitation and resubmit for review by the Historic Resources Board and City staff.

Background

The current application is subject to review by the Historic Resources Board (HRB) per the Municipal Code. According to Code, the HRB shall review building permit applications for exterior alterations involving single-family and duplex residences which are historic structures/sites in the downtown area or which are significant buildings elsewhere in the City. Compliance with the recommendations shall be voluntary, not mandatory.¹ The subject property at 490 Kingsley is a "significant building" because it is located within the Professorville historic district, which has been placed on the Palo Alto Historic Inventory.²

¹ Section 16.49.050 (a).

² Section 16.49.020 (f).

In evaluating applications, the HRB shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors. The prime concern should be the exterior appearance of the building site. The proposed alterations should not adversely affect the exterior architectural characteristics nor the historical, architectural or aesthetic value of the building and its site; or the relationship of the building, in terms of harmony and appropriateness, with its surroundings, including neighborhood structures.³ In 1987, the City Council adopted the Secretary of the Interior's Standards for Rehabilitation for use by the HRB. The Standards for Rehabilitation promote historic preservation best practices that help to protect our nation's irreplaceable cultural resources.

Discussion

A project description is included below. This is followed by an analysis of the proposed project for consistency with the Secretary of the Interior's Standards for Rehabilitation.

Project Description

The existing property at 490 Kingsley Avenue is located at the southeast corner of Kingsley Avenue and Cowper Street in the Professorville historic district. It is designated as Historic Category 3 in the City's Historic Inventory and as a contributing property to the National Register district. The lot is 32,500 square feet in area. The existing two-story, 4,970-square-foot L-plan house is located at the center of the lot. An existing two-story, 1,054-square-foot square-plan garage is located at the back of the lot along the east property line. The house and the garage currently display matching architectural treatments.

According to the historic inventory form for 490 Kingsley Avenue, "this rather austere building is given a Mediterranean Revival feeling by its irregular massing and tile roof" (see Attachment A). In addition to low-sloped tile roofs, architectural features include heavy decorative cornices, multi-columned porticos and an oriel bay. The existing house was constructed in 1920 by Owen D. Richardson, an attorney. The architect is unknown. According to the 1924 Sanborn Insurance Co. map, the existing garage was also constructed circa 1920. After 1933, the residence was occupied by Dr. Blake C. Wilbur, a co-founder of the Palo Alto Medical Clinic. In 2004, a two-story rear addition to the residence was constructed, resulting in an increase of 806 square feet of floor area (see Attachment B).

The applicant proposes to alter the existing historic residence as follows:

- Remove the existing heavy decorative cornice and replace it with a new, simplified cornice under all eaves;
- Alter the second story window openings and balcony door openings by increasing their heights by 11 inches, and replace the existing wood window sashes and balcony doors with new larger units;
- Remove the existing decorative headers and install a new continuous, simplified header band over the altered windows and doors at the second story;

³ Section 16.49.050 (b) (2).

- Remove the existing decorative porches at the west (Kingsley Avenue) elevation and east (rear) elevation, which are original features, and construct a new simplified front porch facing Kingsley Street;
- Remove the existing oriel bay at the north (Cowper Street) side, which is an original feature, and construct a new, simplified bay window;
- Add a basement light well with a window at the north (Cowper Street) side;
- Install a new first-story porch and second-story balcony at the south (interior) side elevation, involving the removal of four existing original windows;
- Remove the existing non-original porch at the rear addition and construct a new, simplified rear porch.

Also, the applicant proposes to alter the existing historic accessory structure as follows:

- Remove the existing decorative tile roof and the existing heavy decorative cornice and install a new standing seam metal roof;
- Remove all existing wood window sashes, doors, and garage doors; modify or remove all existing window and door openings and install new openings at the north, south, and west elevations; install all new windows, doors, and garage doors of different styles; and install a new second-story balcony at the north side;
- Construct a new one-story gable addition at the south elevation, with a standing seam metal roof, vertical wood siding, wood doors and windows, and steel bi-fold doors;
- Construct a new steel trellis with concrete columns at the west elevation of the garage and the proposed addition.

Other proposed site improvements include:

- Construct a new carport trellis at the north side of the property facing Cowper Street;
- Construct a new swimming pool in the rear yard;
- Make changes and improvements to the landscape, hardscape, and paving.

A Project Evaluation report submitted by the applicant is included as Attachment C. The project plans submitted by the applicant are included as Attachment D.

Analysis

The following table includes staff's analysis of the proposed project for consistency with the Secretary of the Interior's Standards for Rehabilitation. In summary, staff finds that the project is not consistent with the Standards for Rehabilitation because it would result in the alteration and removal of materials, features, and architectural elements that characterize the existing historic structures, and the addition of new elements that are not compatible with the historic property or the district, such that the significance and integrity of a historical resource would be impaired.

Standards for Rehabilitation	Staff Analysis
1. A property shall be used for its historic	☐ Consistent

Standards for Rehabilitation	Staff Analysis
purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.	☒ Not consistent ☐ Not applicable <u>Explanation:</u> Although the residence and accessory structure would be used for historic purposes, the proposed changes to their historic exteriors, including removal and alteration of defining characteristics, are in excess of those required for their continued use.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.	☐ Consistent ☒ Not consistent ☐ Not applicable <u>Explanation:</u> The project would remove existing historic materials that characterize the property including wood windows, doors, trim, and clay roof tiles. The project would also remove and alter existing architectural features and spaces that characterize the property, including the original front and back porches, an oriel bay, decorative cornices and headers, and window and door openings. In addition, the project would construct a new carport structure forward of the main house in close proximity to the street, which is not compatible with the district's historic pattern of residential parking structures located behind primary residences; and it would excavate a new basement light-well in a street-facing yard (rather than at an interior yard elevation), which would alter the characteristic appearance from the street of the two-story structure at level grade.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be	☐ Consistent ☒ Not consistent ☐ Not applicable <u>Explanation:</u> The project would change the

Standards for Rehabilitation	Staff Analysis
undertaken.	existing architectural character of the historic structure by replacing existing original characteristic features, including tile-roofed porticos, heavy decorative cornices, and an oriel bay, with flat-roofed porches, simplified cornices, and a square bay, which are features that appear on other buildings of other styles. This would result in a false sense of historical development.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.	☒ Consistent ☐ Not consistent ☐ Not applicable <u>Explanation:</u> The existing rear addition constructed in 2004 has not acquired significance in its own right. Therefore, the proposed replacement of the existing non-original porch at the rear addition with a new, simplified rear porch does not affect significance.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.	☐ Consistent ☒ Not consistent ☐ Not applicable <u>Explanation:</u> The proposal would remove existing examples of period craftsmanship such as decorative cornices and headers, detailed porticos and oriel bay, and clay tile roofs.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or	☐ Consistent ☐ Not consistent ☒ Not applicable <u>Explanation:</u> There is no indication that existing historic materials or features are deteriorated.

Standards for Rehabilitation	Staff Analysis
pictorial evidence.	
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.	☐ Consistent ☐ Not consistent ☒ Not applicable <u>Explanation:</u> There is no indication that such treatments are proposed or expected to be needed.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.	☒ Consistent ☐ Not consistent ☐ Not applicable <u>Explanation:</u> There are no known archeological resources on the site. If archeological resources are discovered, the applicant would be required to comply with all applicable federal and State regulations pertaining to archeological resources.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.	☐ Consistent ☒ Not consistent ☐ Not applicable <u>Explanation:</u> The proposed exterior alterations would result in the removal of substantial amounts of existing historic materials including the majority of the wood windows and doors, original wood porches, decorative cornices and trim, and clay roof tiles, which characterize the historic structures. This would result in diminished historic integrity. If considered individually and non-cumulative to other proposed alterations (as described above), then the proposed new one-story garage addition is compatible with and subordinate to the massing, size, and scale of the existing two-story historic structures; its location at the back of the lot and at the back

Standards for Rehabilitation	Staff Analysis
	of the existing garage is compatible with the historic lot development pattern; and it is differentiated from the existing historic structures by its metal gable roof, wood siding, and steel doors. Likewise, the proposed additions of a new porch and balcony at the south side elevation of the residence, and a new porch at the east side elevation of the residence, are compatible with the historic character and avoid affecting significant historic materials and architectural features.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	☐ Consistent ☒ Not consistent ☐ Not applicable <u>Explanation:</u> The proposed removal of the existing original tile-roofed porticos and oriel bay, in order to construct new porches and bays, would permanently impair the essential form and integrity of the existing historic residence. Similarly, the proposed removal of original decorative cornices, windows, doors and headers, as well as alterations to window and door openings, would permanently impair the essential form and integrity of the historic structures. If considered individually and non-cumulative to other proposed alterations (as described above), then the proposed new one-story garage addition would be appended to the historic accessory structure such that it would not require the removal or alteration of significant materials or features, and it could be removed in the future in order to restore the original structure. Likewise, the proposed new porch and balcony at the south side elevation of the residence, and the new porch at the east side elevation of the residence, would be appurtenant to the historic

Standards for Rehabilitation	Staff Analysis
	residence and reversible.

Environmental Review

The project is exempt from the requirements of the California Environmental Quality Act under Class 15268 (Ministerial Projects), because it involves issuance of a building permit only, which is ministerial and it is not subject to a discretionary action.

Next Steps

Following the conclusion of the HRB hearing on May 12, 2016, the owner may choose one of the following courses of action:

- Submit for building permit(s) in conformance with the plans and application materials as presented to the HRB on May 12, 2006; or
- Revise the application to be consistent with the HRB's recommendations on May 12, 2016, and submit for building permit(s); or
- Revise the application and request another HRB review hearing prior to submitting for building permit(s).

Per the Municipal Code, the applicant may choose to, but is not required to, comply with the recommendations of the HRB and/or planning staff. However, the applicant is required to provide the HRB with an opportunity to review and comment on proposed work and to receive the HRB's recommendations, prior to obtaining a building permit.

Attachments:

- Attachment A: Historic Resources Inventory Form (PDF)
- Attachment B: Plans for 2004 Addition (previously approved) (PDF)
- Attachment C: Project Evaluation report submitted by the Applicant (PDF)
- Attachment D: Project Plans Attachment (DOCX)

City of Palo Alto

Historic Resources Inventory Detail

Date: 25-Jan-95



Historic Building Inventory ID: 270

location

Historic name: Wilbur Residence

Common or current name:

Number & street: 490 Kingsley Avenue

City: Palo Alto

ZIP: 94301

County: Santa Clara

Alternate Address:

Past Address: 460 Kingsley Avenue

status

Category: 3

☐ National Registry

Historical District: Professorville Historic District

☐ State Registry

ownership

Owner: Mary C. Wilbur

☐ public ☒ private

Address: same

City:

ZIP:

use

Present: Residential

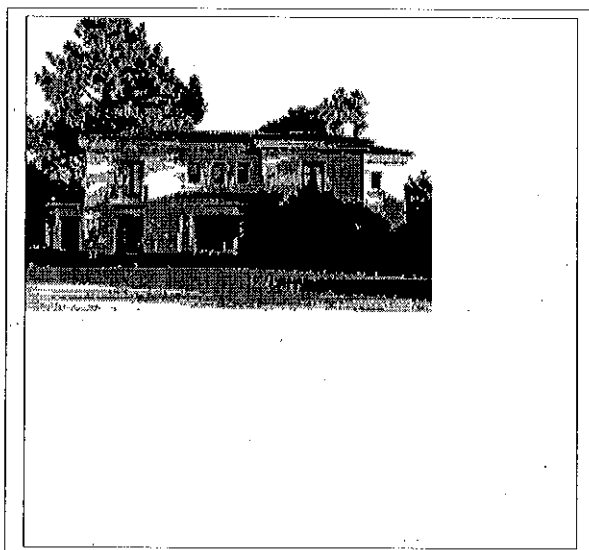
Original: Residential

Past:

description

This rather austere building is given a Mediterranean Revival feeling by its irregular massing and tile roof.

Photo Date: 1978



Property Size frontage: 162.5

depth: 200

acreage:

Condition: excellent

Alteration: Unaltered

Surroundings:

- ☐ Open ☒ Residential
☐ Scattered Buildings ☐ Commercial
☐ Densely Built ☐ Industrial

Other:

Threats:

- ☒ None Known ☐ Public Works
☐ Vandalism ☐ Zoning
☐ Private Development

Other:

description
(cont.)

Architect:

Exterior Material: stucco

Builder:

Other Material:

Date: 1920

Original Site: original

☒ factual ☐ estimated

Theme: architecture

Notes:

Features:

☐ Barn

☐ Formal Garden

☐ Outhouse

☐ Watertower

☐ Carriage House

☐ Windmill

☐ Shed

☒ None

OtherFeatures:

significance

An example of the formal, upper middle class residence of the post-World War I period, built for Owen D. Richardson, an attorney, who occupied it while his children attended Stanford. Since 1933 it has been the home of the Blake C. Wilbur family. Dr. Wilbur, a prominent Palo Alto surgeon and the son of Stanford's third president, Ray Lyman Wilbur, was a co-founder of the Palo Alto Medical Clinic.

sources

P.A. City Directories; P.A. Times 6/30/20, 7/7/20, 1/3/21, 12/7/68, 3/11/74; P.A. Building Dept. files; Deed, John M. and Emma D. Stillman, grantors, to Owen D. Richardson, Book 518 (Deeds), p. 172, 6/15/20 (Santa Clara Co. Recorder).

preparation

Organization:

By: Anne Nelson Huber; Historic Resources Board

Date: 1978, 1983

DB Record Date: 7/15/94

Address: 250 Hamilton Avenue

City: Palo Alto

State: CA

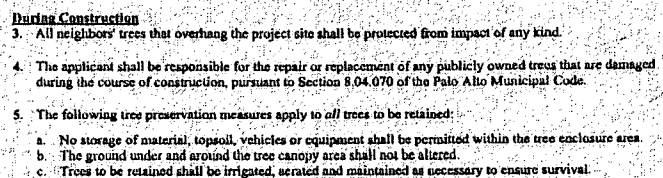
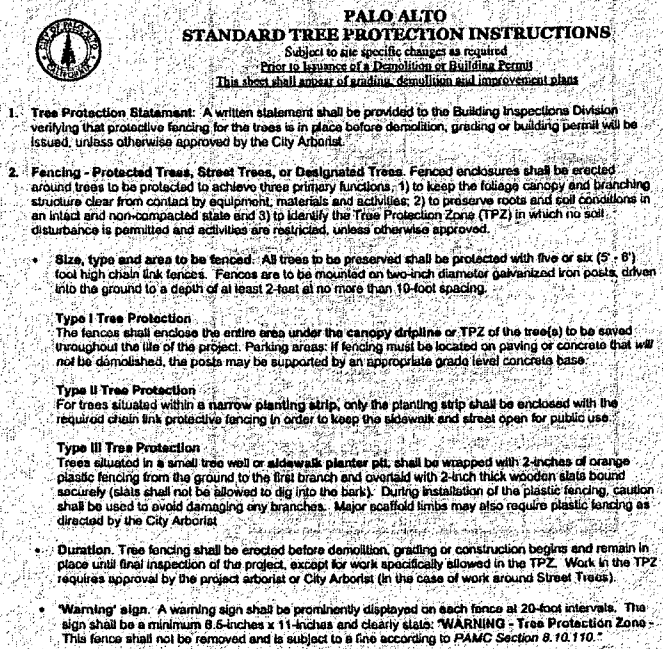
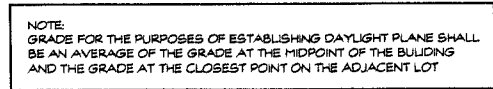
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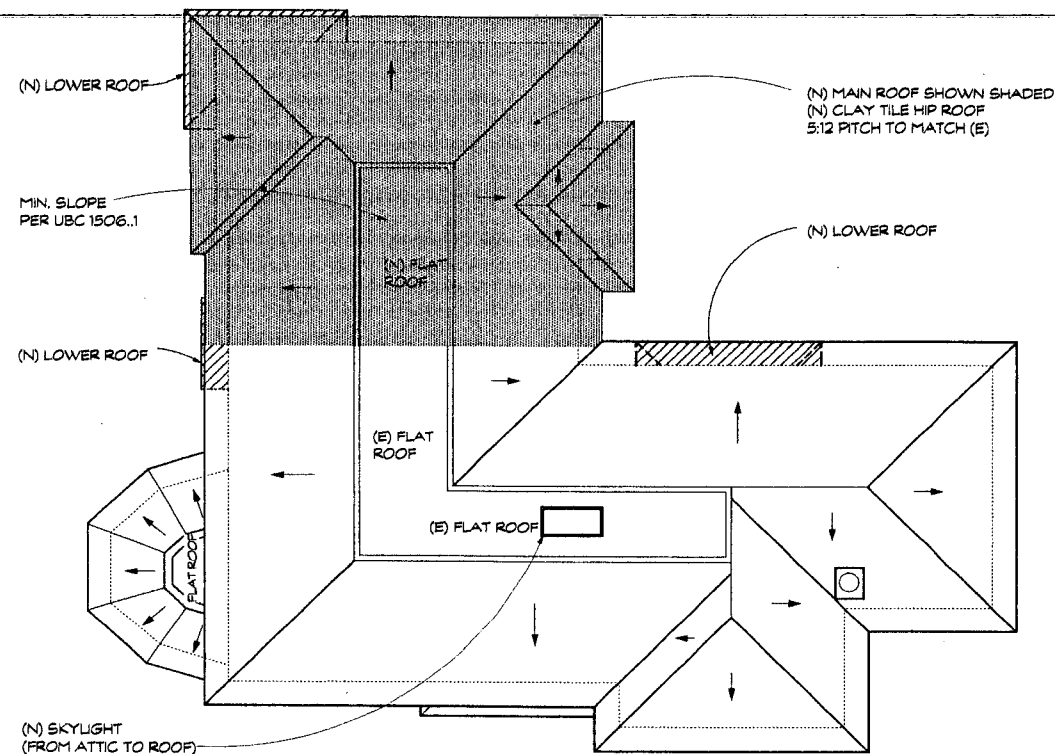
Phone:

ATTACHMENT B

ARCHITECTURE PLANNING INTERIORS

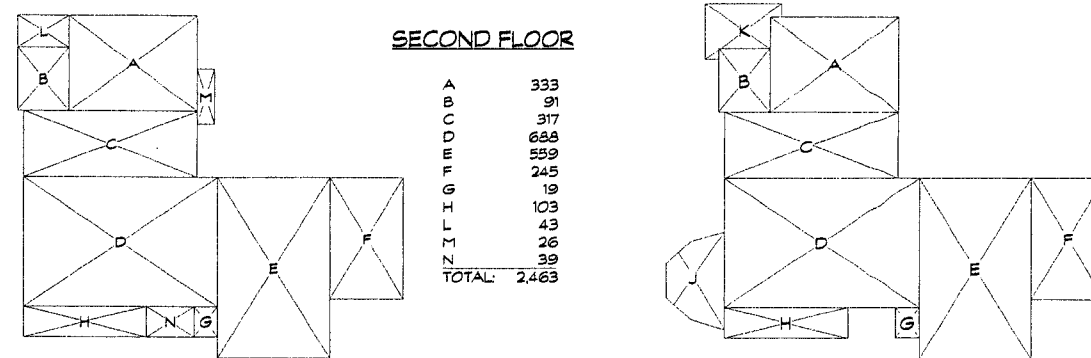
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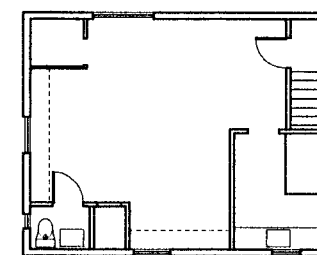
ROOF PLAN
SCALE: 1/8"=1'-0"

5

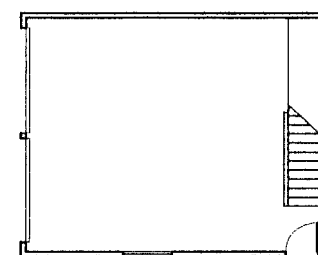


SQUARE FOOTAGE BLOCK DIAGRAMS
SCALE: 1/16"=1'-0"

4



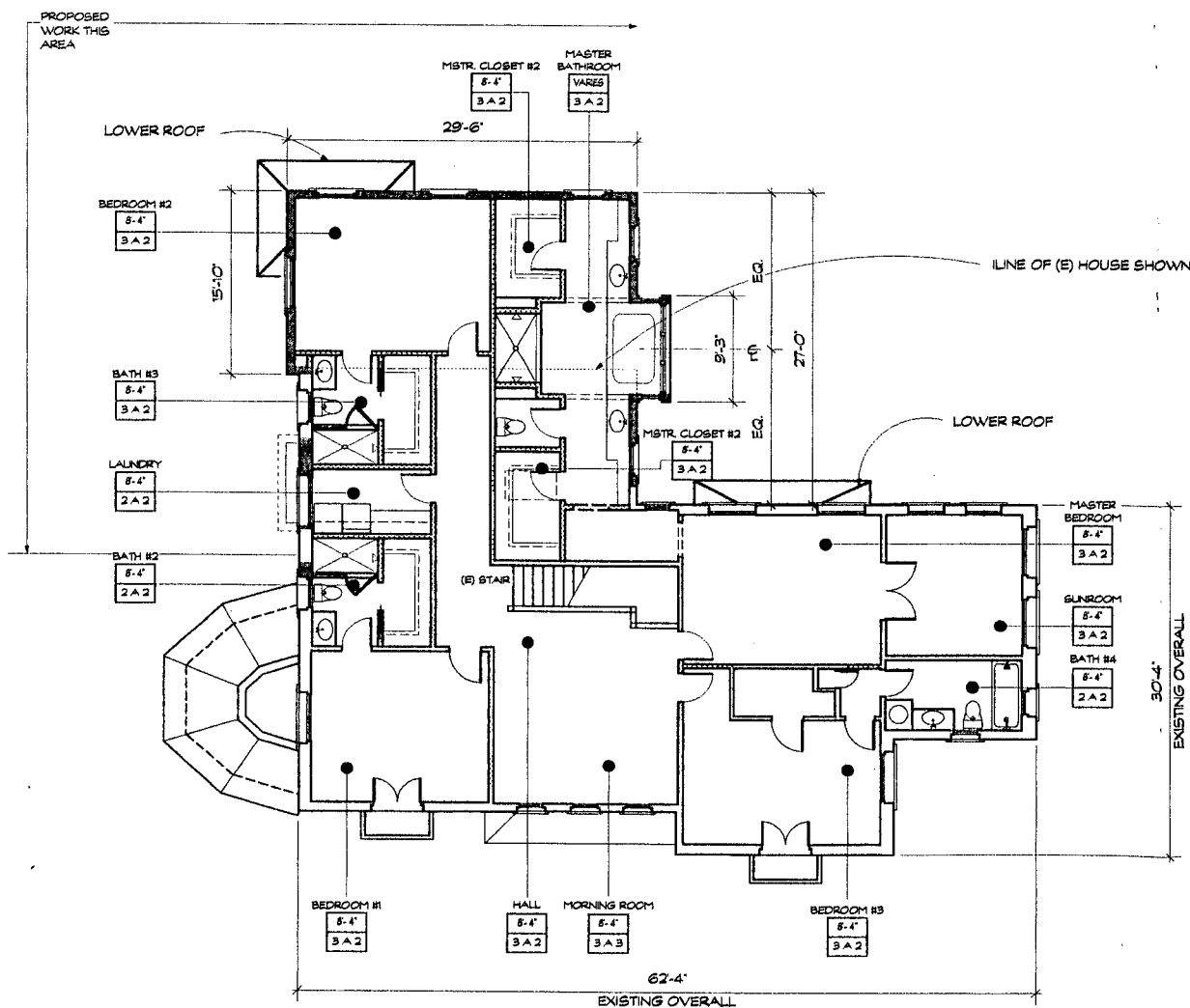
SECOND FLOOR PLAN



FIRST FLOOR PLAN

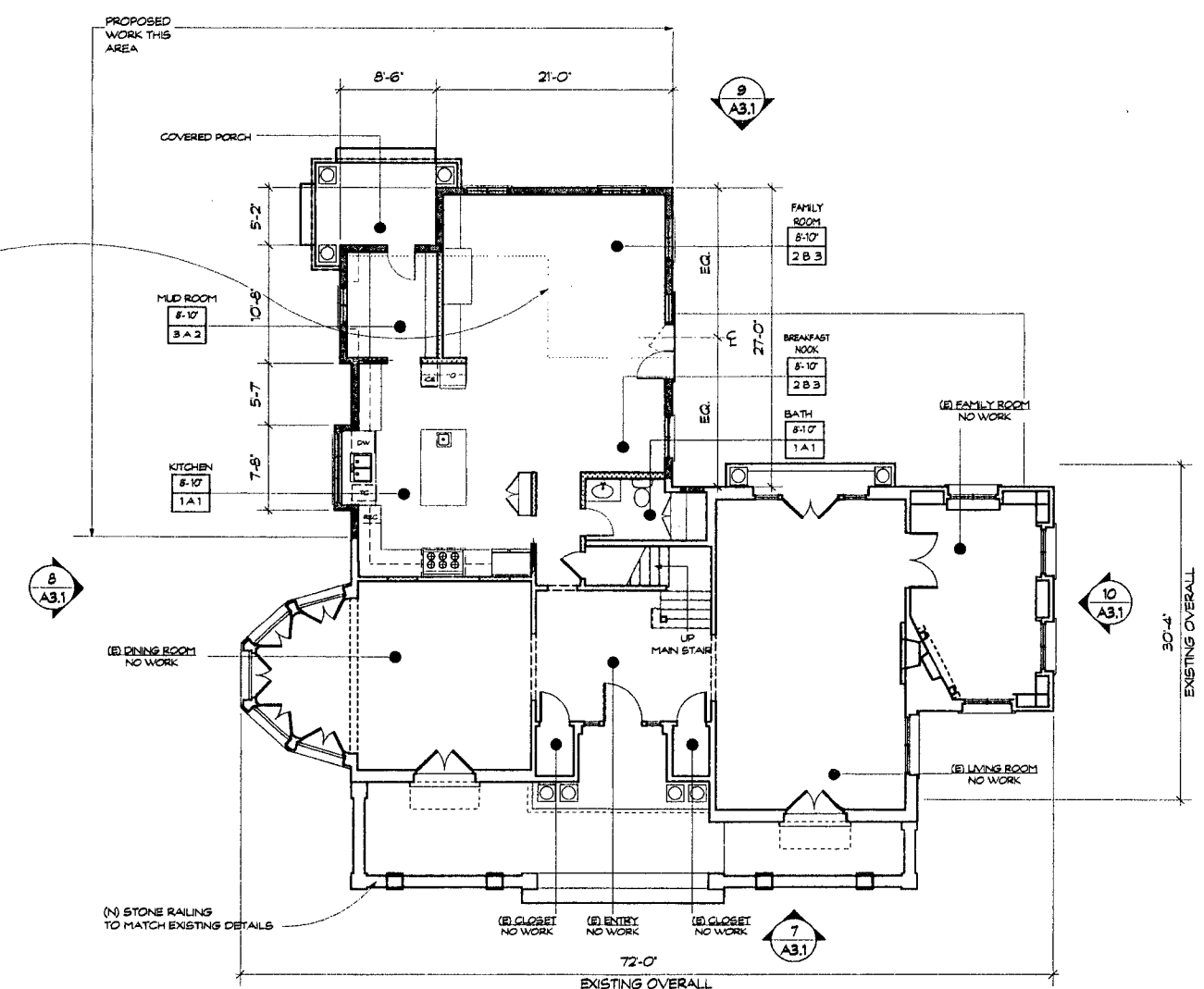
EXISTING GARAGE-NO WORK
SCALE: 1/8"=1'-0"

3



PROPOSED SECOND FLOOR PLAN
SCALE: 1/8"=1'-0"

2



PROPOSED FIRST FLOOR PLAN
SCALE: 1/8"=1'-0"

1

The Paul Residence 490 Kingsley, Palo Alto, California

Remodel to:

JOB NUMBER 0301.00

DATE Individual Review 4 March 2004

DRAWING CONTENT
Existing Floor Plans
Proposed Floor Plans
Proposed Floor Plans

ALL DRAWINGS AND WRITTEN MATERIALS CONTAINED HEREIN REPRESENT THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

A2.1

Remodel to:
The Paul Residence
490 Kingsley, Palo Alto, California

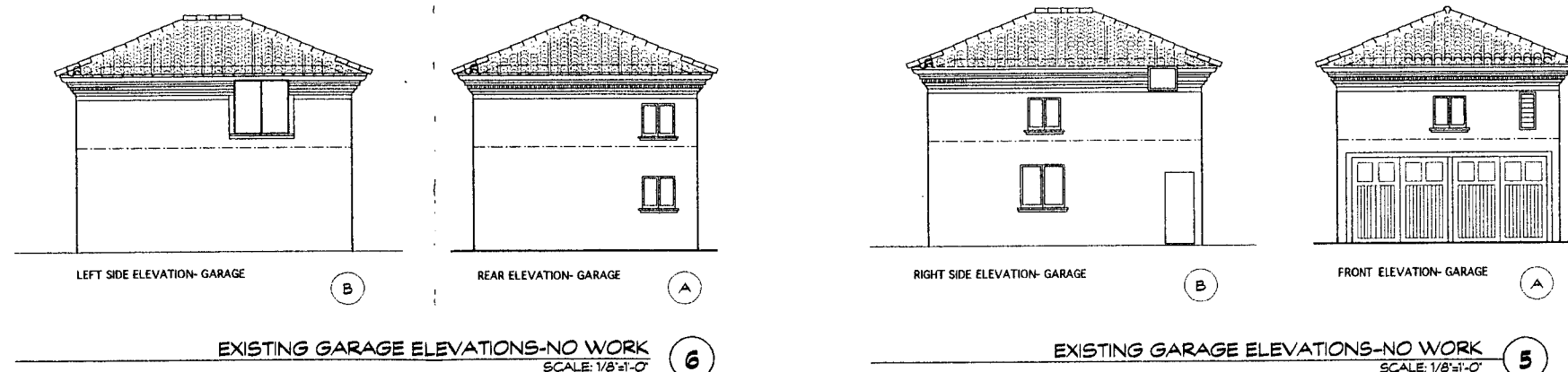
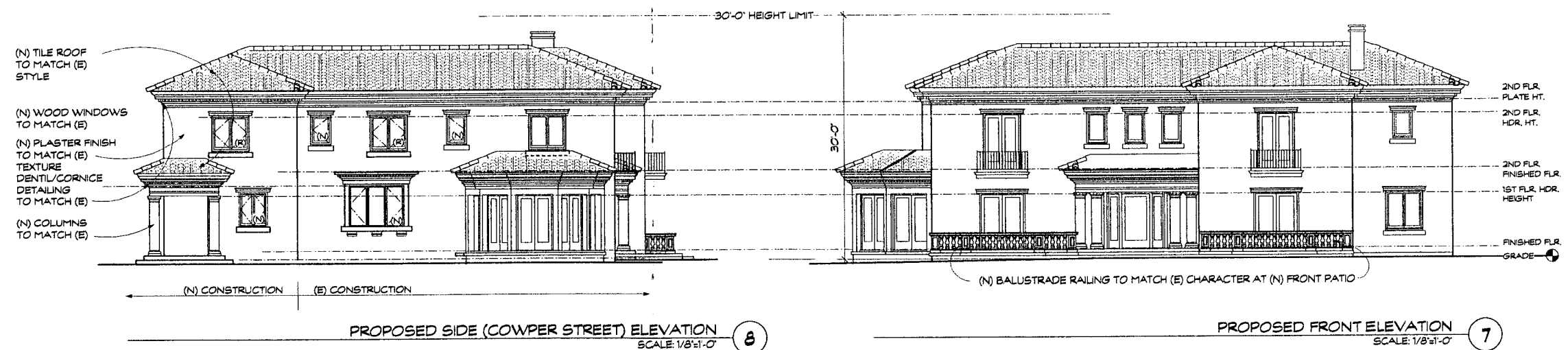
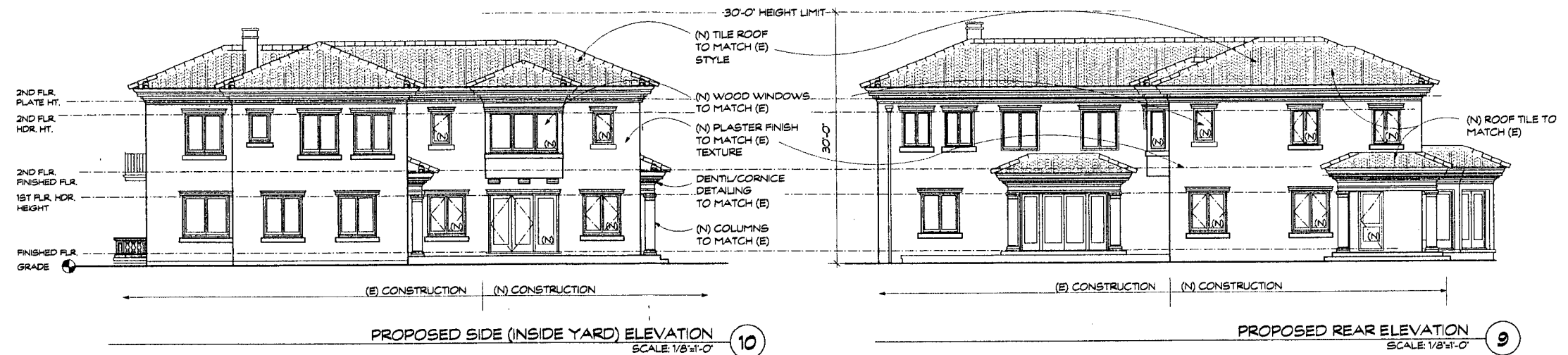
JOB NUMBER 0301.00

DATE Individual Review 4 March 2004

DRAWING CONTENT
Existing Elevations
Proposed Elevations

ALL DRAWINGS AND WRITTEN MATERIALS
SUBMITTED HEREIN REPRESENT THE
DESIGN AND CONCEPTS OF THE ARCHITECT
AND THE CLIENT. THE CLIENT MAY NOT BE
ENTITLED TO A REVISION WITHOUT THE
WRITTEN CONSENT OF THE ARCHITECT.
© V.P.D. 2004

A3.1



PRESERVATION ARCHITECTURE

February 29, 2016 – DRAFT

490 Kingsley Avenue, Palo Alto
Project Evaluation

Received

MAR - 1 2016

Department of Planning
& Community Environment

This correspondence addresses a City of Palo Alto planning protocol that is based on the house and property at 490 Kingsley Avenue being an identified historic resource and with respect to a project that proposes to alter the existing house and its property, thus requiring historical evaluation per applicable criteria.

Historic Resource Summary

The residence at 490 Kingsley Avenue, a property and residence at the southwest corner of Kingsley Avenue and Cowper Street, is located in the National Register listed Professorville Historic District. As recorded in the attached range of documents for the subject property, it is identified therein as a Category 3 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.”

The historical record for this property and house is lean and reflective of its appropriately identified “austere” character relative to the more distinctive houses in the District. Based on the most current Historic Resources Inventory form (updated 1983), the house dates to 1920 and is a Mediterranean Revival design. There is no known original architect. It is identified as important for its architecture, thus it is the house itself that has identified importance, except that the generous character of the neighborhood’s landscape is recognized as an important aspect of the overall historic District. As concisely summarized in the Professorville Historic District record:

“The primary values of the District lie..., in its visual contributions to the consistent character and high quality of the buildings and streetscapes that comprise it. Landscaping qualities contribute strongly to the character and ambience of the area.”

Thus, the space of its front (north) and secondary front (east) yards are generally of importance but the yard areas and plantings are not specifically important – in fact, the front yard previously and perhaps originally had a circular driveway, so its extant character is not original. Its rearward exterior elevations and garage outbuilding are also of no identified historical importance.

No original or early drawings or photos of 490 Kingsley Avenue are available. A range of images from the period of its initial evaluation in 1978 show the front of the residence as it stood some 40 years ago (fig.1), and then again in 1999 (fig.2).

The architecture of the residence at 490 Kingsley appears to be largely intact, at least its principal street facing elevations.

Based on Historic Resource Board application records (04-HRB-02, March 17 and May 21, 2004), a number of alterations to the house were permitted in 2004:

- At the front (Kingsley) elevation, the additions of curbs and low planters;
- At the east (Cowper) elevation, new windows added at the first floor;

- At the rear (south) elevations, two rear porches with columns and clay tile roof hoods were added;

From a rehabilitation planning perspective, the characteristics of the house that are of historic importance are its street-facing facades and the elements and materials thereof, including their:

- Building massing and form;
- Two-story stucco clad elevations with cast ornamentation;
- Columnated front porch;
- Projecting balconies with wrought iron rails at front (north);
- East side bay window;
- Wood doors and windows;
- Hipped clay tile roofs.

Project Summary

As documented in a set of architectural plans (titled 490 Kingsley Avenue, Palo Alto, Historic Review Submittal; by Ken Linsteadt Architects, 27 sheets, dated March 1, 2016), proposed alterations to the contributing residence include:

- Replacement of front (north) entry and porch;
- Replacement of east side pentagonal bay with a rectangular bay;
- Modification of second floor window openings and replacement window;
- Modification of existing roof cornice;
- Modified rear (south) porch;
- Removal of second rear porch;
- Addition of new west side porch.

The proposed work also includes the alteration of the existing garage outbuilding along with an addition at its rear (west). And the overall site will be altered.

Identified character-defining features proposed to be altered are the front entry porch, the east side bay, ornamental window brows at the second floor, and the roof cornice.

Project Evaluation

Because 490 Kingsley Avenue is identified as a contributor to a National Register historic district, the property is an identified historic resource under the California Environmental Quality Act. Consequently, any proposed discretionary project that may effect this historic resource shall be reviewed for conformance with the U.S. Secretary of the Interior's *Standards for the Treatment of Historic Properties (Standards)*. As the currently proposed project will alter the historic property in order to continue its private single-family residential use, and as the property and house have been previously altered, the appropriate treatment and evaluation *Standard* is that of *Rehabilitation*, which is defined as follows:

*"When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular period of time is not appropriate, Rehabilitation may be considered as a treatment."*¹

¹ From: *Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* @ http://www.cr.nps.gov/hps/tps/standguide/rehab/rehab_index.htm

This evaluation is predicated on the historic resource status of the subject property and house, which as a Category 3 contributor to a historic district is "... a good local example of an architectural style..." the overall character of which relates to the "neighborhood grouping in scale, materials, proportion, or other factors." As the resource is a contributor to a historic district, identified historic character is focused on the residence and, specifically, on the character of its street-facing facades. No garden or yard areas are character-defining, yet the generous yards contribute to the feeling and character of the District. And based on recent projects within the District (ex: 221 Kingsley), it is also understood that substantial changes to its contributing houses, including relocation, have been found to retain essential character relative to the District.

In this case, proposed changes are elemental and discrete. As summarized, the proposed work retains the existing house and its setting while proposing no new additions or new construction at or related to the street-facing fronts of the house or property. The character of the subject house is not dependent on material detail. Rather, it is the general character of historic elements and the setting, style and form of the house that comprise its historic character in relation to its District. In sum, the project preserves the house in its existing and historic location. The project alters selected architectural elements yet retains the overall character and feeling of the property and its house.

The following lists the ten *Standards for Rehabilitation* and analyzes the proposed project with respect to each.

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 subject property was historically a single-family residence. As the proposed project intends to continue the historic single-family residential use, *Standard 1* is met.

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 project does not avoid the removal and alteration of identified character-defining elements. Rather, the work would remove and replace a number of existing character-defining elements with new and that are similar to the existing elements to be replaced.

Again, the proposed work retains the existing house and its setting and proposes no new additions or new construction at or related to the street-facing fronts of the house or property, thereby preserving its overall character. Consequently, while elemental changes are proposed, the proposed work retains the historic character and feeling of the property and its house. As such, *Standard 2* is met.

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.*

A range of changes have been previously made to the house and its property. Nonetheless, its original and early character is in evidence. The range of proposed exterior changes are intended to reinforce the extant historic character without conjecture, so the project meets *Standard 3*.

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

No changes to the house or property are identifiably significant, so *Standard 4* is met.

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

The character of the subject house is dependent on the general character of historic elements and the setting, style and form of the house. The project preserves the house in its existing and historic location. The project alters selected architectural elements yet retains the overall character and feeling of the property and its house, so the proposed work meets *Standard 5*.

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.*

The work does not propose replacement of missing historic features.

The proposed replacement of deteriorated character-defining elements is limited to the east aide bay, which will be reconstructed in its existing location yet in a rectangular configuration. The character of this bay is not detail-dependent. While its loss would be detrimental to the character of the property and District, its replacement with a compatible bay in its existing location effectively replaces the existing bay without loss of character. Thus, the proposed project meets *Standard 6*.

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.*

No specific treatments beyond general exterior repainting are proposed, so the project complies with *Standard 7*.

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

Given the proposed additions and alterations, there does not appear to be any potential for disturbance of archeological resources. However, archeology is beyond the scope of this historic architectural report.

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 shall 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.*

Proposed new additions to the subject house are limited to a porch with an upper balcony at the west side. The porch is a minor and additive addition to a side elevation interior to the site.

Proposed exterior alterations to the house include replacement of the front entry porch and doorway, the east side bay, the upper story windows, the roof cornice, and two rear porches.

The project proposes replacement rather than removal of character-defining elements, with the exception of the cast ornamental window brows at second floor windows, a total of eleven of which will be removed at street-facing facades. Existing window brows at the first floor will all remain. And replacement windows and doors are indicated to be the same style and type as the existing.

Each of the proposed exterior alterations are inherently differentiated from the existing, as each is a replacement assembly that slightly differs from the existing. Yet, the replacement elements

are respectful of and compatible with the identified historic character.

The new garage addition is located behind the garage building and is removed from the street, thus will not alter the character of the house or its setting. The existing garage outbuilding is not an associated character defining structure, so changes proposed to that building will also not alter any identified historic character. The new pool and pool area are placed in a rearward area of the site that has been altered. And the proposed site work retains site patterns as they relate to the public ways and the surrounding District. Thus, no proposed changes to the yards would have any impact on the house or its District. And rearward alterations will also not impact the house or District, including the alterations and rear addition at the garage.

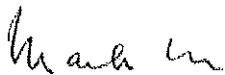
The proposed new addition and each of the proposed exterior alterations are elemental, discrete and highly compatible. Their effect will be to retain the character of the house and its District. Consequently, the proposed project meets Standard 9.

- 10. New additions and adjacent or related new construction will be undertaken in a 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 exterior addition and related new construction are appropriately located at the inside of the property. Were the proposed addition and related new construction to be removed, the essential integrity of the house and its District would be retained, thereby meeting *Standard 10*.

In conclusion, since the proposed work meets each applicable *Standard*, then the proposed project at 490 Kingsley Ave. meets the Secretary of the Interior's *Standards for Rehabilitation*.

Signed:



Mark Hulbert
Preservation Architect



Fig.1 – 490 Kingsley Ave., Front (north), 1978 (from PAHA)



Fig.2 – 490 Kingsley Ave., Front (north), 1999 (from PAHA)

Address Category/District

KINGSLEY AVENUE

200..... P
 221.....2..... P
 222..... P
 252..... P
 257..... P
 262..... P
 303..... P
 319..... P
 325, 327, 333, 335, 343
 345, 353, 355, 363, 365..... P
 334.....2..... P
 356.....1..... P
 358-60 P
 364..... P
 374.....3..... P
 405..... P
 425..... P
 430.....3..... P
 433.....2..... P
 450.....2..... P
 457.....2..... P
 459..... P
 490.....3..... P
 501.....2..... P

KIPLING STREET

249.....3
 321.....4
 405.....4
 411.....4
 421-23 3
 430.....3
 431-433 4
 443.....4

Address Category/District

LELAND AVENUE

390.....4

LINCOLN AVENUE

132.....4
 251.....4..... P
 255..... P
 308.....3..... P
 318.....4..... P
 329..... P
 331..... P
 334.....3..... P
 345.....2..... P
 356.....1..... P
 365.....2..... P
 381.....4..... P
 409..... P
 427..... P
 436..... P
 439..... P
 451..... P
 467.....4..... P
 510.....3..... P
 536.....4
 1250.....4
 1370.....2

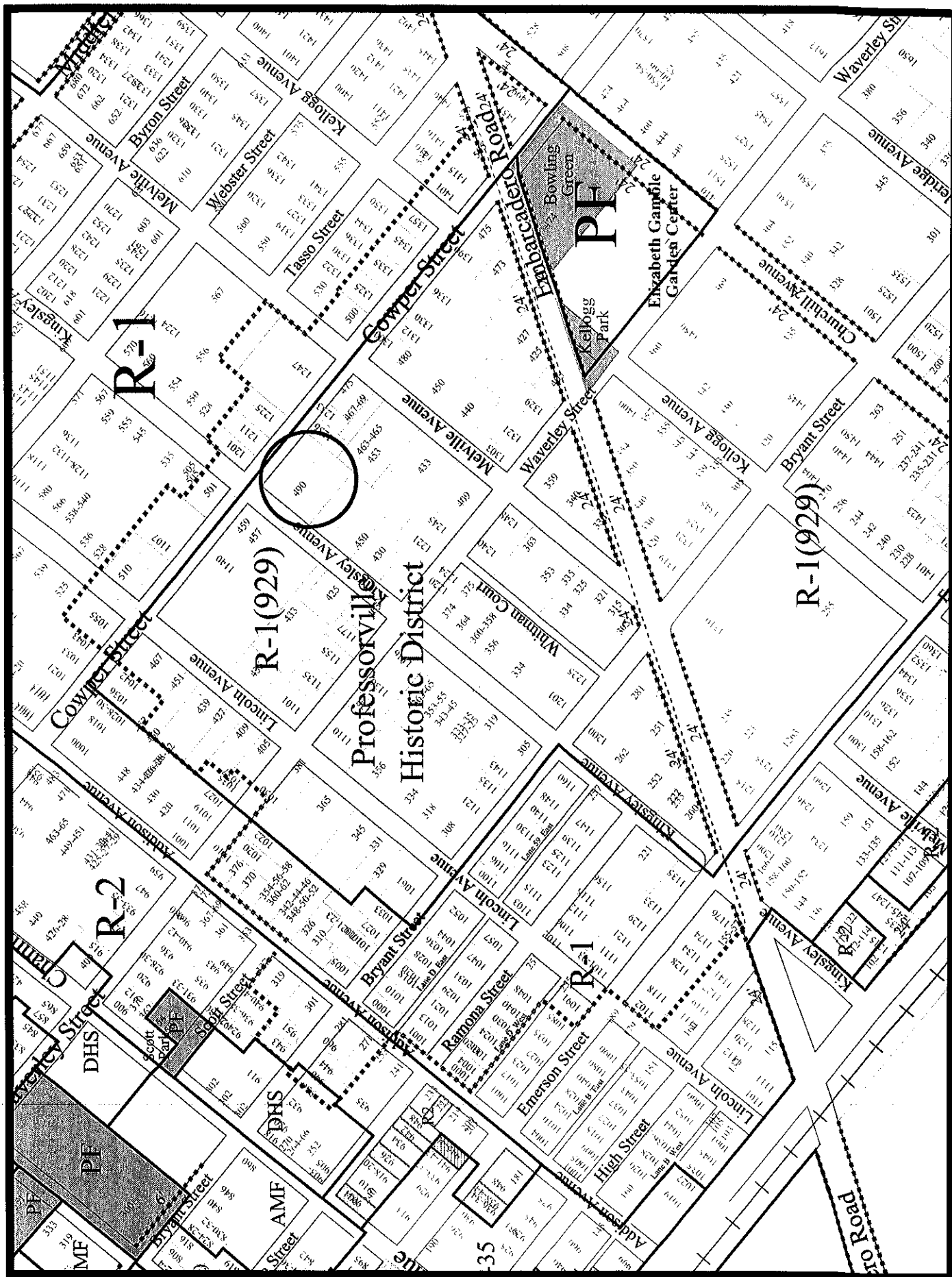
LOUISA COURT

1517.....4

LOWELL AVENUE

275/1680 Bryant.....2
 401.....4

P = Professorville Historic District (listed on the National Register)
 R = Ramona Street Architectural District (listed on the National Register)
 * = California Registered Historical Landmarks
 ** = Buildings listed on the National Register of Historic Places



CULTURAL RESOURCES

- 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.

Section 18.12.140 – Historical Review and Incentives

The Municipal Code also contains special provisions to encourage preservation and rehabilitation of historic structures in single-family neighborhoods. Chapter 18.12, which pertains to the R-1 single-family residential district, contains Section 18.12.140, Historical Review and Incentives. This section includes provisions relating to the subdivision of parcels where at least one of the structures on the parcel is designated as historic. While there are decreased standards for things like minimum lot size of resultant lots, one of the provisions requires a covenant to be recorded, which would run with the land in perpetuity, assuring that the historic residences would be preserved and maintained consistent with the Secretary of the Interior's Standards for Historic Rehabilitation through compliance with the HRB review and recommendations. The covenant must stipulate that HRB review is required for all major projects on the site, including significant changes to any non-historic residence. Any modifications to a non-historic residence must be compatible with the historic residence and satisfy the Secretary of Interior's Standards for Historic Compatibility.

Section 18.18.070- Floor Area Bonuses for Seismic and Historic Rehabilitation

The Municipal Code also contains special provisions that allow floor area bonuses in the Downtown zone districts: CD-C, CD-N and CD-S. The intent of these provisions is to encourage rehabilitation of existing Downtown structures that are designated in Seismic Categories I, II or III and/or have a Category 1 or 2 historic designations. A property owner of a building within either (or both) of these designations may, upon successful rehabilitation(s) in accordance with the requirements and regulations, be awarded bonus floor area of 2,500 square feet or 25 percent of the floor area of the existing building, whichever is greater. A property owner undertaking a seismic and historic rehabilitation may be granted bonuses for each rehabilitation. As an additional incentive, the bonus floor area received as part of the rehabilitation(s) may be transferred to an off-site location in the Downtown area, subject to the regulation and requirements described in Transfer Development Rights (PAMC 18.18.080).

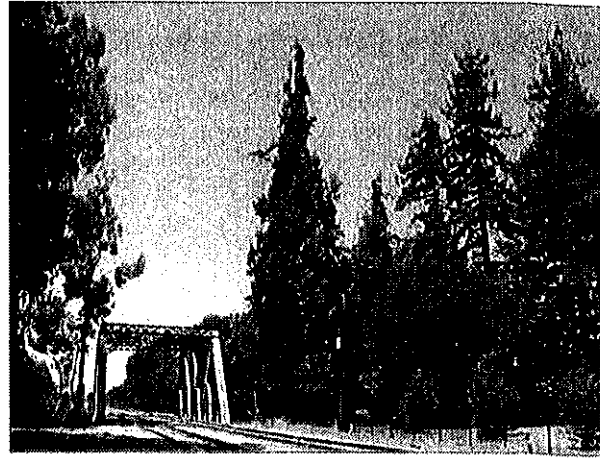
4.1.2 EXISTING CONDITIONS

This section provides an overview of the history of Palo Alto and documents paleontological, archeological, and historic resources within the city limit and Sphere of Influence (SOI).³

³ The Cortese-Knox Act (1986) and the Cortese-Knox-Hertzberg Local Government Reorganization Act (2000) govern Local Agency Formation Commissions (LAFCOs) in each county in California, empowering LAFCOs to review, approve, or deny proposals for boundary changes and incorporations for cities, counties, and special districts. Santa Clara County LAFCO establishes both an urban service area (USA)

CULTURAL RESOURCES

Culturally, the tree has been cited as significant by several agencies. At the State level it is designated as California Heritage Landmark # 2.²⁰ At the local level it was designated by the City of Palo Alto by ordinance and resolution as Heritage Tree #1. The significance of the tree has also been referenced by the San Francisquito Creek Joint Powers Authority, by Stanford University, which features an image of the tree on the seal of the university, by the County of Santa Clara, and by Native American and historical societies. The importance of the tree is also indicated by steps that have been taken to protect it. In 1903 Jane Stanford funded construction of the concrete protecting the bank of San Francisquito Creek from erosion and the El Palo Alto redwood from toppling. The City of Palo Alto Planning Arborist has recommended giving the utmost priority to developing precautionary measures for maintaining the health of the tree and protective measures that would be required for such projects as Caltrain electrification, High Speed Rail, work on the adjacent historic railroad bridge, creek bank work, and upgrades to the adjacent El Palo Alto Park.



El Palo Alto today, at over 1,100 years old—healthier than 100 years ago

Professorville Historic District

The 740 acres of land that would become Professorville were acquired by Leland Stanford in 1887. Subdivided in 1889, Professorville was set out in order to provide housing for professors at Stanford University. Professorville includes Kingsley, Lincoln, and Addison Avenues near the cross streets of Ramona, Bryant, and Waverly. The area's architecture is characterized by brown shingles with gambrel roofs. Architectural styles in this district range from Colonial Revival to Craftsman. The Sunbonnet House at 1061 Bryant, designed by Bernard Maybeck, and Professor Angell's home at 1005 Bryant, serve to exemplify the style of the district.²¹

In 2010, following a request from a property owner to demolish a structure in the Professorville Historic district that was not on the National Historic Register but was considered to be a "Contributing Structure," the City Council directed City staff to develop a new process for the review of proposals to demolish Contributing Structures in Professorville. Ultimately, the result of this was the development of the *Professorville Design Guidelines*. These guidelines guide both the development of new structures in the district as well as additions and modifications to existing structures. The guidelines help to ensure compatibility within the district and thereby help to preserve the integrity of the district as a whole.²²

²⁰ City of Palo Alto, <http://archive.cityofpaloalto.org/depts/csd/news/details.asp?NewsID=107&TargetID=14>, accessed March 20, 2014.

²¹ National Park Service, <http://www.nps.gov/nr/travel/santaclara/pro.htm>, accessed on March 21, 2014.

²² City of Palo Alto, <http://www.cityofpaloalto.org/gov/depts/pln/advance/professorville.asp>, accessed March 21, 2014.

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

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

FOR NPS ONLY

RECEIVED

DATE ENTERED

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

1 NAME

HISTORIC

Professorville Historic District

AND/OR COMMON

same

2 LOCATION

The District comprises an area roughly bounded by
STREET & NUMBER Addison, Cowper, Embarcadero, Emerson and Ramona Streets.
(Please see map and list of included addresses)

CITY, TOWN

Palo Alto

NOT FOR PUBLICATION
CONGRESSIONAL DISTRICT

12

STATE

California

VICINITY OF

CODE
06

COUNTY

Santa Clara

CODE
085

3 CLASSIFICATION

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

4 OWNER OF PROPERTY

NAME

Multiple ownership

STREET & NUMBER

CITY, TOWN

VICINITY OF

STATE

5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,
REGISTRY OF DEEDS, ETC.

Santa Clara County Clerk's Office

STREET & NUMBER

191 North First Street

CITY, TOWN

San Jose

STATE

California

6 REPRESENTATION IN EXISTING SURVEYS

TITLE

Point of Historical Interest No. SCI-001

DATE

1975

☐ FEDERAL ☒ STATE ☐ COUNTY ☐ LOCAL

DEPOSITORY FOR
SURVEY RECORDS

Office of Historic Preservation

CITY, TOWN

Sacramento

STATE

California

DESCRIPTION

CONDITION

☒ EXCELLENT
☐ GOOD
☒ FAIR

☐ DETERIORATED
☐ RUINS
☐ UNEXPOSED

CHECK ONE

☒ UNALTERED
☒ ALTERED

CHECK ONE

☒ ORIGINAL SITE
☒ MOVED DATE _____

DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The Professorville Historic District comprises roughly the area bounded by Ramona, Addison, Embarcadero, and Waverley Streets.

The area is characterized by abundant and mature landscaping, and residential structures that range in style from Colonial Revival to Craftsman. Some examples of the later Spanish Colonial Revival and Period Revival modes also occur and while stylistically different, become related to the earlier buildings through their residential scale, design quality, and ample, mature landscaping. Construction dates of structures within the proposed district essentially range from the late 1890's to the mid 1920's. Houses range from one to two and a half stories in height with differences in size often diminished or obscured by plant materials.

The District is composed of 113 structures, 6 of which are considered to be intrusions. The district is shaped irregularly, with a cut-out in the center to exclude several buildings of more recent date and unsympathetic architectural style. Numerous other structures of almost like-character and quality surround the proposed district but are excluded due to their lesser overall building quality, greater degree of alterations, or intrusions that interrupt their inclusion as structures contiguous to the District.

Buildings and sites contributing to the character of the district:

1. 271-3 Addison: Vernacular cottage, c. 1890, one and a half story, shiplap, minimal bargeboard decoration, some alterations.
2. 281 Addison: Colonial Revival/Classical Revival, c. 1900, two stories, asbestos siding, porch with Tuscan columns and dentil course.
3. 301 Addison: Colonial Revival, c. 1904, one and a half story, shingle, parapetted porch with Tuscan columns, glassed in porch.
4. 940 Bryant: Colonial Revival, c. 1900, one story, clapboard, hipped dormered roof and slanted bay windows, unusual corner at porch.
5. 943 Bryant: Colonial Revival, c. 1900, two stories, shingle and shiplap, porch supported by columns, hip roof.
6. 944 Bryant: Craftsman, c. 1900, one story, shingle, hip roof with skylight facing East, casement windows.
7. 951 Bryant: Colonial Revival/Shingle, c. 1900, two stories, shingle, palladian windows, tree trunk section columns support overhang of house that forms porch.
8. Frank Angell House, 1005 Bryant: Colonial Revival with Shingle style characteristics, 1892, two and a half stories, shingle, gambrel roof, triple columns support building overhang that forms porch, unusual patterned brick work.

39. 356 Kingsley: Vernacular, c. 1893, two story, shiplap, gabled roof with soffited eave, fishscale shingles in gable ends, entry with side- and fan lights, some alterations to fenestration.
40. 360 Kingsley: Colonial Revival variant, c. 1900, two story, clapboard, gabled roof with wide overhang, second floor overhang supported by square posts, leaded casement doors facing street.
41. 364 Kingsley: Craftsman, c. 1899, one story, shingle, shallow hip roof, informal composition, part of complex with 374.
42. 374 Kingsley: Craftsman, c. 1905, one story, shingle, shallow hip roof, informal composition, part of complex with 364.
43. 405 Kingsley: Spanish Colonial Revival, one story, stucco and tile, patio entry, varied roof levels.
44. 430 Kingsley: Colonial Revival, 1902, two story, shingle, hip roof with soffited eaves, entry at side, flare at second floor level.
45. Hutchinson House, 433 Kingsley: Colonial Revival, c. 1899, two story, shingle and shiplap, gambrel roof, circular entrance canopy supported by columns.
46. 450 Kingsley: Colonial Revival/Shingle style, c. 1902, two and a half story, shiplap and shingle, gambrel roof with blind arch in end gable, palladian window, wrap-around verandah with paired columns.
47. 457 Kingsley: Tudor, 1914, half-timbered, with stucco, two and a half story, interesting English half timber work.
48. 490 Kingsley: Spanish Colonial Revival, c. 1915, two story, stucco, hip tile toof, dentils and classical moldings at eave, porch with classical revival detail.
49. Fleugel Residence, 501 Kingsley: Colonial Revival, 1897, two and a half story, clapboard, gambrel roof, semicircular porch, later addition to each end.
50. 225 Lincoln: Craftsman, c. 1905, one story, vertical board and batten, additive composition with irregular, rambling form, extensively planted grounds.
51. 251 Lincoln: Colonial Revival/Craftsman, c. 1908, two story, shingle, alterations to entry and addition to rear.
52. 308 Lincoln: Colonial Revival, 1900, two story, shingle, hip roof with dormer, Tuscan columns supporting overhanging porch.
53. 318 Lincoln: Colonial Revival, 1901, one and a half story, shingle, wide slanted bay window, double gable dormer, squatly proportioned Tuscan columns at porch.

8 SIGNIFICANCE

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

SPECIFIC DATES c.1895-1979

BUILDER/ARCHITECT varied

STATEMENT OF SIGNIFICANCE

The Professorville Historic District is significant due to both its historic associations and its architectural/environmental values. The district was one of the earliest residential areas in Palo Alto, housing a large proportion of the first professors to instruct at the fledgling University. As such its residents helped to shape not only the standards, directions, and intellectual atmosphere of the University, but those of the community as well.

The primary values of the district lie, however, in its visual contributions due to the consistent character and high quality of the buildings and streetscapes that comprise it. Landscaping qualities contribute strongly to the character and ambience of the area, as do the Colonial Revival and Craftsman shingle covered structures which largely constitute the architectural makeup of the district.

The city of Palo Alto was created subsequent to the founding of Stanford University, essentially to serve as a university town. Construction of the University began on May 14, 1887, on land that had been the Leland Stanford farm. Early founders desired the presence of a town near the University but the two existing nearby towns of Mayfield and Menlo Park did not seem suitable to them. The founders wanted the town that would provide the University with housing and community services to prohibit the sale of alcoholic beverages. Since neither of the two existing towns met this requirement or seemed willing to give up their saloon businesses, Leland Stanford, in 1887, acquired 740 acres to create a new townsite. The City of Palo Alto was founded with the attitude of wholesomeness, and when liquor finally came to the town through annexed areas, there were many who resisted, asserting that a town without alcohol attracted families seeking a superior environment for their children.

Because of the specifics of Palo Alto's origins, its beginning was abrupt rather than evolutionary. It sprang fullgrown, or almost so, as an adjunct to Stanford University, and the presence of Stanford influenced the layout and image of the new city very strongly. Many of Stanford's early faculty shared their expertise with the forming city and many innovative civic functions such as municipal ownership of utilities and subsidized health care can be credited to their input.

Professorville, as its name implies, was to be the home of the Stanford University faculty. In 1889, Timothy Hopkins subdivided the land for Leland Stanford and opened it up for development. Several of Stanford's first faculty members built houses in this new section of town, as it had easy access to the campus by way of Embarcadero Street. The lots are large and the substantial houses indicate ample academic salaries.

The University recruited many of its faculty from the East; those people naturally imported the current tastes and fashions of their origins. Thus there is a distinctive visual character to this area of the city which relates it as strongly to Eastern and Midwestern cities as it does to California. This no doubt accounts for the American Colonial Revival influence, popular at the time in California, but not to the degree indicated by the frequency of the style in Palo Alto. Landscaping in the area too, tends to be traditional rather than exotic, as if ideas of garden design had been formed and set without reference to the special qualities of the California landscape.

The buildings which give the Proffessorville area its strongest image are the brown-shingled houses whose stylistic allegiance ranges from the Colonial Revival to the Craftsman. The ample yards and mature plantings are as important a part of the area as the buildings themselves; sometimes, indeed, the vegetation overpowers the buildings. There are, in the area, designs by many nationally, and even internationally, known architects.

The Sun-Bonnet House, also referred to as the "Kellogg House" at 1061 Bryant, is a key structure within the district. The corner siting of this large structure adds to its prominence within the District. Its distinctive design is the work of the nationally known Bay Area architect Bernard Maybeck. While its materials, style, and scale express the themes of the surrounding neighborhood, the structure's outstanding design at the hand of a master architect make it a key structure within the city as well as the District.

The Castilleja Hall at 1121 Bryant was formerly one of the first girl's preparatory schools in the area. Originally located at 319 Kingsley, the building was moved to its present location in the early 1900's, where classes were conducted until the present Castillejo School complex at 1310 Bryant was built about 1910. Although an unusual building form for a residential district, the structure's historic and unusual architectural values make it a focal point of the area.

The large Colonial Revival structure at 221 Kingsley, known as the Fowler Residence, has a strong Craftsman/oriental character to its design. Built for the widow of Joshua Fowler, a Spanish American War Officer, it served as the home of her son and his bride, the daughter of Stanford University's second president. True to the Professorville tradition, it became the home of Professor Karl Brandt, an agricultural economist, in 1938. With its large grounds and imposing size and design, the structure was known as the "mansion" of the neighborhood. Historically and architecturally it is a key District structure.

The structure at 450 Kingsley is a very sophisticated interpretation of the Queen Anne mode, designed by Frank McMurray of Chicago. Its considerable size and clarity of form lend it prominence as does its amply landscaped, generously proportioned physical setting. It gains historic importance as the house of one of the original fifteen Stanford professors.

The large Tudor Revival house with its half timber design at 457 Kingsley is a particularly fine rendition of the style. Its imposing size is rather shielded from the streetscape due to tall hedges at the sidewalk. However, its woodsy Medieval character is most compatible with the essentially Colonial Revival/Craftsman image of the District. Its strong design statement and considerable size make it a focal structure of the neighborhood.

The unusual variant of the Colonial Revival style at 345 Lincoln was designed by Professor A.B. Clark in 1893. Clark was an early head of the Stanford University Art Department whose son, Birge Clark, became a major local architect and designer. Charles Wing, for whom the struc-

ture was designed, served as an important civic leader for the city and was a noted engineer, having designed and built the Stanford Stadium and the Big Basin State Park. The structure is an important architectural and historical focal point of the area, whose design and background reflect the essence of the District.

The Professorville Historic District is particularly expressive of one of Palo Alto's strongest visual characteristic modes, the shingled Colonial Revival variants that contribute so much to the quality of the city's architectural environment. The scale of the structures and the abundant planting also contribute strongly to the character of the entire area.

The District reflects the unique background of the area's origins and its early ties to the founding of both the University and Palo Alto itself. As such, the Professorville Historic District creates a strong sense of place and time expressive of Palo Alto's intrinsic character and heritage.

9 MAJOR BIBLIOGRAPHICAL REFERENCES

American Association of Women, Palo Alto Branch Gone Tomorrow?, 1971
Butler, Phyllis, Valley of Santa Clara, 1975
Cogswell, Elinor V., "Palo Alto Its Backgrounds, Beginnings and Growth",
The Tall Tree, Vol. 1, No. 10, March 1960
"From Portola to Palo Alto", The Tall Tree, Vol. III, No. 10, March 1960
Professorville Walking Tour Brochure, Palo Alto AAUW publishers

10 GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY 34.43 (app.)

QUADRANGLE NAME Palo Alto

QUADRANGLE SCALE 7 1/2'

UTM REFERENCES

A 1,0 5,7,5,4,4,0 4,1,4,4,2,1,0

B 1,0 5,7,5,4,2,0 4,1,4,3,7,2,0

ZONE EASTING NORTHING
C 1,0 5,7,4,7,2,0 4,1,4,3,7,2,0

ZONE EASTING NORTHING
D 1,0 5,7,4,7,2,0 4,1,4,4,2,0,0

E

F

G

H

VERBAL BOUNDARY DESCRIPTION

The area bounded by the alley between Emerson and Ramona Streets to Addison; then NE to the SW boundaries of 271-73, 281 Addison, NW to include 944, 940 Bryant, N & NE to include 943, 951 Bryant, 319, 327 Addison

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

STATE CODE COUNTY CODE

no overlapping boundaries

STATE CODE COUNTY CODE

11 FORM PREPARED BY

NAME / TITLE

Paula Boghosian/ John Beach

ORGANIZATION

Historic Environment Consultants

DATE

April 17, 1979

STREET & NUMBER

2306 J St.

TELEPHONE

(916) 44602447

CITY OR TOWN

Sacramento

STATE

California

12 STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL

STATE

LOCAL

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

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

DATE

FOR NPS USE ONLY

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

DATE

KEEPER OF THE NATIONAL REGISTER

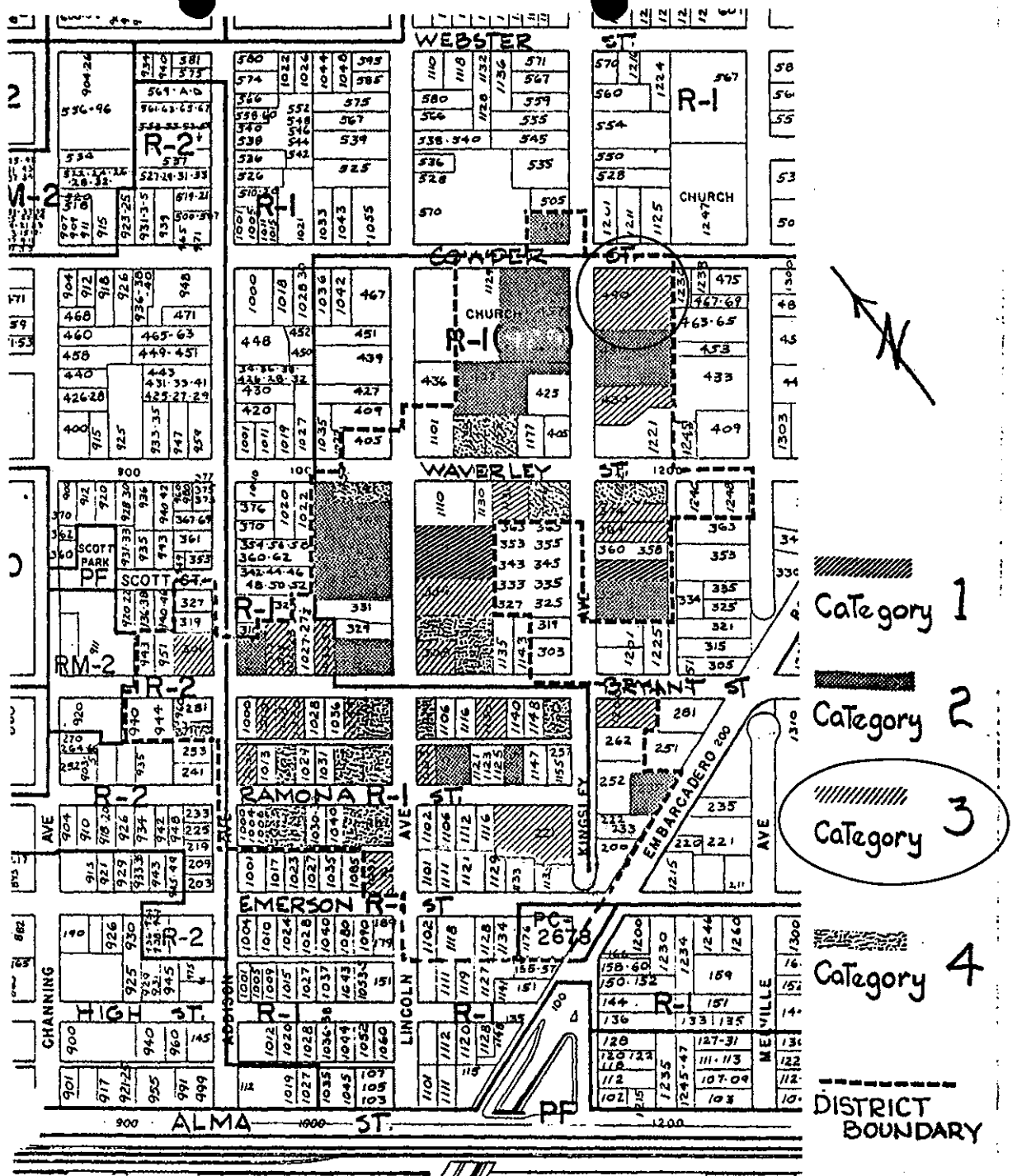
DATE

ATTEST

CHIEF OF REGISTRATION

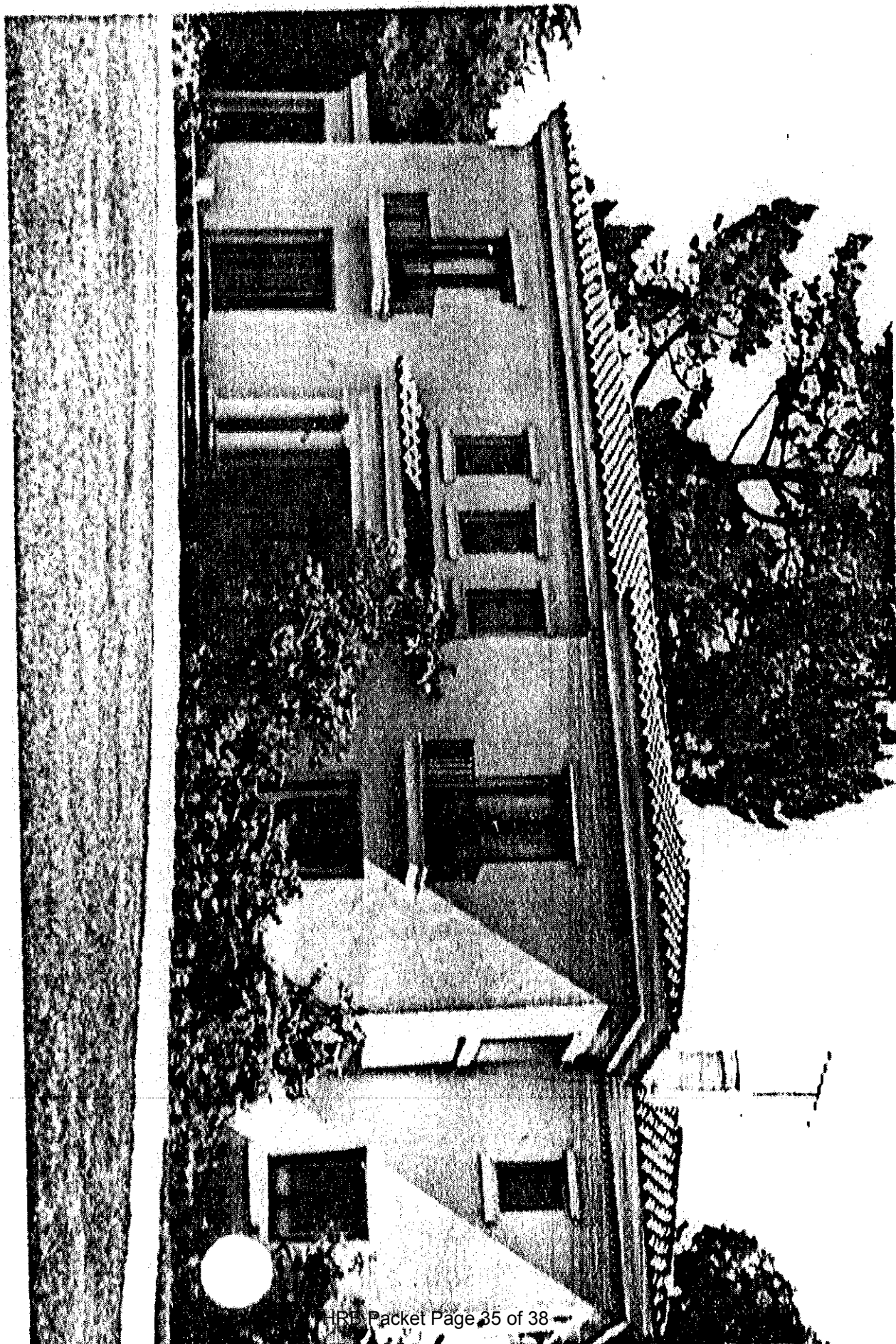
Santa Clara County Resources Inventory, published by the County Heritage
Commission, 1975, now being revised
Birge Clark Professional Work Inventory
Sanborn Fire Insurance Maps: 1895, 1897, 1901, 1904, 1908, 1924

from that point, cross Addison to the northerly boundary of 1005 Bryant, SE along the northerly boundaries of 1005, 1017-23, 1027, 1033 Bryant Street, then north east along the rear (northeast) boundaries of 331, 345, 381, and 405 Lincoln; then southeast to include 1101, 1135, 1155 Waverley, then east to Cowper Street; north-east along Cowper to include 501 Kingsley, continuing southeast along Cowper, the southwest along the southeast boundaries of 490, 450, 430 Kingsley, and 1221 Waverley, to Waverley, then south to Melville, southwest to the westerly boundary of 1240 and 1248 Waverley, then southwest along that boundary, Whitman Court; from that point northwest along westerly boundary of 334 Kingsley, and along that boundary to Kingsley Street, from that point NE to 365 Kingsley, and then NW, SW, SE, and SW to exclude 303, 319, 325, 333, 335, 343, 353, 355, 363, 365 Kingsley and 1201, 1225 Bryant; east along Bryant, and then south along the east boundary of 251 and 281 Embarcadero to Embarcadero Street; then SW along Embarcadero to the southern boundary of 1176 Emerson, then NW along the SE boundaries of and including 1176, 1134, 1128, 1118, 1102 Emerson, and thence NE along Lincoln St. to Emerson; then NW to the SE boundary of 1085 Emerson, and thence to the alley between Emerson and Ramona, then NW along that alley to Addison.



PROPOSED PROFESSORVILLE HISTORIC DISTRICT

Important buildings indicated in categories



HISTORIC RESOURCES INVENTORY

State or State (Please print)

Ser. _____ Site _____ Mo. _____ Yr. _____
 UTM _____ Q _____ NR _____ SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm. T2 _____ T3 _____ Cat. HABS _____ HAER _____ Fed _____

IDENTIFICATION Cat. III

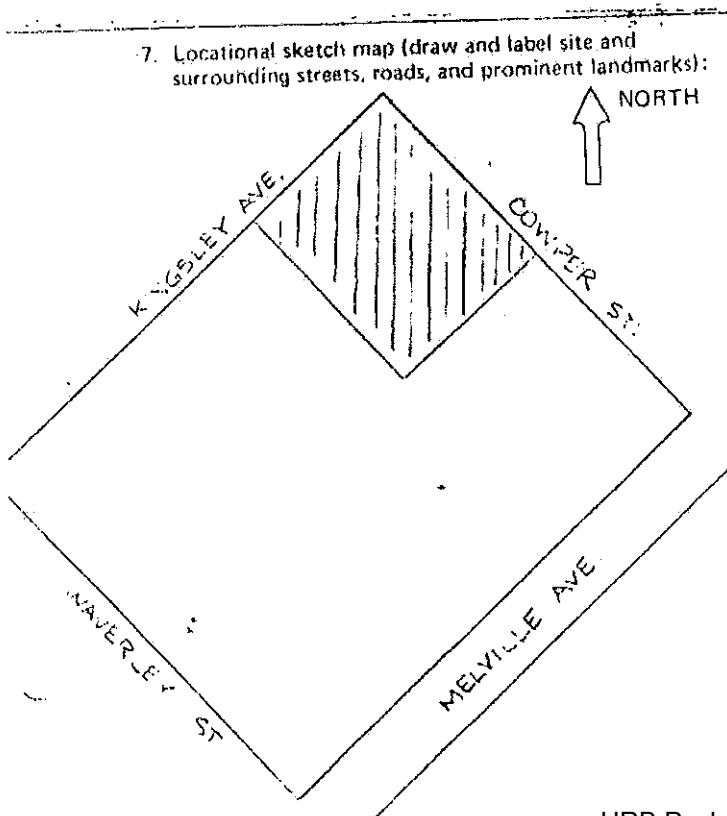
1. Common name: _____
2. Historic name, if known: Wilbur Residence
3. Street or rural address: 490 Kingsley (originally 460 Kingsley) (Professorville Historic District)
 City: Palo Alto ZIP: 94301 County: Santa Clara
 Address: Same
4. Present owner, if known: Mary C. Wilbur Ownership is: Public ☐ Private ☒
 City: _____ ZIP: _____
5. Present Use: Residential Original Use: Residential
 Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This rather austere building is given a Mediterranean Revival feeling by its irregular massing and tile roof.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:

Lot size (in feet) Frontage 162.5
 Depth 200
 or approx. acreage _____

9. Condition: (check one)

a. Excellent ☒ b. Good ☐ c. Fair ☐
 d. Deteriorated ☐ e. No longer in existence ☐

10. Is the feature a. Altered? ☐ b. Unaltered? ☒

11. Surroundings: (Check more than one if necessary)

a. Open land ☐ b. Scattered buildings ☐
 c. Densely built-up ☐ d. Residential ☒
 e. Commercial ☐ f. Industrial ☐
 g. Other ☐

12. Threats to site:

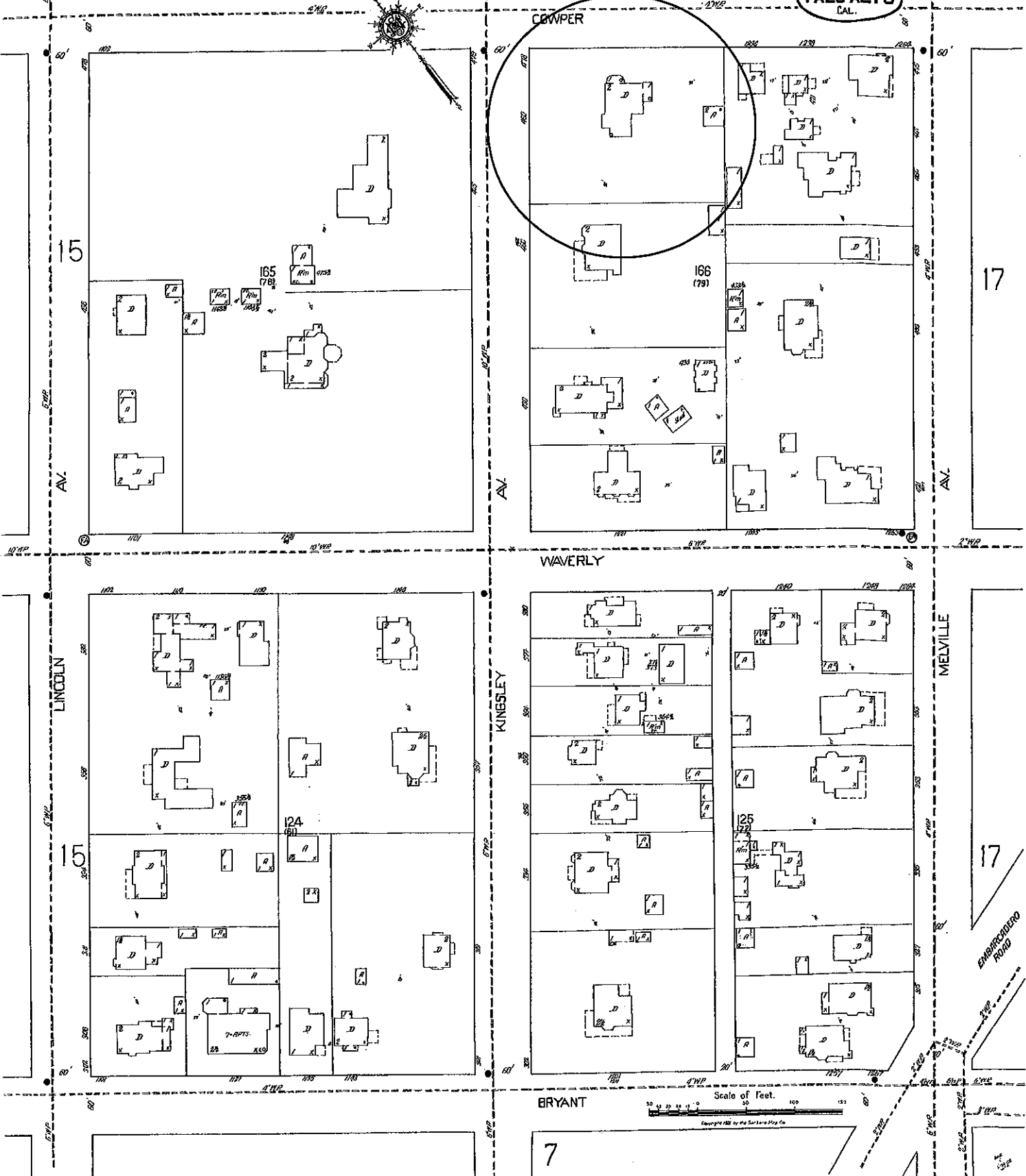
a. None known ☒ b. Private development ☐
 c. Zoning ☐ d. Public Works project ☐
 e. Vandalism ☐ f. Other ☐

16

25

16

Dec. 1924
PALO ALTO
CAL.



Attachment D

Project Plans

(Hard copies for HRB, Staff, Libraries and Development Center)

<https://www.cityofpaloalto.org/civicax/filebank/documents/52265>



HISTORIC RESOURCES BOARD MEETING

DRAFT MINUTES: May 12, 2016

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

Call to Order/Roll Call

Present: Chair Martin Bernstein, Vice Chair Margaret Wimmer, Board Members David Bower, Beth Bunnenberg; Patricia DiCicco Roger Kohler

Absent: Board Member Michael Makinen

Council Liaison: Council Member Holman

Oral Communications

None.

Agenda Changes, Additions and Deletions

None.

City Official Reports

1. Meeting Schedule and Attendance

None.

Action Items

2. Request by Ken Linsteadt Architects on behalf of the property owner, Joseph and Melissa Kraus, for Historic Resources Board review of a Historic Preservation application for proposed alterations and additions to an existing single-family residence and an existing accessory structure at 490 Kingsley Avenue. Designations: Historic Category 3, Professorville district. Zone: Single-Family Residential (R-1 (10,000)). Environmental Review: CEQA exempt per Class 15268 (Ministerial Projects).

Matthew Weintraub reported the existing historic property was listed as Category 3 in the local inventory and on the National Registry. He reviewed the proposed project in relation to Secretary of the Interior Rehabilitation Standards. The question for the Board was whether the proposed design was compatible with the district. Staff felt the new one-story garage addition by itself would be compatible with the existing historic structures and Standards. Staff recommended that the proposed alterations in summary would adversely affect the existing historic property and its relationship to the district, that the majority of the proposed work was not consistent with the Secretary of the Interior Standards or the Palo Alto Standards of Review, and that the HRB may recommend the applicant modify the project in order to be consistent with Preservation Standards.

Ken Linsteadt, Architect, clarified that the clay tile roof would remain at the main house, but would be removed from the garage. The applicant wished to create more space in the house, add a pool and

cabana, improve the basement and deepen the existing light well. He shared details of the existing structures and of the proposed project.

Board Member Bunnenberg inquired regarding options the architect considered in attempting to get more light. Perhaps he considered trimming trees or light wells in the ceiling rather than extending the tops of the windows and removing the cornice. Mr. Lindsteadt agreed tree trimming would bring in more light. The interior ceilings were high, while the windows were at 6 feet 8 inches. The sense of reflected light in interior spaces was important. He did not favor skylights to bring in light. Lifting the height of the windows by 11 inches resulted in a lovely proportion for the house. It was the least obtrusive method for the look of the house. Board Member Bunnenberg asked if Mr. Lindsteadt found value in retaining historic fabric. He believed the changes were tasteful and did not violate the essence of what made the site part of the historic neighborhood. Board Member Bunnenberg asked if maintaining the integrity of the original design was important to Mr. Lindsteadt. He answered absolutely.

Board Member DiCicco inquired whether increasing the height of the windows was the reason for removing the cornices and detail work and whether the original material was in good condition. Mr. Lindsteadt clarified that the reasons were to increase the window height and to have a lighter feel to the house. He understood the cornice was an historic element. The question for the Board was whether the cornice or the scale, form and style were the essence of the house. Board Member DiCicco felt the cornice was an intricate and wonderful feature that was significantly important. She asked if the columns on the front porch were to be replaced. Mr. Lindsteadt explained the applicant wished to center the porch under the windows. He wanted to lighten up the house while maintaining the beauty and the style of the house. Replacing the columns would remove some of the heaviness. Board Member DiCicco asked if the project site was eligible for or listed on the National Register. Mr. Weintraub indicated it was listed on the National Register as a contributor to the Professorville district. The property was located within the portion of the district that was listed on the National Register.

Vice Chair Wimmer believed there were two prominent focal points: the single-story entry feature on Kingsley and the single-story bay window on Cowper. The single-story elements provided a human scale. The two focal points were too modernized in the proposal. She asked if Mr. Lindsteadt proposed replacing the Spanish tile with a metal roof. Mr. Lindsteadt replied only at the garage. Vice Chair Wimmer inquired about the height of the ceilings on the second floor. Mr. Lindsteadt indicated 9 feet. Vice Chair Wimmer asked if he could raise the window height. Mr. Lindsteadt answered yes. Vice Chair Wimmer suggested the cornice detail could be mimicked even if it was minimized. Mr. Lindsteadt explained that the bay window at the dining room was very close to an oak tree. The idea was to bring the bay closer to the house so that you could see the garden rather than the tree. He felt the one-story elements would read at a human scale just differently. If he kept all the dentil molding and liked the proportion of the molding, then it could be kept rather than mimicked. He was attempting to make it lighter with an element of detail, just not the same cornice.

Board Member Bower requested the distance from the bay window to the oak tree. Mr. Lindsteadt replied approximately 8 feet currently and 16 feet as proposed. Board Member Bower requested the ceiling height of the second-floor bedrooms. Mr. Lindsteadt responded 8 feet 6 inches, but the ceilings could be lifted to 10 feet without impacting the framing of the roof. Board Member Bower asked if raising the ceilings to 10 feet was part of the project. Mr. Lindsteadt clarified that only the master bedroom ceiling would be raised. Raising the window height felt better as far as seeing more of the sky. Board Member Bower felt adding 11 inches and removing the decorative cornice was drastic for a relatively small amount of increased light. He inquired whether the preservation architect was present. Mr. Lindsteadt replied no. Board Member Bower had difficulty with the preservation architect's conclusions. The preservation architect had stated the proposed work retained the historic character and feeling of the property. The preservation architect had not address the materials, removing the entry, removing the bay, or removing the cornice detail. Board Member Bower did find in the plans the retention of the header, the architectural detail on the outside. He did not understand that statement. The proposal would not preserve any of the materials that defined character on the outside of the building. Mr. Lindsteadt suggested the preservation architect was talking about setting, style and form of

the house without dialing into a specific. Board Member Bower indicated the statement was talking about character-defining materials. Setting was another consideration. Landscaping was another consideration. None of those were exclusive. The conclusion in Number 3 was that the changes were intended to reinforce the historic character, even though the very details that made the building look different than modern structures would be removed. That was in total contrast with the intent of the Secretary of the Interior Standards. Board Member Bower also questioned the preservation architect's explanations in Standards 5 and 6. He did not understand how the proposal, the design, addressed the issue of Standard 9. The proposal seemed to ignore the Standards; yet, the preservation architect concluded that the design was compliant with Standards. Mr. Lindsteadt explained that he evaluated projects to determine the elements that made the structure an example of the style at the time it was built. He believed the project would hold together stylistically even with the changes. If the cornice and the porch elements were the defining features, then by the Secretary of the Interior Standards he was removing something that removed the structure's historic value. Board Member Bower felt stripping the building of the historic fabric removed the significance of the structure from the district, and diminished the district. The historic report was disingenuous at best, if not outright fraud. Mr. Lindsteadt stated the proposed building was not modern. He was proposing a different cornice detail and a different porch that had detail. He was not stripping the details off the house and making it a modern house.

Board Member Kohler inquired about which historic features remained on the house. Mr. Lindsteadt advised that the window detail, the headers and the sills were historic features. The issues were only a cornice and an entry porch.

Chair Bernstein asked Mr. Lindsteadt to explain how removing the front-door portico detailing, removing the curved bay window on the front and removing the existing cornices on the upper levels preserved the massing. He asked how removing the design details preserved massing. Mr. Lindsteadt explained that the massing was completely retained; the detail of the porch and the bay was different. He changed minor elements of the house, while the massing was essentially the same.

Board Member DiCicco believed the garage was very significant to the house, to the block and to the district. She questioned the need to strip the accessory structure of the detailing when the structure appeared to be well maintained. Mr. Lindsteadt felt the proposed approach to weaving the extension to the garage was appropriate.

Board Member Bunnenberg disclosed that she had visited the site and examined the structures several times. The garage was highly visible from Cowper Street. The metal roof was not appropriate for historic preservation. She inquired whether the proposed changes make a difference in the integrity of the house and about the ramifications of those changes to the entire Professorville neighborhood. Mr. Weintraub reported that Staff's analysis was that the proposed work would affect the integrity of the property. Changing the integrity could affect the property's eligibility and the district's eligibility. Board Member Bunnenberg added that changing the project's integrity could result in similar changes to other properties within the district.

Board Member Kohler asked if the ARB and/or the City Council would review the project and if the applicant was bound to follow the HRB's recommendation. Mr. Weintraub explained that the Municipal Code provided for the HRB's review and recommendation to the owner prior to the filing of building permits.

Board Member Bower disclosed that he too had visited the project site. He asked if the proposed project would be consistent with the proposed design guidelines for Professorville. Mr. Weintraub felt there could be an effect. Board Member Bower noted the proposed design guidelines described compatibility and preservation of details in both additions and renovations of existing buildings in the district.

Chair Bernstein disclosed that he had been by the house many times. He inquired whether the architect or the owner hired the preservation architect. Mr. Lindsteadt indicated the owner hired the preservation architect. Chair Bernstein noted the preservation consultant identified the character-defining features of

the house as the entry porch and the east side bay; yet, the architect proposed changing those features. He requested Mr. Lindsteadt defend his actions. Mr. Lindsteadt understood the preservation architect's analysis was looking at setting, style and character of the property within the district.

Vice Chair Wimmer asked if the window could be raised and the cornice preserved. The detail could be pushed into the cornice, where the bottom frieze of the cornice came out. The Board would likely better accept that change.

Board Member Bunnenberg felt strongly that the decorative cornices were a unifying detail and an extremely important part of the design. The suggested changes would result in the loss of too many historic materials. Changes would represent a degradation of the design. The house would most likely lose integrity. She disagreed with the preservation consultant's report.

Board Member Bower thought the proposed project was not in compliance with Secretary of the Interior Standards 2, 3, 5, 6 and 9. He was distressed by the loss of the materials that created the style.

Board Member Kohler felt the proposed project would remove the interesting details from the home.

Board Member DiCicco had never seen the detail work of the cornice in any other historic home. The home was in a significant location with a beautiful view to the public.

Chair Bernstein remarked that the individual details made the character of the structure. The house was visible from two streets. The home was significant by itself and within the district.

MOTION: Board Member Bower moved, seconded by Chair Bernstein, that the HRB find the application was not consistent with Municipal Code Section 16.49.050(b). In particular it was not consistent with Secretary of the Interior Rehabilitation Standards 2, 3, 5, 6 and 9. The HRB recommended the property owner revise the project and return to the HRB for reconsideration.

Board Member Bower believed the building represented one of the best examples of architecture in the City. Removing features from the structures eliminated them as a building of consideration in the historic district.

Vice Chair Wimmer suggested the Board provide a summary of its concerns that could instruct the applicant on needed changes. Board Member Bower felt the Board had given the applicant direction.

Mr. Lindsteadt understood the Board's comments. Originally he had requested a study session on the project, but that was not allowed. Mr. Weintraub clarified that a study session would occur before the Board in the same format as utilized in the current hearing. No fee was charged for a study session; therefore, the applicant would receive free analysis and free advice. Because of that, Staff required the applicant to submit an application.

MOTION PASSED: 6-0, Board Member Makinen absent.

Study Session

None.

Minutes Approval: March 10, 2016 and April 21, 2016

Board Member Bower noted the Minutes pertained to the Architectural Review Board as well as the HRB. He presumed the HRB would approve the Minutes pertaining to the HRB only. Mr. Weintraub replied yes.

MOTION: Board Member Bower moved, seconded by Chair Bernstein, to approve the Minutes of April 21, 2016 as presented.

MOTION PASSED: 6-0 Board Member Makinen absent

MOTION: Vice Chair Wimmer moved, seconded by Board Member Bower, to approve the Minutes of March 10, 2016 as presented.

MOTION PASSED: 6-0 Board Member Makinen absent

Subcommittee Item

None.

Board Member Questions, Comments, Announcements

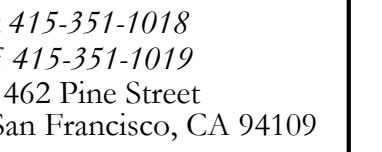
Board Member Bunnenberg reported the Palo Alto-Stanford Heritage and the Palo Alto Historical Association were hosting seminars on May 15, 2016 at Lucie Stern Community Center. Joseph Eichler's son was scheduled to speak.

Board Member Bower shared information learned at California Preservation seminars regarding new techniques for seismic upgrade of historic buildings and application of the California Historical Building Code to historic structures. Mr. Weintraub clarified that the property owner had to request application of the Historical Building Code. Council Member Holman recalled that the Historical Building Code could be applied to buildings 50 years old or older. She requested the HRB provide information regarding seismic upgrades for single-family homes. Board Member Bower advised that new techniques could be applied to single-family homes. Chair Bernstein shared information learned at a seminar regarding the Mission District of San Francisco.

Board Member Kohler inquired about items for the next meeting. Mr. Weintraub reported an item was scheduled for May 26.

Chair Bernstein asked about methods to notify applicants of study sessions. Mr. Weintraub indicated study sessions were not included in HRB Bylaws. Study sessions had been discussed but not implemented. The Board and Staff discussed implementing study sessions and fees therefor. Council Member Holman suggested the HRB discuss including study sessions in its Bylaws at a retreat.

Adjournment



drawings and copies thereof are instruments of service and as such remain the property of the Architect. They are to be used only with respect to this project. With the exception of one complete set for each party to the contract, all copies are to be returned or satisfactorily accounted for to the Architect upon completion of the bidding and upon completion of the project.

PN: 120-19-004

RAWN BY: LC
DATE: ISSUE:

COVER SHEET

A0.00

0.17.2016



PROJECT DIRECTORY

ARBORIST
DAVEY RESOURCE GROUP
CONTACT: MICHAEL BOVA
PHONE: (805) 286-0181

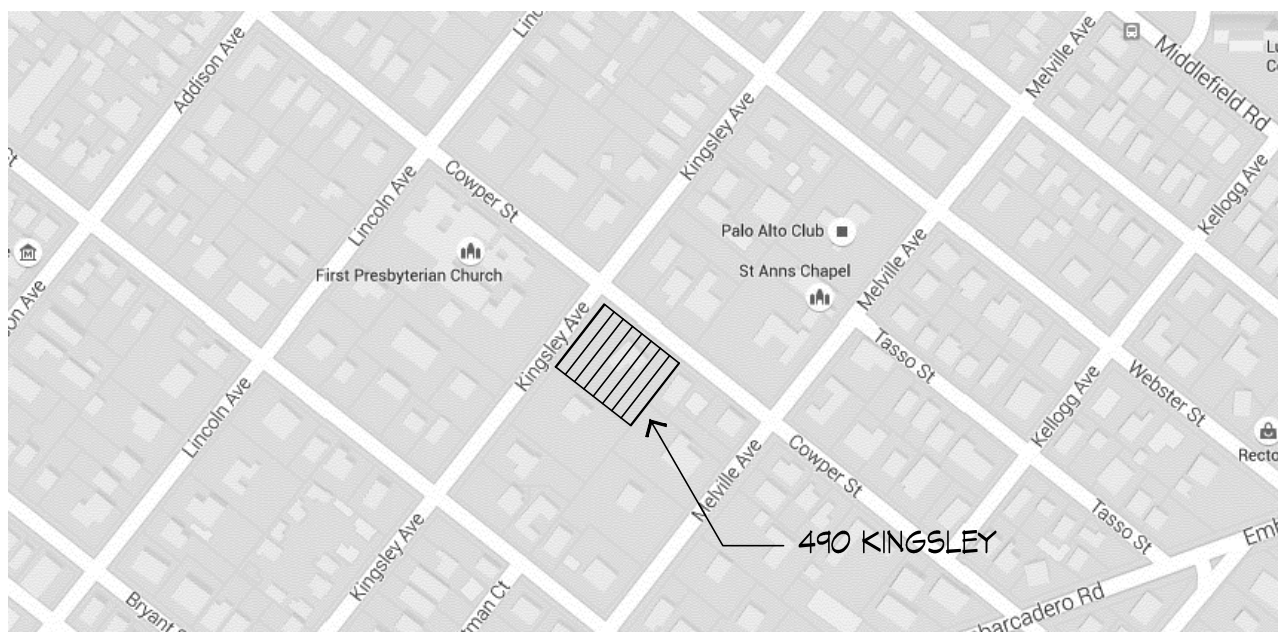
AB	AIR CONDITIONING	FT	FEET OR FOOT	GT	QUARRY TILE
ABC	ANCHOR BOLT	FTG	FOOTING	QTY	QUANTITY
ABV	ABOVE	FURR	FURRED OR FURRING	Q	QUALITY OR QUALIFICATIONS
ACC	ASPHALTIC CONCRETE	GA	GAUGE	(R/L)	
ACCU	ACCESS OR ACCESSIBLE	GALV	GALVANIZED	R	RELOCATE OR RELOCATED
ACT	ACOUSTICAL	GD	GARBAGE DISPOSAL	RAD	RISER
AD	AREA DRAIN	GEN	GENERAL	RPD	REFLECTED CEILING PLAN
ADJ	ADJACENT OR ADJUSTABLE	GFCI	GROUND FAULT CIRCUIT	RC	ROOF DRAIN
ADL	ADDITIONAL	INT	INTERUPTER	REF	REFERENCE OR
AFB	ABOVE FINISH FLOOR	GFRG	GLASS FIBER REINFORCED	REF	REFRIGERATOR
AGG	AGGREGATE		CONCRETE		REFLECTED OR REFLECTIVE
AHJ	AUTHORITY HAVING	GFRP	GLASS FIBER REINFORCED	REINF	REINFORCED
	JURISDICTION		(GYPSUM) PLASTER	REQD	REQUIRED
ALT	ALTERNATE	GL	GLASS	REBIL	RESILIENT
ALUM	ALUMINUM	GLAZ	GLAZING	RET	RETENTION
ANOD	ANODIZED	GSM	GALVANIZED SHEET METAL	REV	REVISION OR REVISED OR
ARCH	ARCHITECTOR	GYP	GYPSUM	RM	REVERSED
ASPH	ARCHITECTURAL			ROOM	ROOM
	ASPHALT OR ASPHALTIC	H	HIGH	RND	ROUND
AVG	AVERAGE	HB	HOSE BIBB	RO	ROUGH OPENING
AVN	AUDIO/VIDEO	HV	HOLLOW CORE	R/O	ROUGH IN WAY
AVRB	AIR AND WATER RESISTIVE	HD	HEAD	RWD	REDWOOD
	BARRIER	HDR	HEADER	RVL	RAN WATER LEADER
		HDN	HARDWARE		
BD	BOARD	HDND	HARDWOOD	S	SOUTH
BFP	BACKFLOW PREVENTER	HM	HOLLOW METAL	SAC	SELF-ADHERED FLASHING
BTM	BTOMDOWN	HORIZ	HORIZONTAL	SCF	SOLID CORE
BLDG	BUILDING	HR	HOUR	SEE	SEE CIVIL DRAWINGS
BLK	BLOCK	HRA	HOT RUBBERIZED ASPHALT	SCHED	SCHEDULE
BLKS	BLOCKING		WATERPROOFING	SCD	SOLID CORE WOOD DOOR
BM	BEAM	HT	HEIGHT	SO	SOAP DISH OR DISPENSER OR
BO	BOTTOM OF	HVAC	HEATING VENTILATING AND AIR		SMOKE DETECTOR
BDPM	BASEMENT		CONDITIONING	SEAL	SEALANT
BSMT	BASMENT	HWH	HOT WATER HEATER	SEC	SECTION
BTWN	BETWEEN			SECT	SEE ELECTRICAL DRAWINGS
BUR	BUILT UP ROOF	ID	INSIDE DIAMETER	SEP	SEPARATE OR SEPARATION
		IN	INCH	SF	SQUARE FEET
CB	CABINET	INCN	INCANDESCENT	SFD	SEE FIRE PROTECTION
CB	CATCH BASIN	INCL	NGRADE OR INCLUDING	SHR	DRAWINGS
CBM	CEMENT OR CEMENTITIOUS	INF	INFORMATION	SHR	SHOWER
CER	CERAMIC	INSUL	INSULATION	SHT	SHEET
CP	CAST IN PLACE	INT	INTERIOR	SHTG	SHEATHING
CJ	CONTROL JOINT			SIM	SIMILAR
CL	CEILING	JCT	JUNCTION	SLD	SLIDING
CLGS	CAULKING	JST	JOIST	SLAD	SEE LANDSCAPE DRAWINGS
GLGS	GLASS	JT	JOINT	SLED	SEE LIGHTING DRAWINGS
CLR	CLEAR OR CLEARANCE			SMD	SEE MECHANICAL DRAWINGS
CMTU	CONCRETE MASONRY UNIT	KIT	KITCHEN	SOG	SLAB ON GRADE
CN	COUNTER			SPEC	SPECIFICATION OR SPECIFIED
CO	CLEAN OUT	LAM	LAMINATE	SPP	SPRAY-APPLIED
COL	COLUMN	LAV	LAVATORY	SFP	POLYURETHANE FOAM
COMB	COMBUSTION	LD	LOAD	SEE	SEE PLUMBING DRAWINGS
COMP	COMPOSITION	LN	LINEN OR LINEAR	SFRM	SINGLE PLY ROOF MEMBRAN
CNGC	CONCRETE	LT	LIGHT	SQ	SQUARE
CONN	CONNECTION	LTG	LIGHTING	SS	STAINLESS STEEL
CONST	CONSTRUCTION	LVT	LIGHTWEIGHT	SSD	SEE STRUCTURAL DRAWINGS
CONT	CONTINUOUS			ST	STONE TILE
CRT	CARPET	MATL	MATERIAL	STD	STANDARD OR STANDARD
CSMT	CASEMENT	MAX	MAXIMUM	STD	STEEL
CT	CERAMIC TILE	MB	MACHINE BOLT	STN	STONE
CTR	CENTER	MBL	MARBLE	STRUCT	STRUCTURE OR STRUCTURAL
CTSK	COUNTERSINK	MC	MEDICINE CABINET	SUSP	SUSPENDED
		MDF	MEDIUM DENSITY FIBERBOARD	SV	SHEET VINYL
(D)	DEMOLISH	MDP	MEDIUM DENSITY OVERLAY	SYM	SHEAR WALL
DEEP	DEEP OR DRYER	MECH	MECHANICAL		SYMMETRICAL
DBL	DOUBLE	MD	MEDIUM		
DEMO	DEMOLISH OR DEMOLITION	MEMB	MEMBRANE	T	TREAD
DEPT	DEPARTMENT	MFR	MANUFACTURER	TB	TOP AND BOTTOM
DN	DIA	MH	MANHOLE	TG	TONGUE AND GROOVE
DN	DIVISION	MIN	MINIMUM	TO	TOWEL BAR
DN	DOWN	MR	MIRROR	TC	TRASH COMPACTOR
DO	DOOR OPENING	MISC	MISCELLANEOUS	TEL	TELEPHONE
DR	DOOR	MO	MASONRY OPENING	TEMP	TEMPERED
DS	DOWNSPOUT	MTD	MOUNTED	THK	THICK OR THICKNESS
DTL	DETAIL	MTL	METAL	THRES	THRESHOLD
DISH	DISHWASHER	MULL	MULLION	TOP	TOP OF
DWS	DRAWING	MA	MICROWAVE	TOC	TOP OF CONCRETE
DNR	DRAWER			TOP	TOP OF PLATE
		(N)	NORTH	TOP	TOP OF WALL
(E)	EXISTING	N	NORTH	TPH	TOILET PAPER HOLDER
E	EAST	N/A	NOT APPLICABLE	TRANS	TRANSPARENT
EACH	EACH	NO	NOT IN CONTRACT	TS	TUBE STEEL
EJ	EXPANSION JOINT	NO	NUMBER	TYF	TYPICAL
ELEV	ELEVATION	NOM	NOMINAL		
ELEC	ELECTRIC OR ELECTRICAL	NR	NOT-RATED	UN	UNFINISHED
ELEV	ELEVATOR	NTS	NOT TO SCALE	UN	UNLESS OTHERWISE NOTED
EMER	EMERGENCY				
ENCL	ENCLOSURE OR ENCLOSURE	OB	OBSCURE (GLASS)	VAR	VARIABLE
EQ	EDGE OF				

1. ALL IDEAS, DESIGNS, ARRANGEMENTS AND PLANS INDICATED OR REPRESENTED BY THESE DRAWINGS ARE OWNED BY, AND THE PROPERTY OF KEN LINSTEAD ARCHITECTS. THE ARCHITECT CREATED, EVOLVED AND DEVELOPED THESE DOCUMENTS FOR THE SOLE PURPOSE AND USE ON THIS SPECIFIC PROJECT. NONE SUCH IDEAS, DESIGNS, ARRANGEMENTS OR PLANS SHALL BE USED BY ANY PERSON, FIRM OR CORPORATION FOR ANY OTHER PURPOSE WHATSOEVER, WITHOUT THE WRITTEN CONSENT OF KEN LINSTEAD ARCHITECTS.
2. PROMPTLY INFORM THE ARCHITECT IN WRITING OF ANY DISCREPANCIES OR OMISSIONS IN THE DOCUMENTS, IF NOTED BY THE CONTRACTOR. ADDITIONALLY INFORM THE ARCHITECT OF ANY VARIATIONS NEEDED IN ORDER TO CONFORM TO APPLICABLE CODES, RULES AND REGULATIONS.
3. THE LAYOUT, LEVELS, DIMENSIONS, RELATIONSHIPS AND CONFIGURATIONS SHOWN ON PLAN DRAWINGS GOVERN. DO NOT ALTER ANY ASPECT OF THE INFORMATION SHOWN ON THESE DRAWING WITHOUT PRIOR WRITTEN APPROVAL FROM THE OWNER OR ARCHITECT. REVIEW CONSTRUCTION DOCUMENTS THOROUGHLY AND RESOLVE ALL AMBIGUITIES PRIOR TO START OF CONSTRUCTION.
4. ALL DIMENSIONS SHALL BE AS INDICATED ON THE DRAWINGS OR AS CLARIFIED BY THE ARCHITECT. DO NOT SCALE DRAWINGS. DIMENSIONS ARE TO FACE OF STUD, CENTERLINE OF COLUMNS, OR CENTERLINE OF WINDOWS, DOORS OR OTHER OPENINGS, UNLESS OTHERWISE INDICATED. WHERE NOTED, CLEAR FINISH DIMENSIONS CRITICAL FOR EQUIPMENT CASEWORK OR OTHER REQUIREMENTS ARE REQUIRED TO BE EXACT WITHIN 1/8" TOLERANCE ALONG FULL HEIGHT AND FULL WIDTH OF WALLS. VERIFY ALL DIMENSIONS IN THE FIELD BEFORE PREPARING SHOP DRAWINGS, FABRICATIONS OR CONSTRUCTION.
5. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY CHANGES OR VARIATIONS FROM THE PLANS OR SPECIFICATIONS UNLESS APPROVED IN ADVANCE IN WRITING AND PRIOR TO CONSTRUCTION OF ANY CHANGE OR VARIATION.
6. THE CONTRACTOR SHALL MAINTAIN GENERAL LIABILITY AND WORKERS' COMPENSATION INSURANCE AND IS RESPONSIBLE FOR JOB SITE SAFETY. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DESIGN AND PROVIDE ADEQUATE SHORING AND BRACING, ETC., REQUIRED FOR THE PROTECTION OF LIFE AND PROPERTY DURING CONSTRUCTION OF THE PROJECT. ALL WORK AND CONSTRUCTION SHALL COMPLY WITH ALL LOCAL REGULATIONS AND SAFETY REQUIREMENTS.
7. PROVIDE WORKMANSHIP IN ALL TRADES OF THE HIGHEST QUALITY, BY PERSONS SPECIFICALLY SKILLED AT ASSIGNED TASKS, TO RESULT IN A NEAT AND CLEAN INSTALLATION. INSTALL WORK TRUE, PLUMB, LEVEL, SQUARE, AND IN PROPER ALIGNMENT. CORRECT EXISTING FRAMING TO REMAIN, IF REQUIRED.
8. COMPLY WITH CITY/COUNTY CONDITIONS OF APPROVAL, IF ANY, FOR THIS PROJECT AS RELATED TO SPECIFIC CONSTRUCTION REQUIREMENTS AND AN APPROVED CONSTRUCTION MANAGEMENT PLAN.
9. SUBMIT FOR APPROVAL BY THE ARCHITECT ALL SHOP DRAWINGS, SAMPLES, MOCK-UPS, COLOR BOARDS, ETC BY THE PROCEDURES DEFINED IN AND REQUIRED BY THE PROJECT MANUAL.
10. TYPICAL DETAILS AND NOTES APPLY TO OTHER SIMILAR CONDITIONS WHEN NOT FULLY SHOWN OR SPECIFICALLY NOTED OR REFERENCED OTHERWISE.
11. INSTALL ALL FIXTURES, EQUIPMENT AND MATERIALS PER MANUFACTURERS' INSTRUCTIONS AND RECOMMENDATIONS.
12. VERIFY CLEARANCES FOR FLUES, VENTS, CHASES, SOFFITS, FIXTURES, ETC PRIOR TO ORDERING COMPONENTS OR COMMENCING WORK.
13. SEE CIVIL DRAWINGS FOR CONTOURS, GRADINGS, SITE NO. ETC. SUCH ITEMS SHOWN IN ARCHITECTURAL DRAWINGS ARE SCHEMATIC IN NATURE AND REPRESENT DESIGN INTENT ONLY.
14. PROVIDE HANDRAILS ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS, MOUNTED 34" TO 38" ABOVE NOSINGS. HANDRAILS SHALL BE SMOOTH, WITH NO SHARP CORNERS AND SHALL BE 1 1/4" TO 2" IN DIAMETER. HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LONEST RISER OF THE FLIGHT. HANDRAILS MAY TERMINATE IN A NEEVEL OR THE LONEST TREAD. HANDRAIL ENDS SHALL BE RETURNED TO A WALL OR SHALL TERMINATE IN NOVELL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE HANDRAIL. CRC R311.7.6
15. INSTALL STAIR RISERS EQUAL WITHIN 3/8" IN ANY FLIGHT, AND NOT EXCEEDING 1 3/4" IN HEIGHT. INSTALL STAIR TREADS 10" LONG MINIMUM MEASURED HORIZONTALLY BETWEEN NOSINGS. CRC R311.7.5
16. MAINTAIN MINIMUM 6'-8" CLEAR HEADROOM AT ALL POINTS ON ALL FLIGHTS OF STAIRS, MEASURED VERTICALLY FROM NOSINGS. CRC R311.7.2
17. PROVIDE 5/8" TYPE X GYPSUM BOARD AT THE ENCLOSED SIDE OF WALLS, UNDER-STAIR SURFACE AND SOFFITS OF ANY ENCLOSED ACCESSIBLE SPACE UNDER STAIRS. CRC R302.1
18. PROVIDE GUARDS ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30" ABOVE THE FLOOR OR GRADE BELOW AT A POINT WITHIN 36" HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. GUARDS SHALL BE 42" MINIMUM HIGH, OR 34" TO 38" HIGH WHEN ALSO SERVING AS A STAIR HANDRAIL. STAIR GUARD ELEMENTS TO PREVENT THE PASSAGE OF A 6" DIAMETER SPHERE. THE TRIANGULAR OPENING FORMED BY THE RISER, TREAD AND BOTTOM RAIL OF THE GUARD SHALL PREVENT THE PASSAGE OF A 6" DIAMETER SPHERE. CRC R312.1
19. PROVIDE A LANDING OR FLOOR ON EACH SIDE OF EACH EXTERIOR DOOR, THE WIDTH OF WHICH SHALL NOT BE LESS THAN THAT OF THE DOOR SERVED, OR 36" MINIMUM IN THE DIRECTION TRAVELED. EXTERIOR LANDINGS OR FLOORS AT THE REQUIRED EGRESS DOOR SHALL NOT BE MORE THAN 1 1/2" LOWER THAN THE TOP OF THE THRESHOLD AT OUTSWING DOORS, OR 1 3/4" AT SWING DOORS. CRC R311.3
20. PROVIDE SAFETY GLAZING FOR ALL WINDOWS AND DOORS IN HAZARDOUS LOCATIONS PER CRC R303.4.
21. PROVIDE AT LEAST ONE OPERABLE EMERGENCY ESCAPE AND RESCUE OPENINGS WITH A SILL AT 4" MAX AFF, 20" MINIMUM CLEAR WIDTH, 24" MINIMUM CLEAR HEIGHT AND WITH A MINIMUM NET CLEAR OPENING OF 5.7 SF (5.0 SF FOR OPENINGS AT GRADE) AT BASEMENTS, HABITABLE ATTICS AND EVERY SLEEPING ROOM. CRC R310.1
22. COMPLY WITH THE REQUIREMENTS OF CRC R806.5 AT ANY UNVENTED ATTIC AND RAFTER ASSEMBLIES.
23. INSTALL AND PROTECT FROM IGNITION ANY SPRAY-APPLIED POLYURETHANE FOAM (SPF) INSULATION PER THE REQUIREMENTS OF THE MANUFACTURERS ICC-ESR REPORT FOR THE PRODUCT, AND PER CRC R316. PROVIDE AIR-IMPERMEABLE SPF INSULATION WHERE REQUIRED BY CRC R306.5.
24. PROVIDE DIRECT-VENT SEAL-ED-COMBUSTION TYPE GAS FIREPLACES, IF ANY. CALGREEN 4503
25. PROVIDE LISTED AND LABELED FACTORY-BUILT FIREPLACES, IF ANY, TESTED IN ACCORDANCE WITH UL 121. INSTALL PER LISTING AND MANUFACTURERS' INSTRUCTIONS. CRC R100.4.1
26. HARD-WIRE SMOKE AND CARBON MONOXIDE ALARMS, EQUIPPED WITH A BATTERY BACKUP. INSTALL AND INTERCONNECT PER CRC R314 & R315.
27. INSTALL AUTOMATIC FIRE SPRINKLER SYSTEMS PER CRC R313 WHERE REQUIRED.
28. INSTALL SEISMIC STRAPPING AT ALL STORAGE TANK TYPE WATER HEATERS, AT POINTS WITHIN THE UPPER ONE-THIRD AND LOWER ONE-THIRD OF ITS VERTICAL DIMENSIONS. LOCATE THE BOTTOM STRAP AT LEAST 4" AWAY FROM THE WATER HEATER CONTROLS. CFC 506.2
29. PROTECT HOSE BIBBS WITH A NONREMOVABLE BACKFLOW PREVENTER OR VACUUM BREAKER. CFC 603.5.1
30. PROVIDE SHOWER CONTROL VALVES FOR TEMPERATURE SCALD AND THERMAL SHOCK PROTECTION, AND LOCATE SO THE BATHER CAN ADJUST THE VALVES PRIOR TO STEPPING INTO THE SPRAY. CFC 402.3 & 402.9.1
31. PROVIDE SHOWER AND TUB CONTROL VALVES THAT DELIVER A MAXIMUM MIXED WATER SETTING OF 120° F. CFC

PROJECT DESCRIPTION	
RENOVATION OF EXISTING HOUSE WITH PORCH ADDITION, RENOVATION AND ADDITION TO EXISTING DETACHED GARAGE, (N) SWIMMING POOL AND POOL DECK.	
ZONE	MINIMUM SETBACKS FOR MAIN RESIDENCE
RT (T0000)	FRONT YARD: 20'-0"
LOT AREA	REAR YARD: 20'-0"
32,500 SF (.75 ACRE)	SIDE YARDS: 8'-0"
	STREET SIDE: 16'-0"
HISTORIC STATUS	MINIMUM SETBACKS FOR ACCESSORY STRUCTURE
CATEGORY 3	FRONT YARD: 25'-0"
	REAR YARD: 25'-0" MAX
	SIDE YARDS: 6'-0"
	STREET SIDE: 16'-0"
	MAX HEIGHT
	30'-0" MAIN RESIDENCE
	15'-0" ACCESSORY STRUCTURE
	MAX FAR
	30% OF LOT AREA

EXISTING		PROPOSED	
MAIN RES FIRST FLOOR	2489 SF	MAIN RES FIRST FLOOR	2518 SF
MAIN RES SECOND FLOOR	2471 SF	MAIN RES SECOND FLOOR	2471 SF
TOTAL	4960 SF	TOTAL	4989 SF
GARAGE FIRST FLOOR	521 SF	GAR/CABANA FIRST FLOOR	1166 SF
GARAGE SECOND FLOOR	521 SF	GAR/CABANA SECOND FLOOR	521 SF
TOTAL	1054 SF	TOTAL	1687 SF
		PROPOSED FAR: 6688 / 32,500 = 20.6%	

LOT COVERAGE		PROPOSED	
<u>EXISTING</u>			
LOT TOTAL:	3314 SF / 32,500 SF = 10%	LOT TOTAL:	3497 SF / 32,500 SF =



DIRECTIONS FROM 101, TRAVELING SOUTH
EXIT ON UNIVERSITY AVE (EXIT 403), TURN LEFT ONTO LINCOLN AVE AND CONTINUE TO GUINDA ST.
TURN LEFT ONTO GUINDA ST AND CONTINUE TO KINGSLEY AVE. TURN RIGHT ONTO KINGLSEY AVE.

DIRECTIONS FROM 101, TRAVELING NORTH
EXIT ON EMBARCADERO RD (EXIT 402). KEEP LEFT, FOLLOW SIGNS FOR EMBARCADERO RD N
AND MERGE ONTO EMBARCADERO RD. TURN RIGHT ONTO CONFER ST AND CONTINUE TO
KINGSLEY AVE. TURN LEFT ONTO KINGSEY AVE.

1
A3.10

EXTERIOR ELEVATION NUMBER

1
A3.20

SHEET NUMBER

1
A3.20

BUILDING SECTION NUMBER

1
A3.20

SHEET NUMBER

1
A6.10

DETAIL NUMBER

1
A6.10

SHEET NUMBER

1
A5.10

INTERIOR ELEVATION NUMBER

1
A5.10

INTERIOR ELEVATION SUBNUMBER

1
A5.10

SHEET NUMBER

1
A5.10

INTERIOR ELEVATION NUMBER

1
A5.10

SHEET NUMBER

100A

ROOM AND DOOR NUMBER

120

DOOR NUMBER

100.1

ROOM AND WINDOW NUMBER

120

WINDOW NUMBER

KITCHEN

ROOM NUMBER

9'-0"

CEILING HEIGHT

9'-0"

CEILING HEIGHT

9'-0"

CEILING MATERIAL

15'-0"

WORK POINT OR DIMENSION POINT

2ND FLOOR FF

125.0

SPOT ELEVATION

1

GRID TAGS

A

CENTER LINE

PROPERTY LINE

<u>GENERAL</u>	
A0.00	COVER SHEET
A0.01	PROJECT INFORMATION SHEET
A0.02	EXISTING PHOTOGRAPHS MATERIALS BOARD
<u>SURVEY</u>	
	SITE SURVEY
<u>ARCHITECTURAL</u>	
A1.00	EXISTING SITE PLAN
A1.01	PROPOSED SITE PLAN
A1.20	EXISTING / DEMO BASEMENT FLOOR PLAN
A1.21	EXISTING / DEMO FIRST FLOOR PLAN
A1.22	EXISTING / DEMO SECOND FLOOR PLAN
A1.23	EXISTING / DEMO ROOF PLAN
A2.10	PROPOSED BASEMENT FLOOR PLAN
A2.11	PROPOSED FIRST FLOOR PLAN
A2.12	PROPOSED SECOND FLOOR PLAN
A2.13	PROPOSED STORY POLE & ROOF PLAN
A3.10	EXISTING & PROPOSED WEST EXTERIOR ELEVATIONS
A3.11	EXISTING & PROPOSED NORTH EXTERIOR ELEVATIONS
A3.12	EXISTING & PROPOSED EAST EXTERIOR ELEVATIONS
A3.13	EXISTING & PROPOSED SOUTH EXTERIOR ELEVATIONS
A3.20	BUILDING SECTION
A3.40	TRELLIS PLANS & ELEVATIONS
A4.10	EXISTING / DEMO GARAGE FLOOR PLAN
A4.11	EXISTING GARAGE ELEVATIONS & SECTIONS
A4.10.12	PROPOSED GARAGE / CABANA FLOOR PLANS
A4.10.13	PROPOSED GARAGE / CABANA ROOF PLAN
A4.10.14	PROPOSED GARAGE / CABANA ELEVATIONS & SECTIONS

L1 CONCEPTUAL LANDSCAPE MASTER PLAN



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CITY, PALO ALTO CA 94301

APN: 120-19-004

DRAWN BY: L

DATE: _____ ISSUE: _____

PROJECT INFO

A0.01

10.17.2016



KL

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San Francisco, CA 94109

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KINGSLEY AVENUE

PN: 120-19-004

RAWN BY: LC

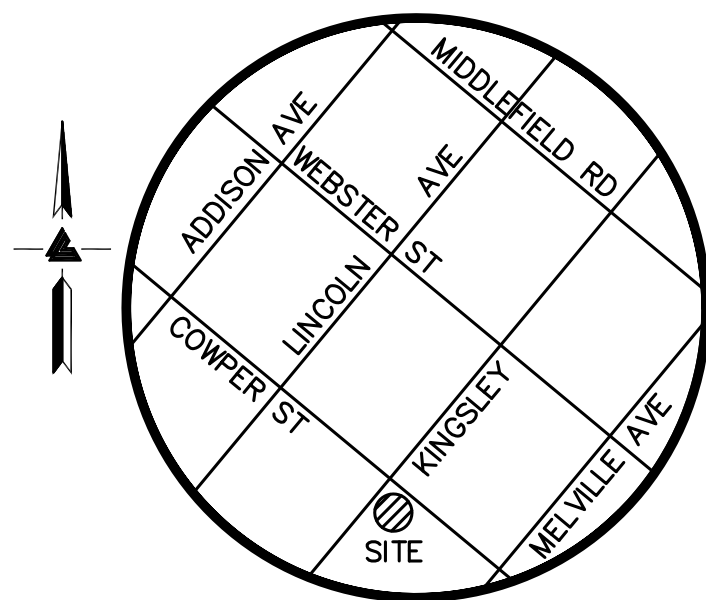
DATE: _____ ISSUE: _____

EXISTING
PHOTOGRAPHS

A0.02

0.17.2016

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VICINITY MAP
NO SCALE

LEGEND AND NOTES

- BOUNDARY LINE
- ETC ELECTRICAL/TELEPHONE/
CABLE TV OVERHEAD LINE
- E ELECTRIC LINE (PER PAINT MARKINGS)
- x FENCE LINE
- ... FLOW LINE
- G GAS LINE (PER PAINT MARKINGS)
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- ⊕ BENCHMARK
- A/C AIR CONDITIONING UNIT
- ANODE
- AD AREA DRAIN
- BFP BACK-FLOW PREVENTER
- CO CLEAN-OUT
- EB ELECTRICAL BOX
- EM ELECTRICAL METER
- FF FINISH FLOOR
- FL FLOW LINE
- ⊕ FIRE HYDRANT
- FL FLOW LINE
- GM GAS METER
- ⊕ GV GAS VALVE
- INV INVERT
- ⊕ ICV IRRIGATION CONTROL VALVE
- ⊕ JOINT POLE
- LQ.AM. LIQUID AMBER
- M- MULTIPLE TRUNK
- RP ROOF PEAK
- SSSCO SANITARY SEWER CLEAN-OUT
- SSMH SANITARY SEWER MANHOLE
- SDMH STORM DRAIN MANHOLE
- TC TOP OF CURB
- TOS TOP OF SLAB
- WM WATER METER
- ⊕ WV WATER VALVE
- XXX.XX SPOTGRADE

NOTES

ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS.

UNDERGROUND UTILITY LOCATION IS BASED ON SURFACE EVIDENCE.

BUILDING FOOTPRINTS ARE SHOWN AT GROUND LEVEL.

FINISH FLOOR ELEVATIONS ARE TAKEN AT DOOR THRESHOLD (EXTERIOR)

EASEMENT NOTE

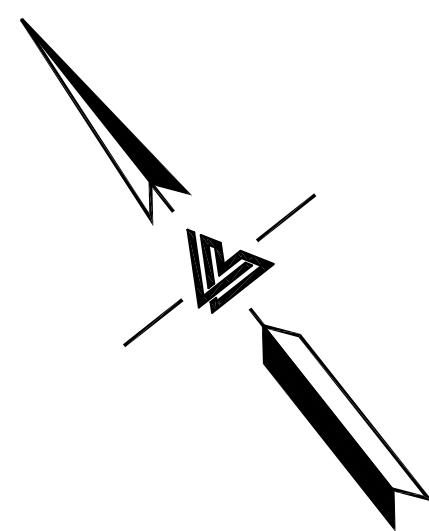
A CURRENT TITLE REPORT FOR THE SUBJECT PROPERTY HAS NOT BEEN EXAMINED BY LEA & BRAZE ENGINEERING, INC. EASEMENTS OF RECORD MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

BENCHMARK

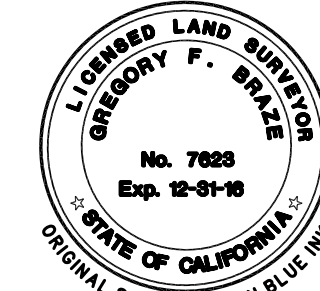
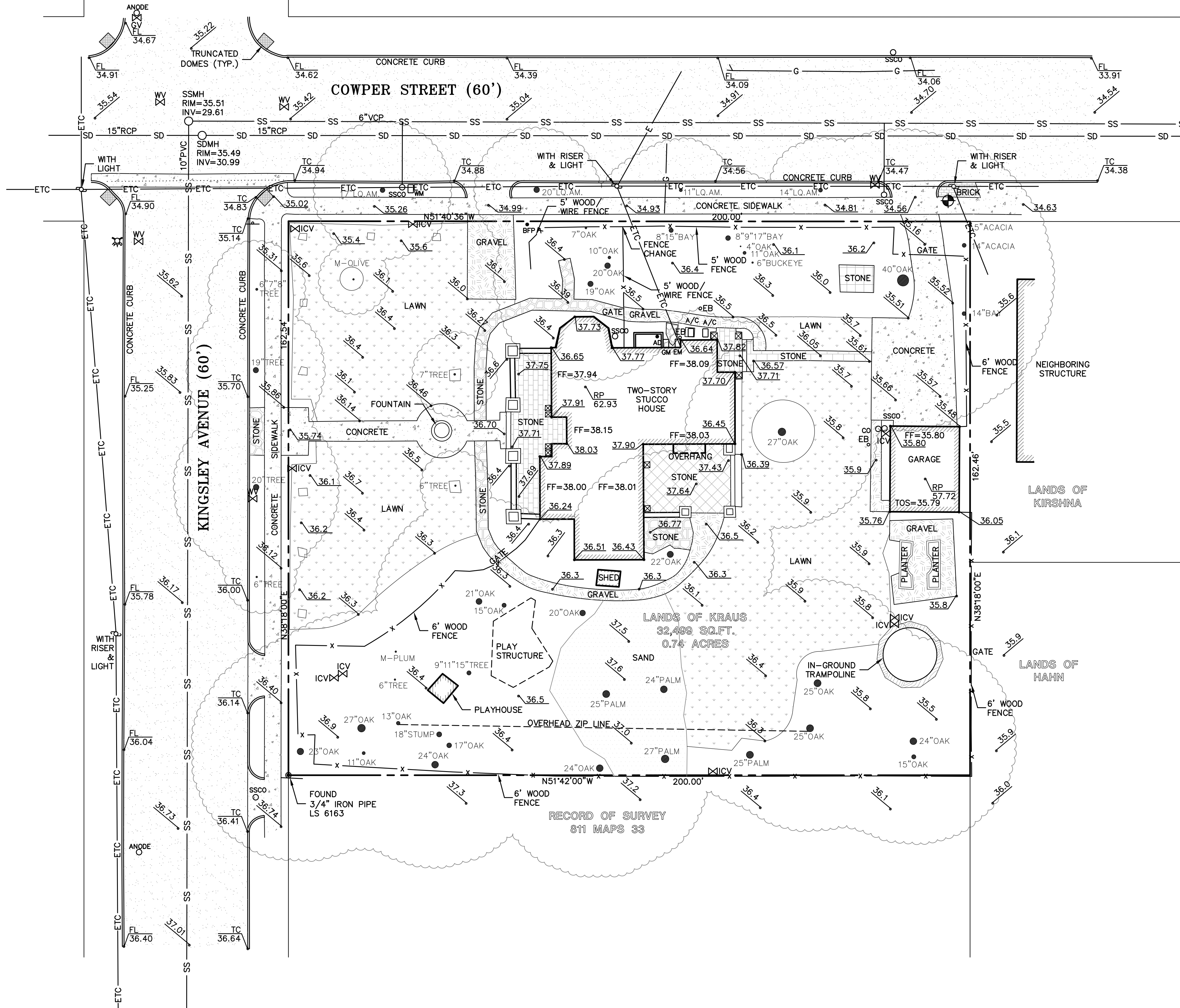
PALO ALTO BENCHMARK #2024
CUT SQUARE ON THE NORTH CORNER OF THE NORTHEAST CURB RETURN OF THE INTERSECTION OF COWPER AND ADDISON.
ELEVATION = 40.23'
(ADJUSTED TO NAVD88)

SITE-BENCHMARK

SURVEY CONTROL
SET CUT CROSS IN CONCRETE
ELEVATION = 34.56' (NAVD88)



0 8 16 32
SCALE: 1" = 16'



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CIVIL ENGINEERS • LAND SURVEYORS
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3017 DOUGLAS BLVD., # 300
ROSEVILLE, CA 95661
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(F) (916) 887-1338
(C) (916) 797-7363
WWW.LEABRAZE.COM

490 KINGSLEY AVENUE
PALO ALTO
CALIFORNIA

APN: 120-19-004

SANTA CLARA COUNTY

TOPOGRAPHIC
SURVEY

REVISIONS	BY
JOB NO:	2150027
DATE:	2-19-15
SCALE:	1"=16'
DRAWN BY:	MF
SHEET NO:	

SU1

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CITY, PALO ALTO CA 94301

APN: 120-19-004

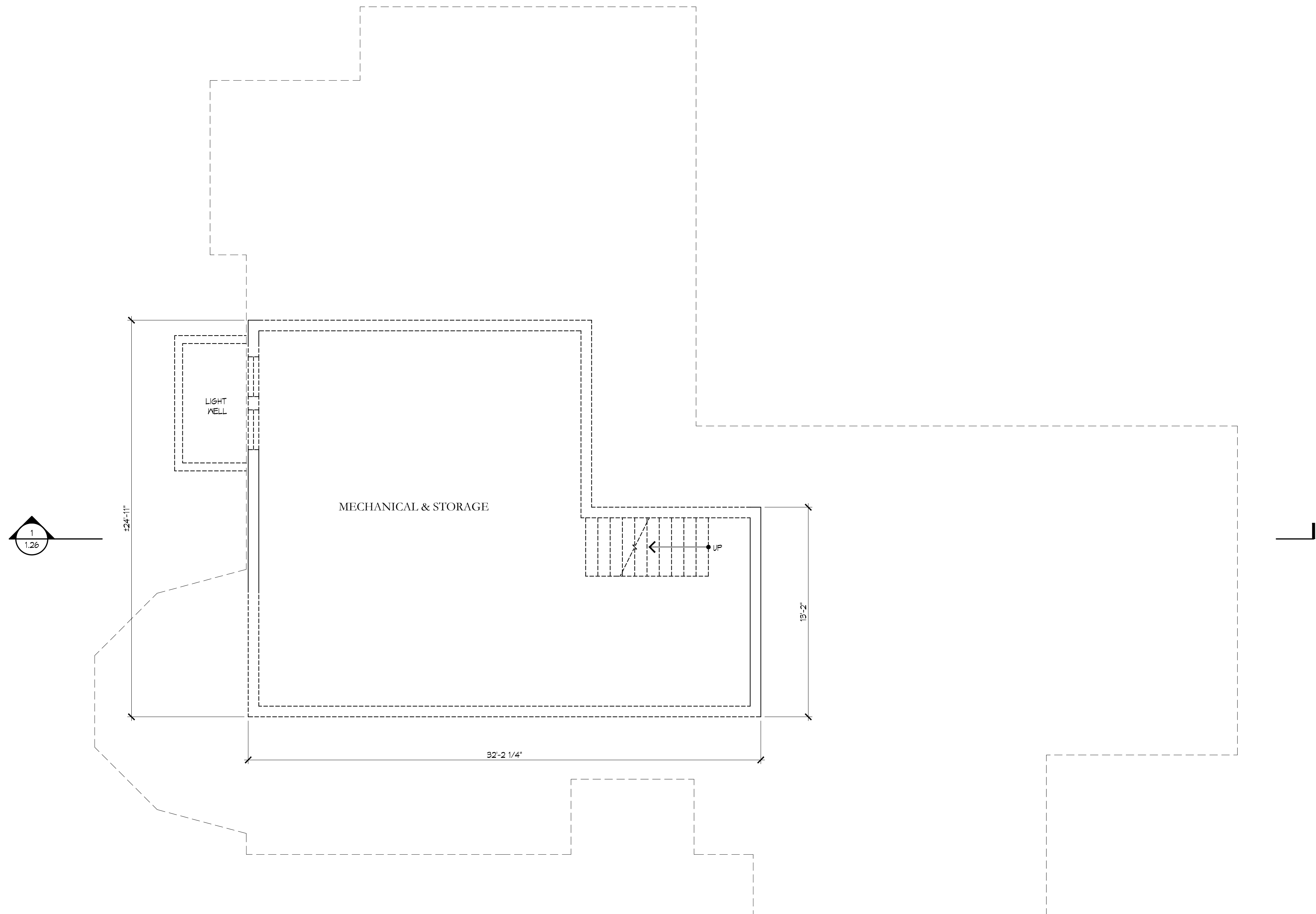
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EXISTING / DEMO
BASEMENT PLAN

SCALE: 1/4" = 1'-0"

A1.20

0.17.2016



LEGEND

 AREA NOT IN SCOPE

----- WALLS TO BE DEMOLISHED

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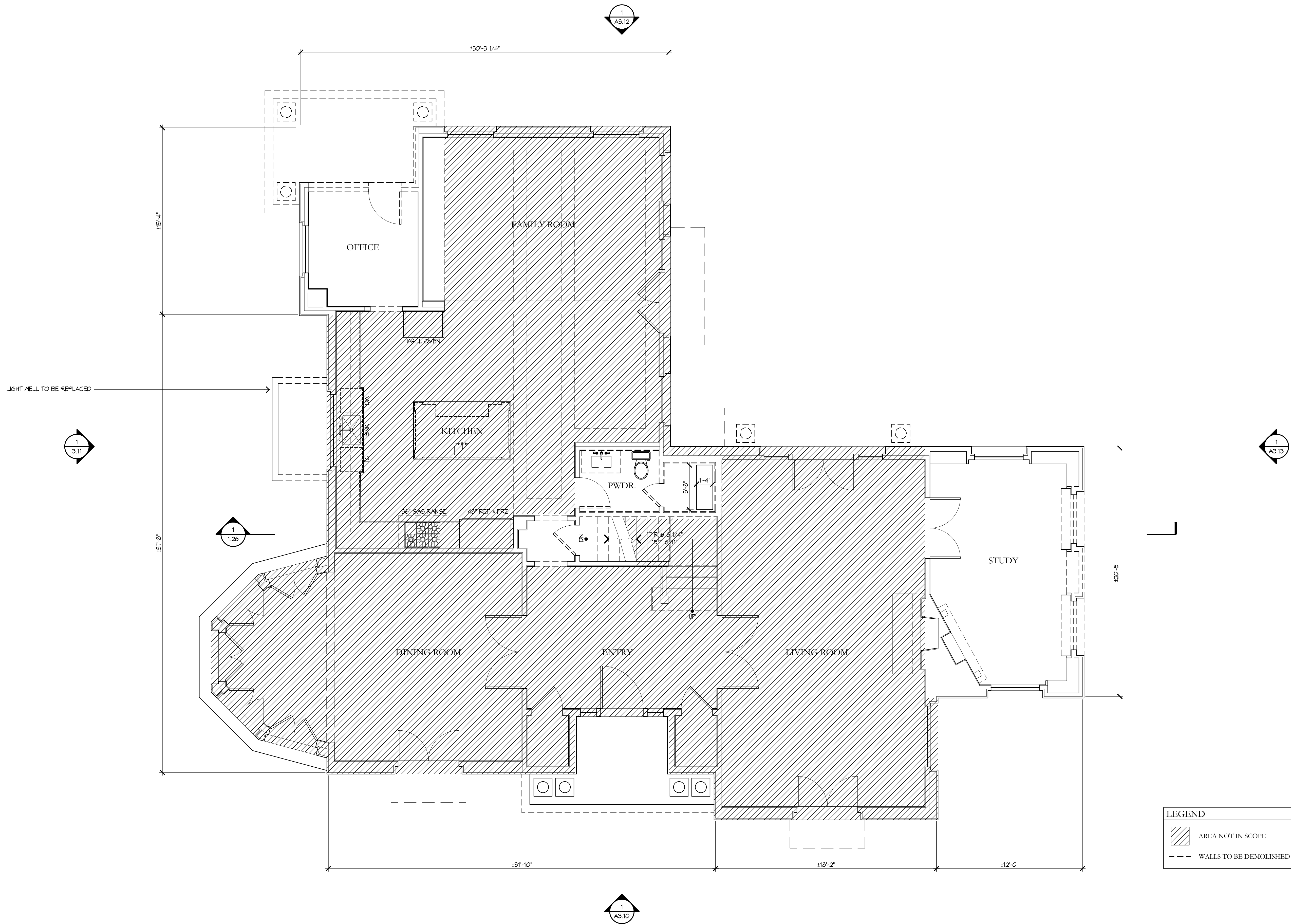
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EXISTING / DEMO
FIRST FLOOR
PLAN

SCALE: 1/4" = 1'-0"

A1.21

0.17.2016



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APN: 120-19-004

DRAWN BY: LC

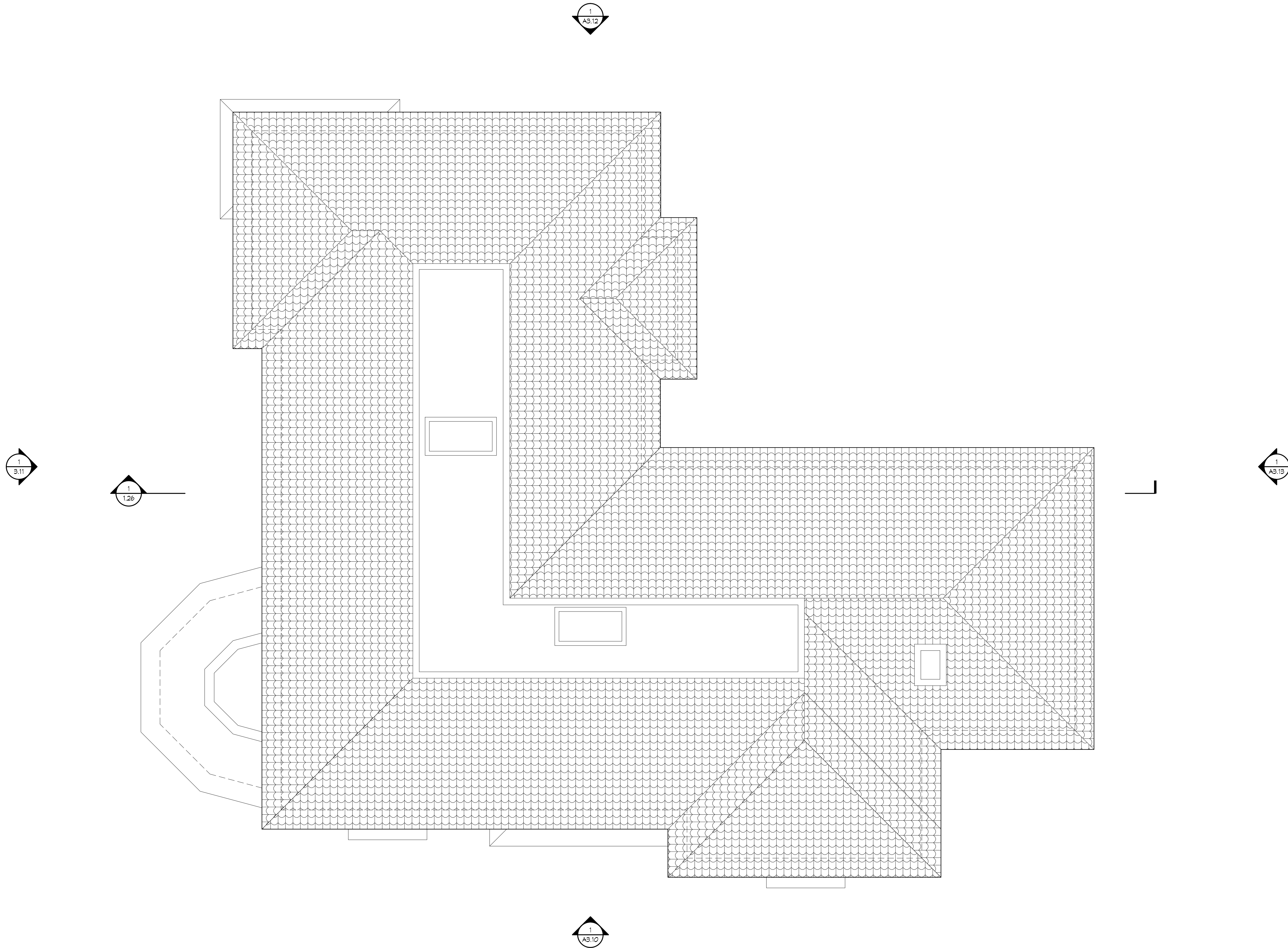
DATE: ISSUE:

EXISTING
ROOF PLAN

SCALE: 1/4" = 1'-0"

A1.23

0.17.2016



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CITY, PALO ALTO CA 94301

APN: 120-19-004

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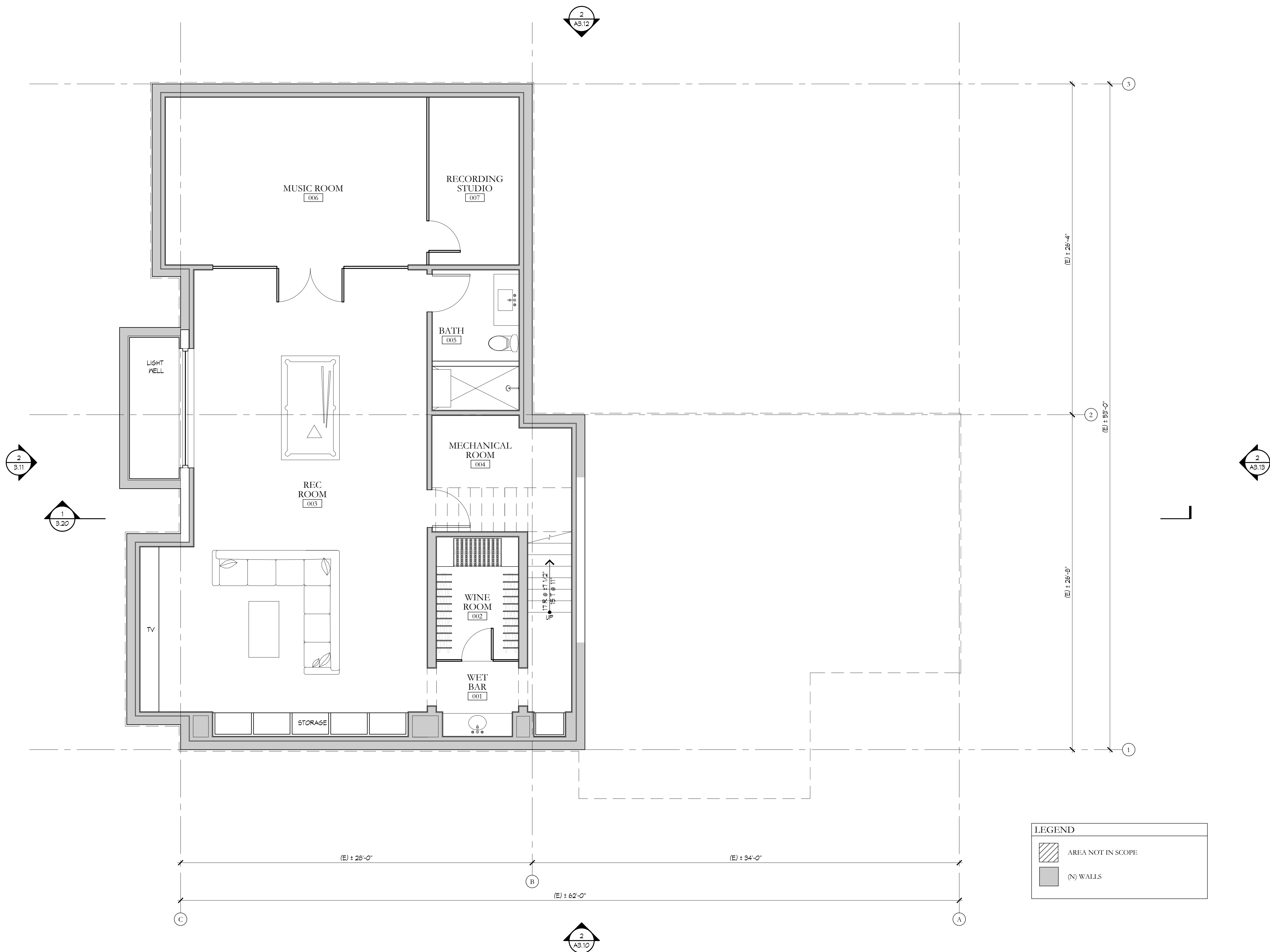
DATE: ISSUE:

PROPOSED
BASEMENT
FLOOR PLAN

SCALE: 1/4" = 1'-0"

A2.10

0.17.2016



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CITY, PALO ALTO CA 94301

APN: 120-19-004

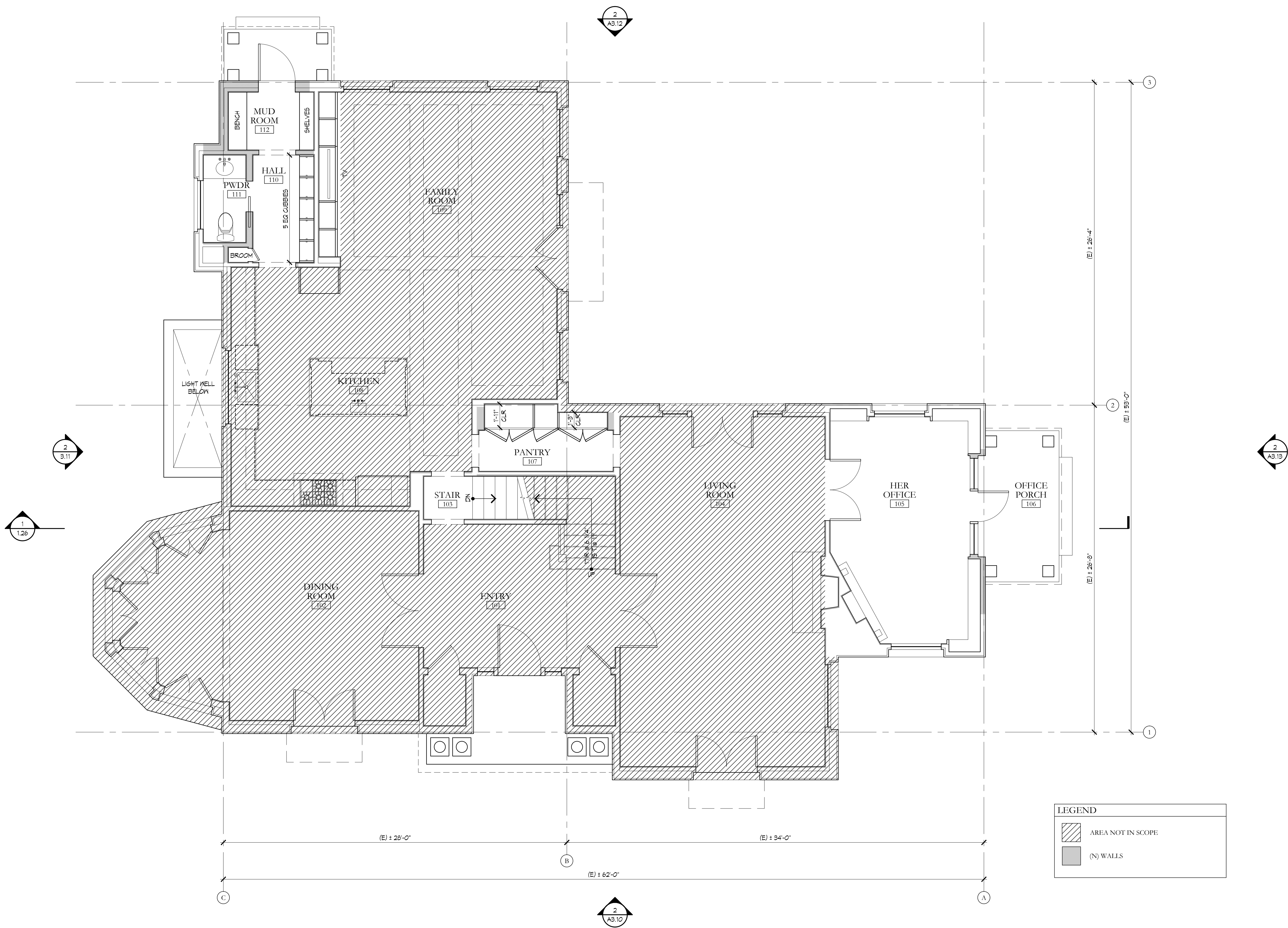
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PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

A2.11

0.17.2016



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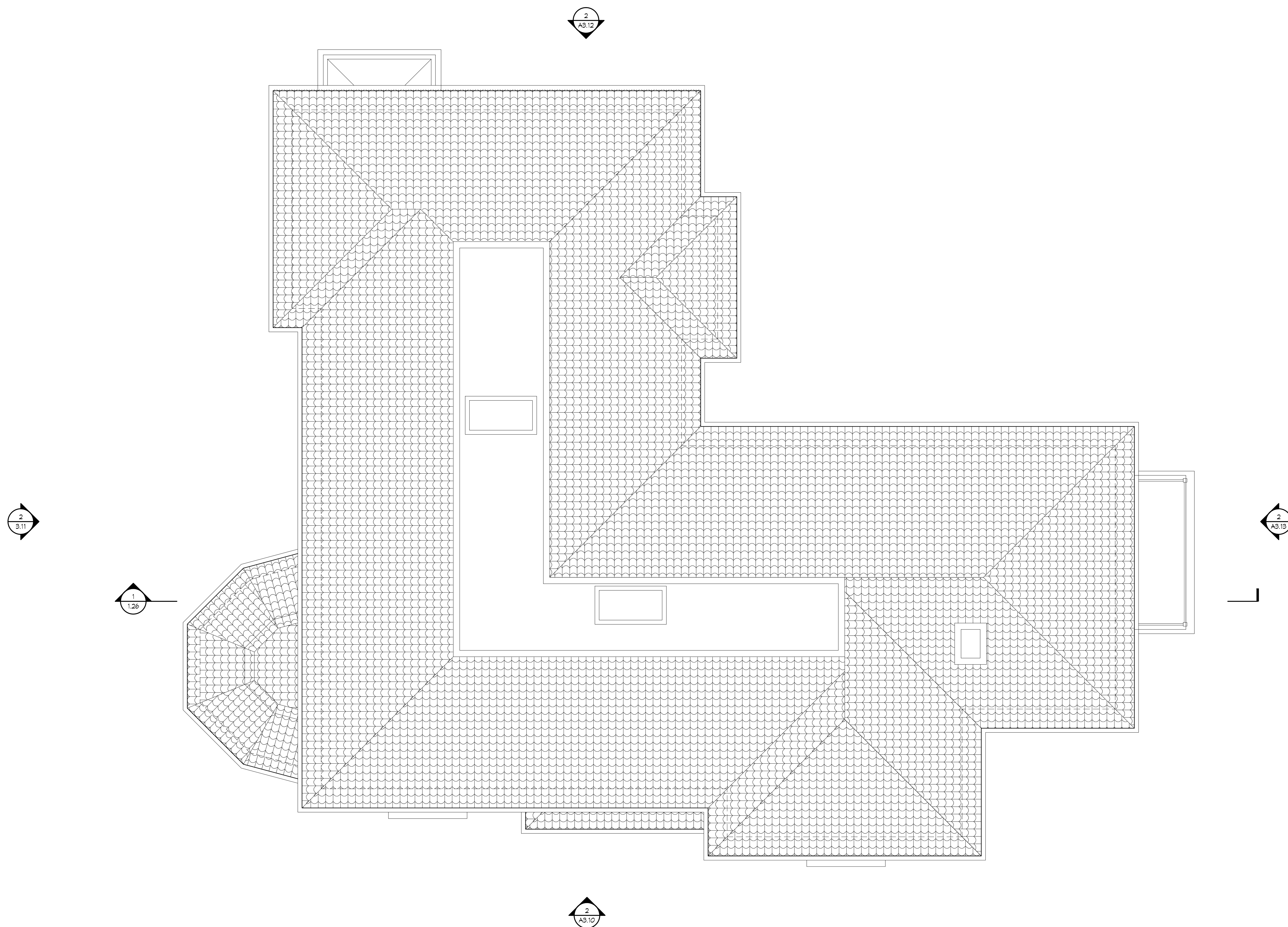
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PROPOSED
ROOF PLAN

SCALE: 1/4" = 1'-0"

A2.13

10.17.2016



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2 PROPOSED NORTH (STREET SIDE) ELEVATION

SCALE: 1/4" = 1'-0"



1 EXISTING NORTH (STREET SIDE) ELEVATION

SCALE: 1/4" = 1'-0"



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KINGSLEY AVENUE

CITY, PALO ALTO CA 94301

APN: 120-19-004

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DATE:	ISSUE:	

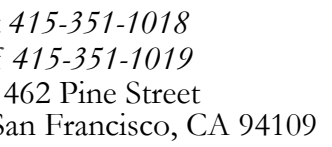
EXISTING AND
PROPOSED
ELEVATIONS

SCALE: 1/4" = 1'-0"

A3.11

10.17.2016





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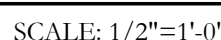
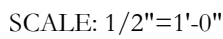
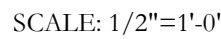
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TRELLIS

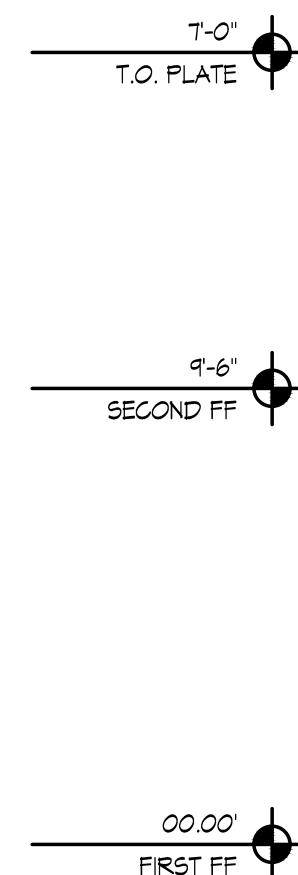
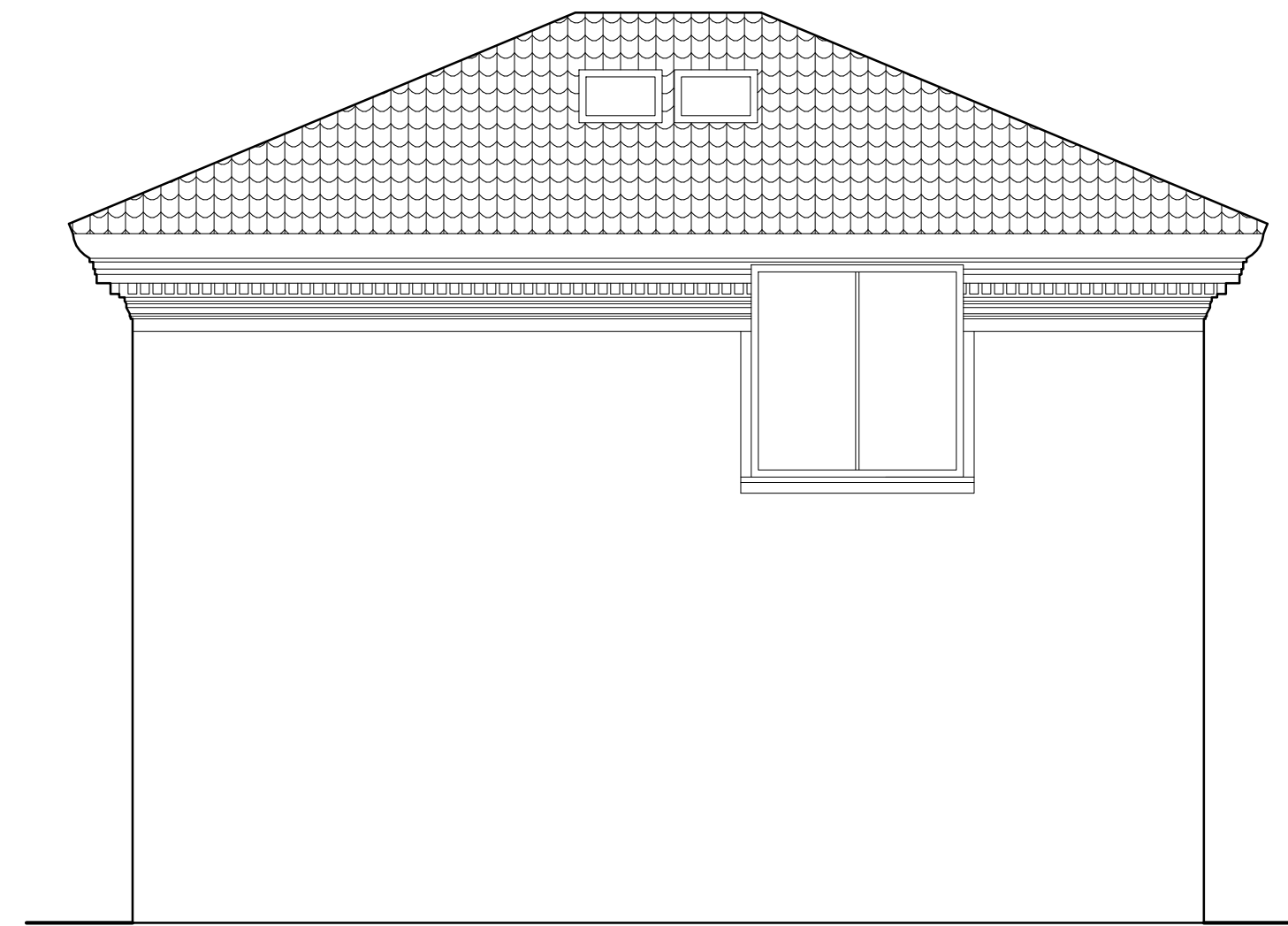
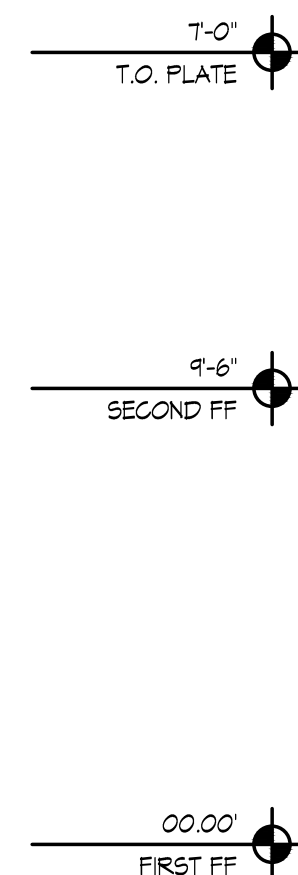
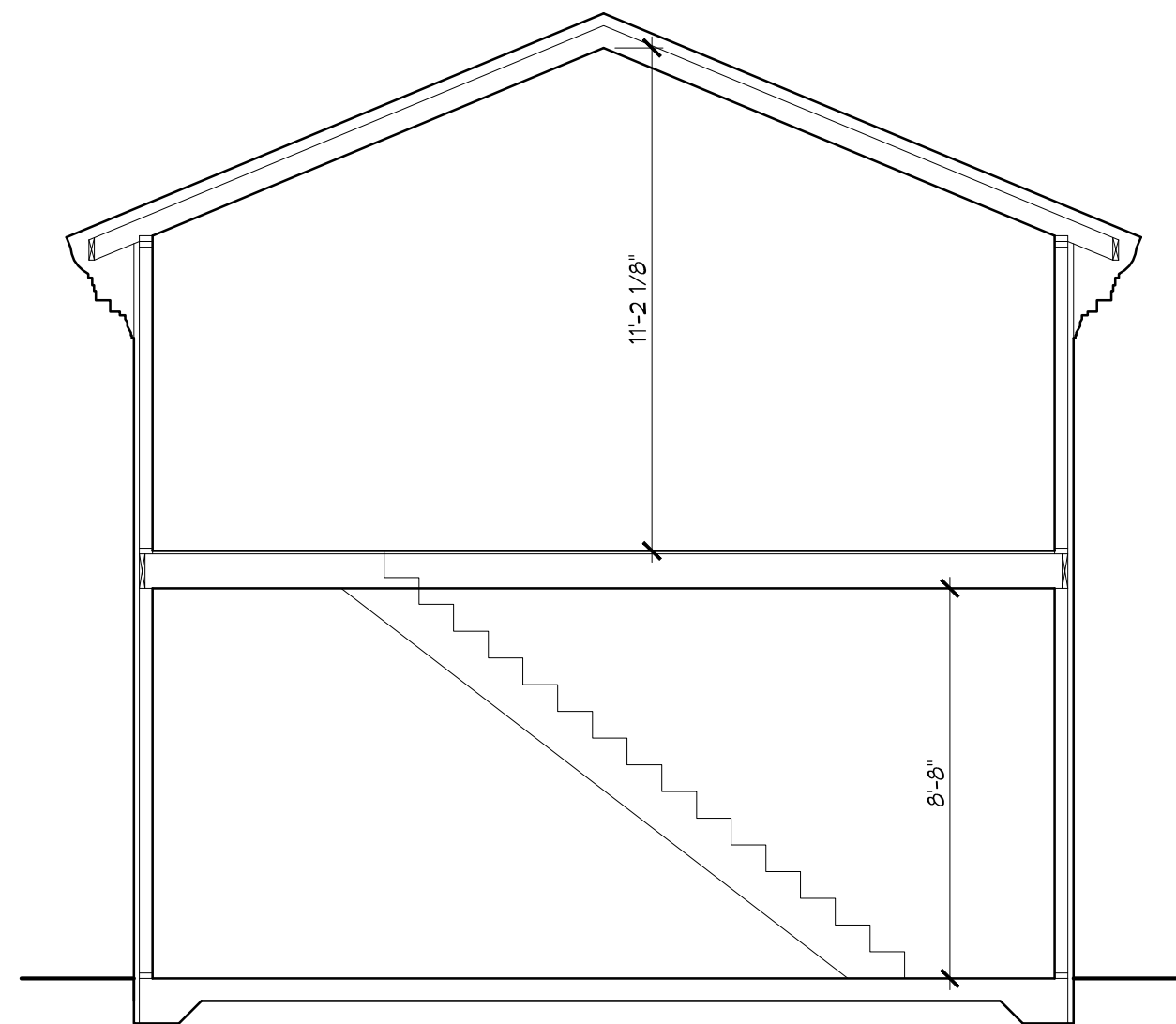
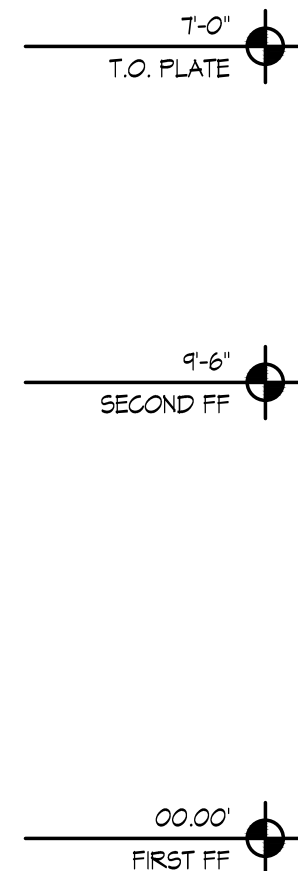
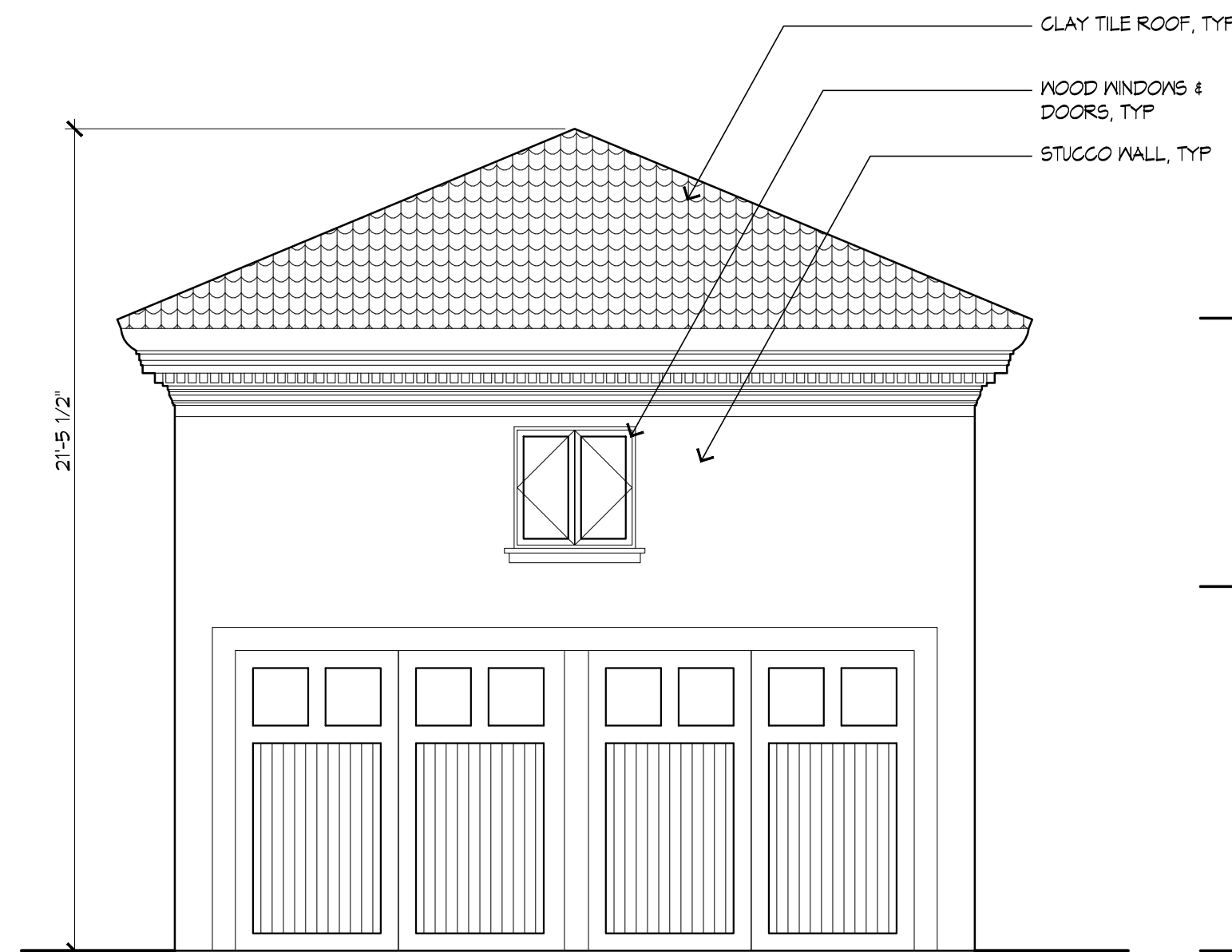
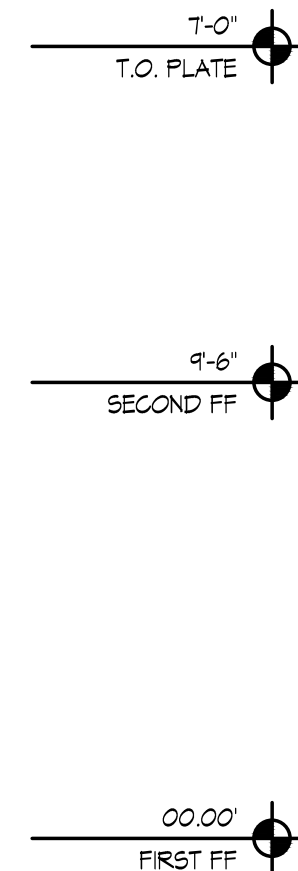
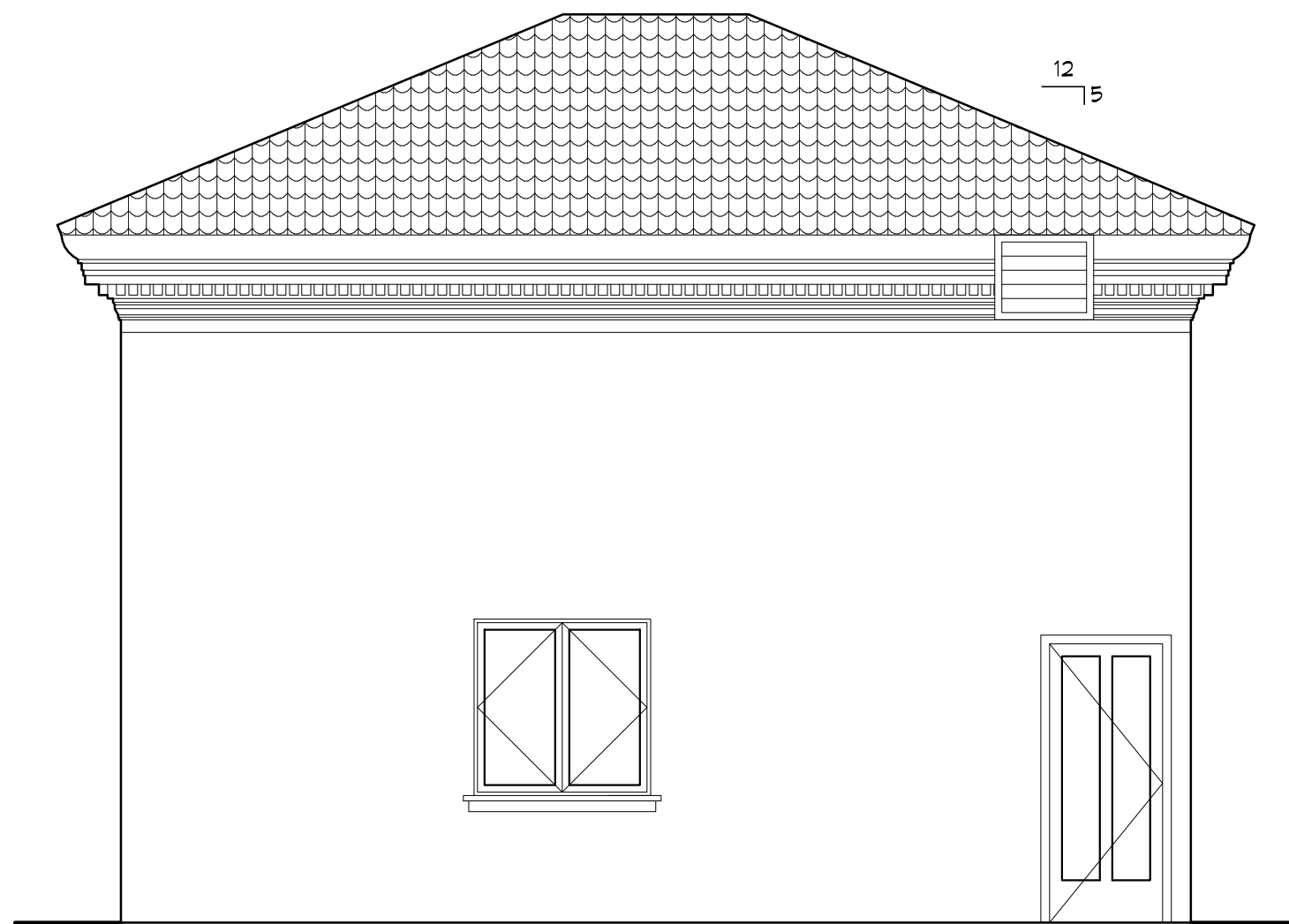
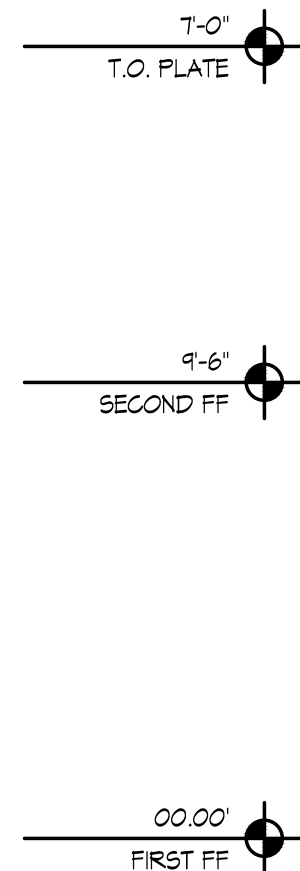
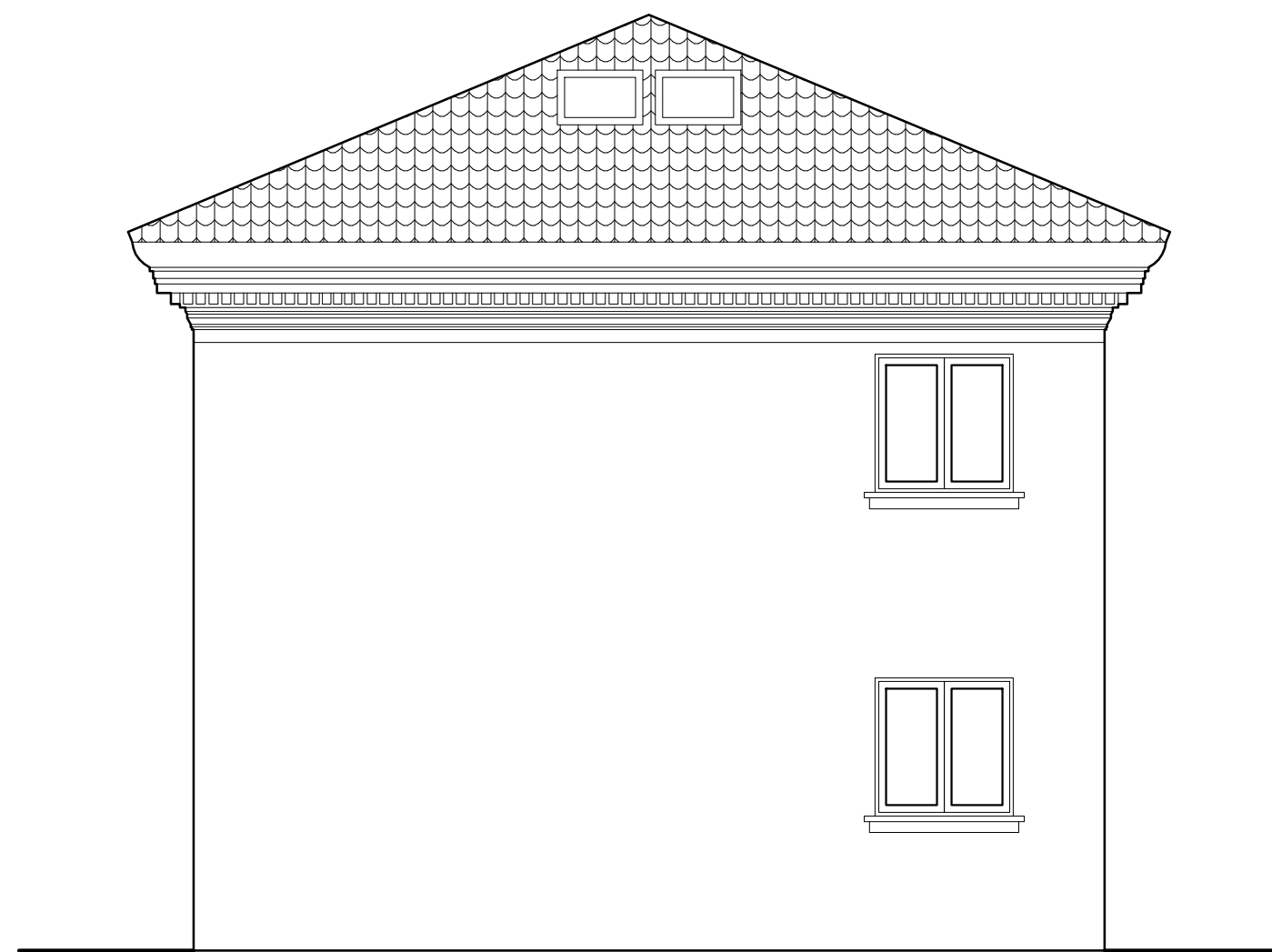
SCALE: 1/2" = 1'-0"

A3.40

0.17.2016



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5 EXISTING BUILDING SECTION

SCALE: NTS

4 EXISTING EAST ELEVATION

SCALE: NTS

3 EXISTING SOUTH ELEVATION

SCALE: 1/4"=1'-0"

2 EXISTING WEST ELEVATION

SCALE: 1/4"=1'-0"

1 EXISTING NORTH ELEVATION

SCALE: 1/4"=1'-0"

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APN: 120-19-004

DRAWN BY:	LC
DATE:	ISSUE:

EXISTING
GARAGE
ELEVATIONS

SCALE: 1/4" = 1'-0"

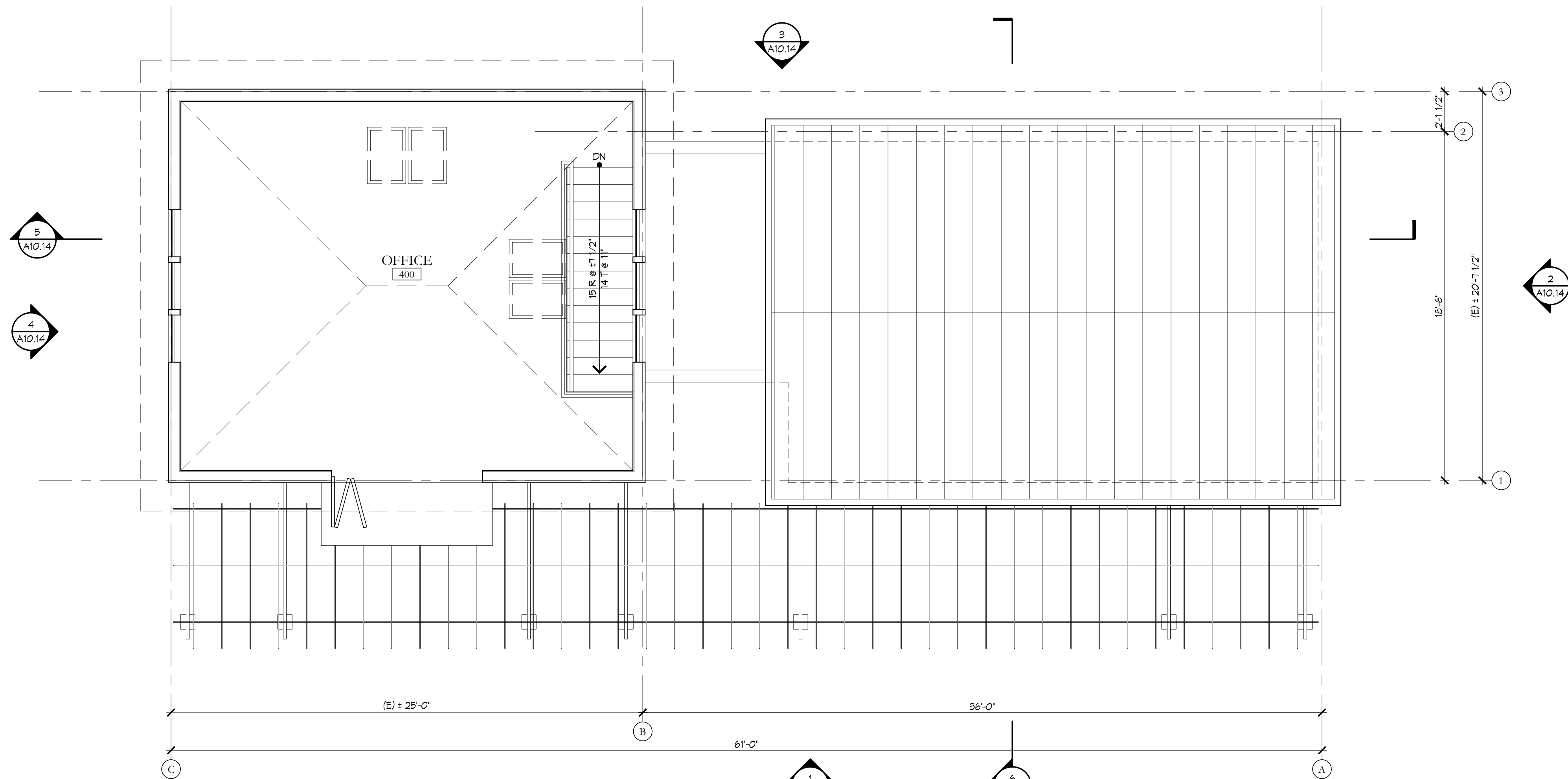
A10.11

10.17.2016

P:\Kingsley\00-Drawings\A10.12 KG GARAGE PLANS.dwg Oct 17, 2016-14:19

2

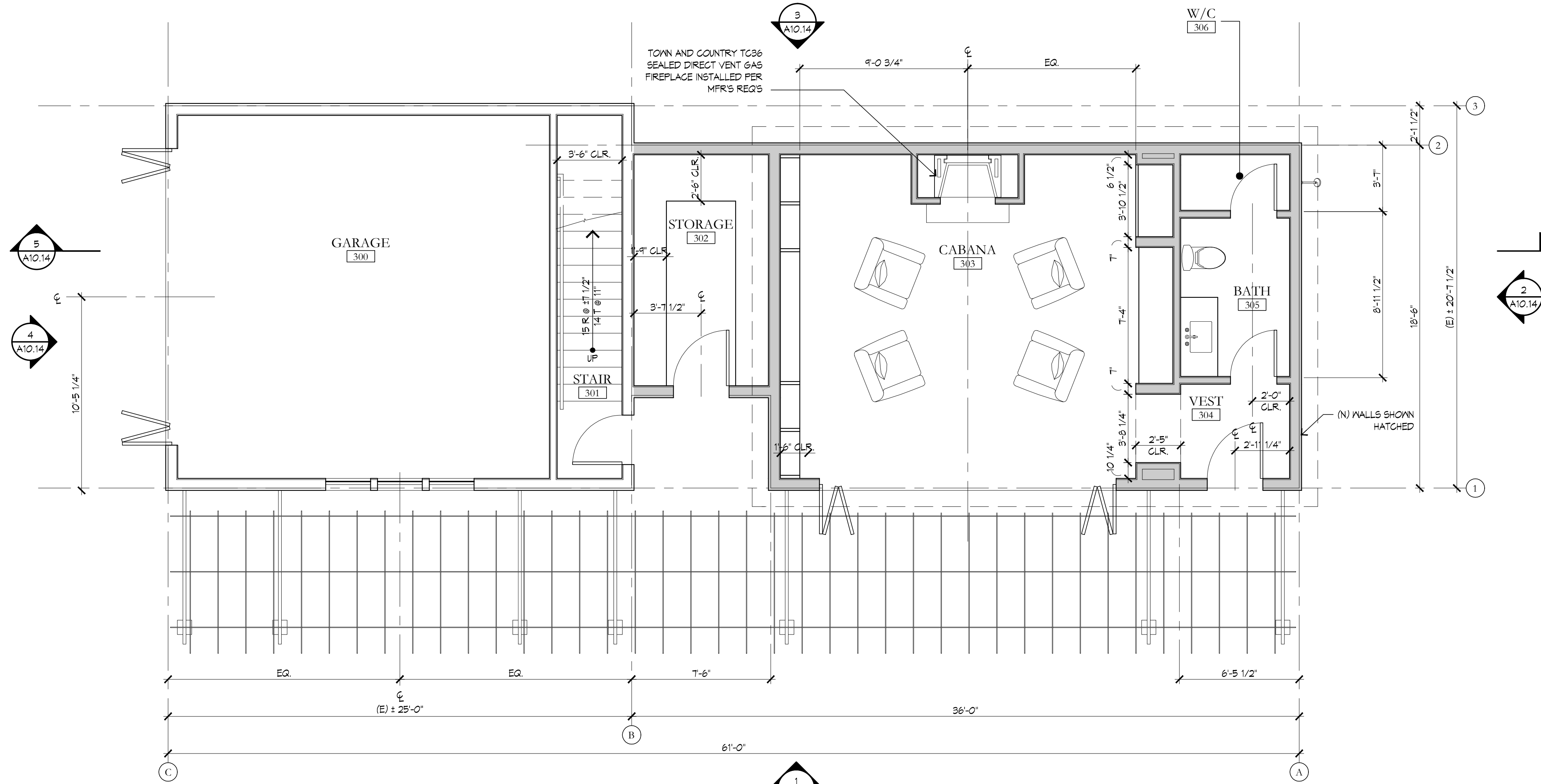
PROPOSED GARAGE/CABANA SECOND FLOOR



SCALE: 1/4"=1'-0"

1

PROPOSED GARAGE/CABANA FIRST FLOOR PLAN



SCALE: 1/4"=1'-0"

All drawings and copies thereof are instruments of service and as such remain the property of the Architect. They are to be used only with respect to this project. With the exception of one complete set for each party to the contract, all copies are to be returned or suitably accounted for to the Architect upon completion of the bidding and upon completion of the project.

KINGSLEY AVENUE
CITY, PALO ALTO CA 94301

APN: 120-19-004

DRAWN BY:	LC
DATE:	ISSUE:

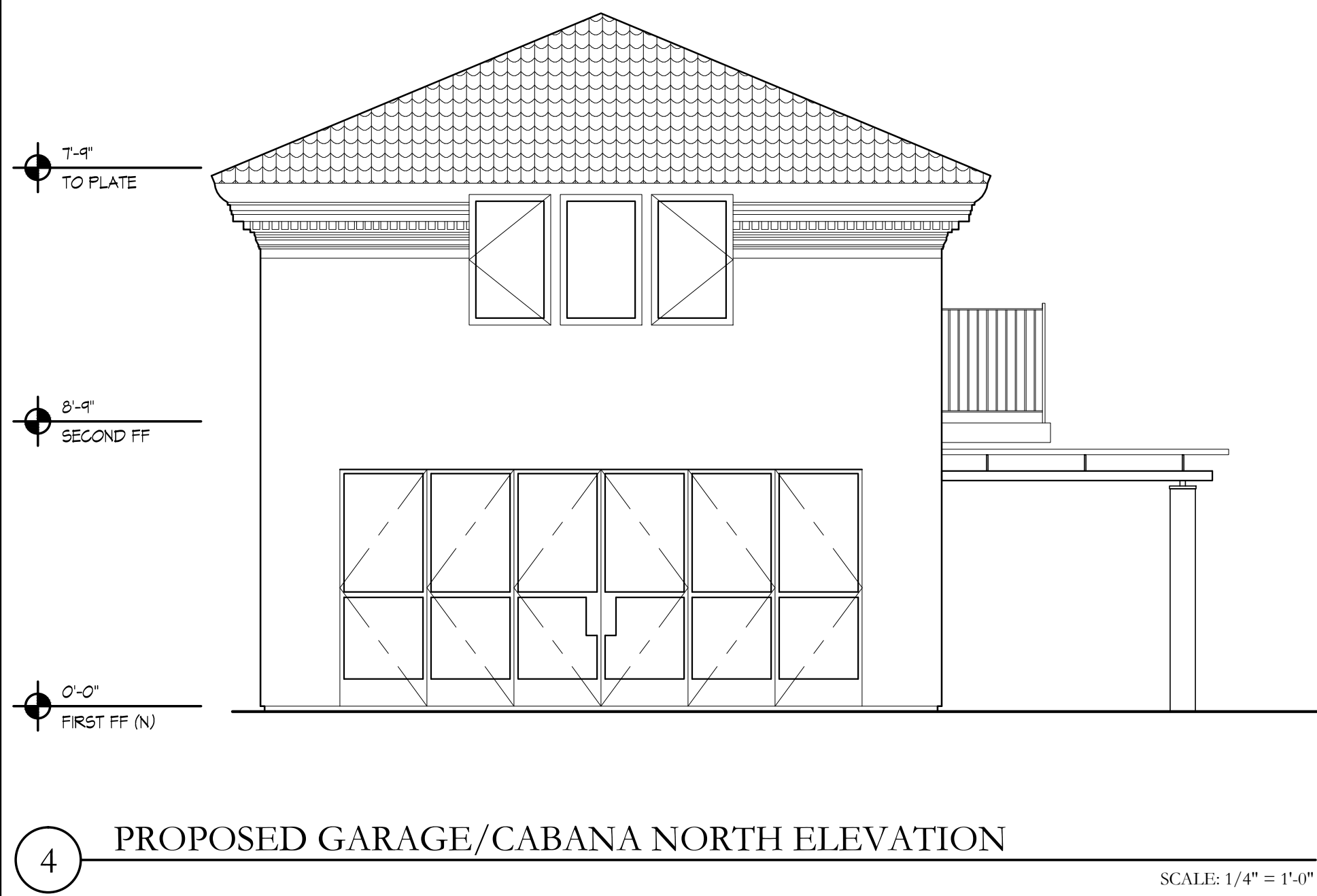
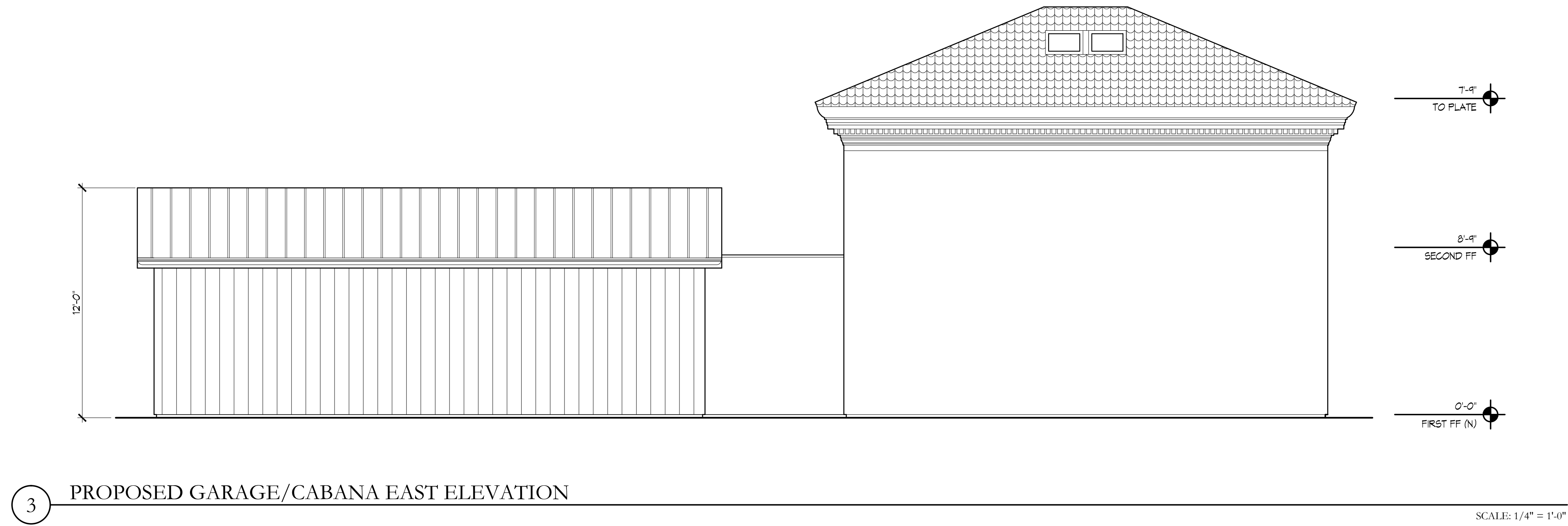
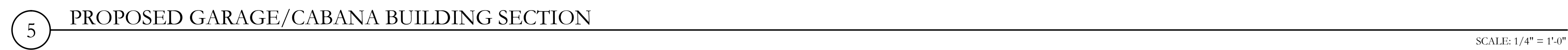
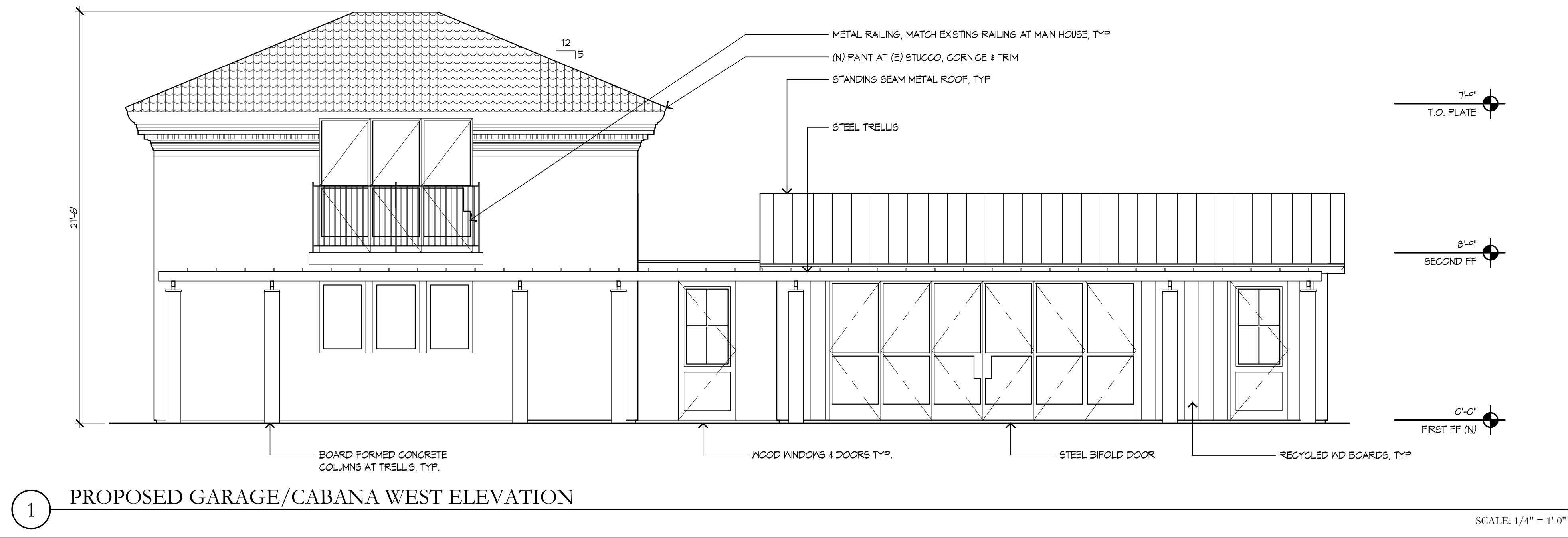
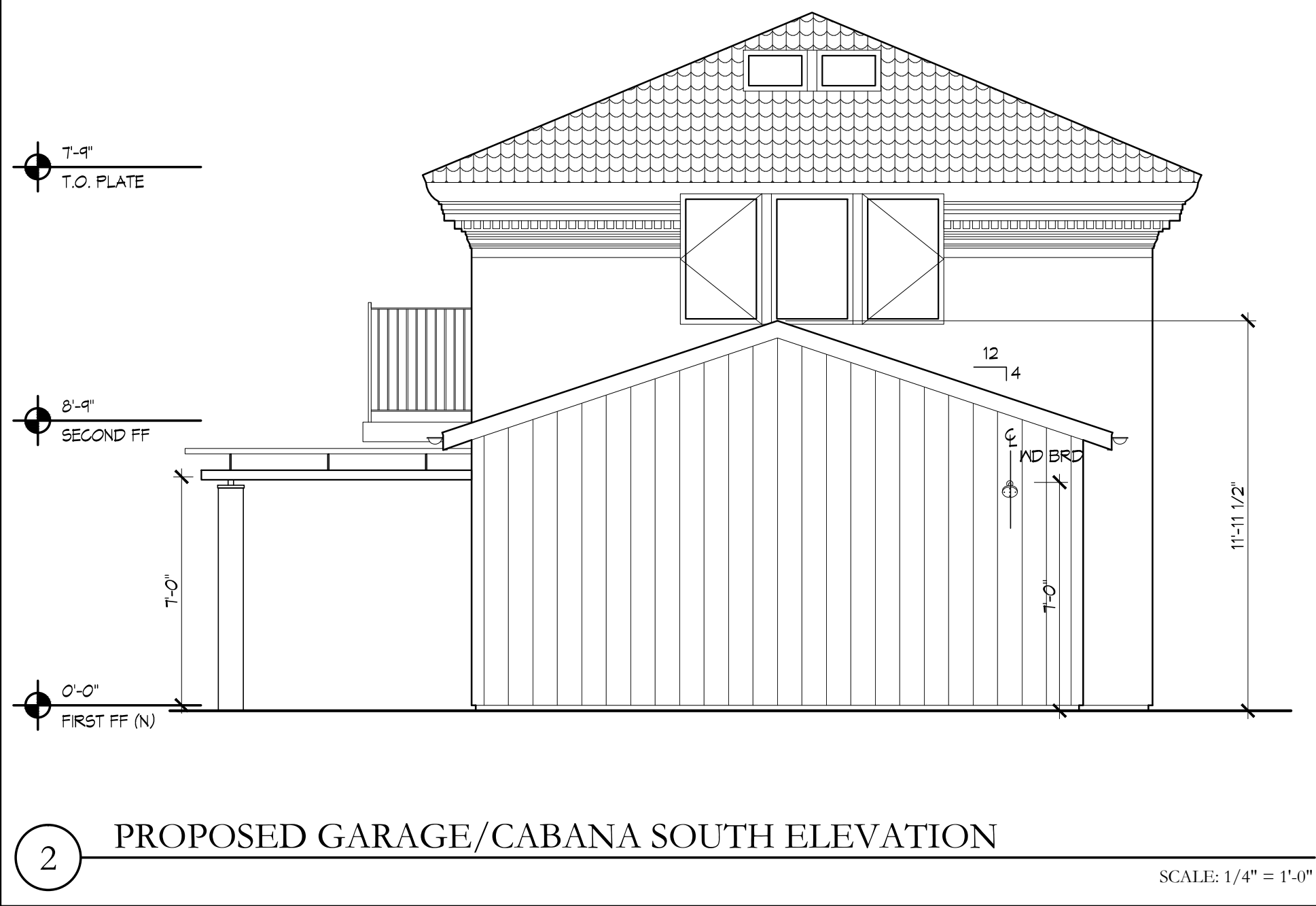
PROPOSED
GARAGE / CABANA
FLOOR PLANS

SCALE: 1/4" = 1'-0"

A10.12

10.17.2016

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REVISIONS	BY

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CONCEPTUAL LANDSCAPE MASTER PLAN

KRAUS GARDEN
490 Kingsley Avenue
Palo Alto, California

Date March 1, 2016

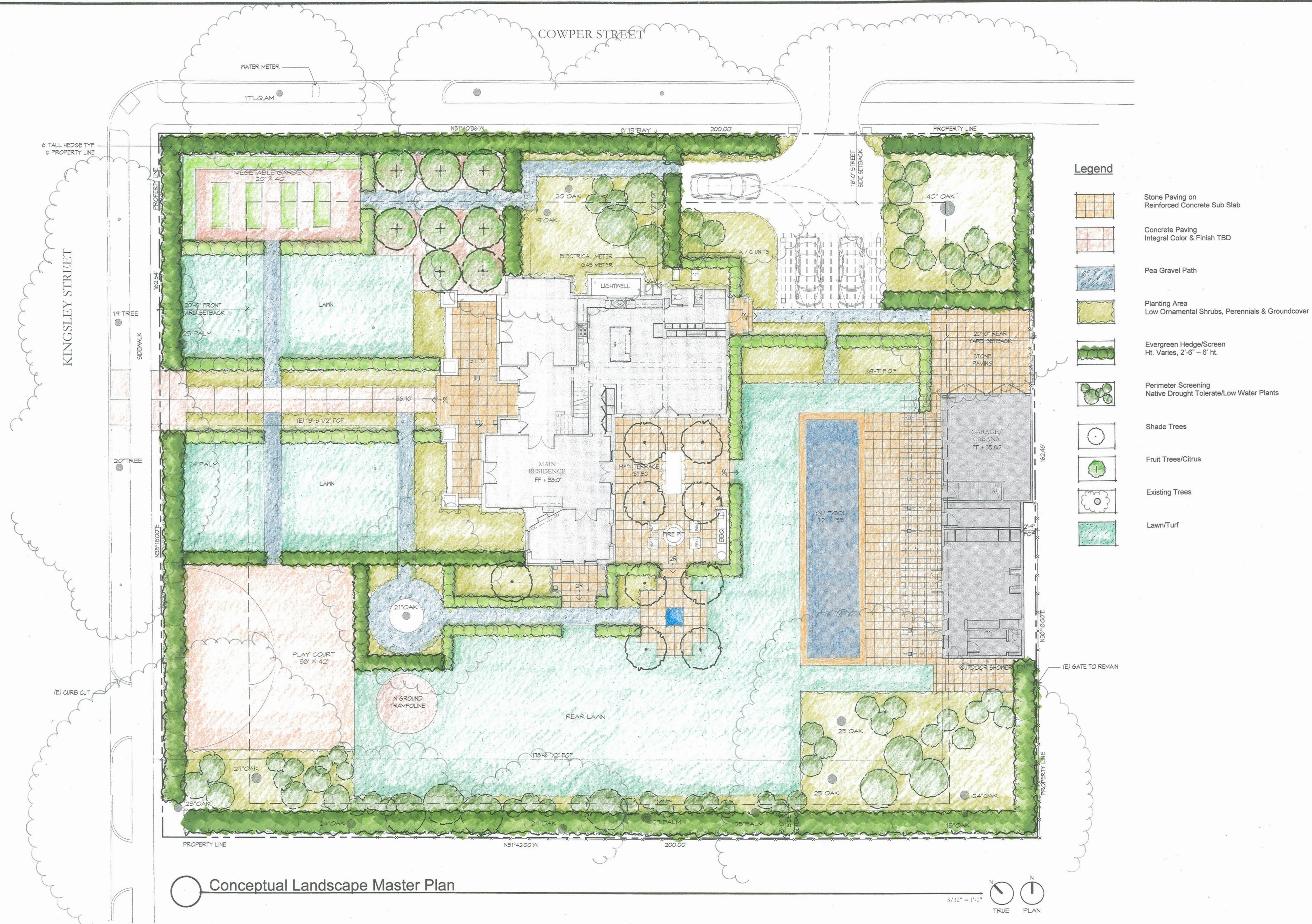
Scale As Noted

Drawn

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Job	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100

Sheet

L.1
Of Sheets:



Landscape Notes

1. Landscape Master Plan is schematic. Not for construction.
2. See Civil Drawings for Utilities, Grading, and Drainage information
3. All existing tree location and drip lines are approximate as per Arborist Report from Davey Tree, Inc.
4. All proposed understory plantings at existing oaks shall be drought tolerant and compatible with water requirements of oaks.