



Historic Resources Board Staff Report

From: Planning and Development Services Director
Lead Department: Planning and Development Services

Meeting Date: July 11, 2024
Report #: 2405-3082

TITLE

PUBLIC HEARING / QUASI-JUDICIAL. 431-433 Kipling Street [24PLN-00134]: Request for Historic Designation Reclassification, From a Local Historic Resource Category 4 to a Category 2. Environmental Assessment: Not a project under California Environmental Quality Act (CEQA) Guidelines per Section 21065. Zone District: CD-C (P) - Downtown Commercial with Pedestrian Shopping Combining District. For more information Contact the Project Planner Steven Switzer at Steven.Switzer@CityofPaloAlto.org.

RECOMMENDATION

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

1. Recommend the City Council reclassify the building from a 'Contributing Building' Category 4 resource to a 'Major Building' Category 2 resource on the Palo Alto Historic Resources Inventory.

EXECUTIVE SUMMARY

The HRB is requested to review a reclassification of 431-433 Kipling Street (APN 120-15-021), a mixed-use two-story building currently listed as a Category 4 resource on the City's Historic Inventory. The owner is requesting reclassification and designation as a Category 2 resource on the City's Historic Inventory (Attachment A).

On March 19, 2024, the City's consultant, Page & Turnbull, prepared a Historic Resource Evaluation (HRE) (Attachment B). The HRE found the subject property eligible for elevation from a 'Contributing Building' Category 4 resource to a 'Major Building' Category 2 resource of regional importance on the City's Historic Inventory. On May 8, 2024, the owner (Thoits Bros. Inc. via Hayes Group Architects) submitted a request for a reclassification to a Category 2 resource.

The HRB is requested to recommend the reclassification. Specifically, the HRB may affirm that the building retains its integrity and determine the building's consistency with the definition of

a Category 2 historic resource as a ‘Major Building’. As provided in Palo Alto Municipal Code (PAMC) Section 16.49.040, the HRB may recommend the reclassification of historic resources to the City Council for approval, disapproval, or modification.

BACKGROUND

Site Development

431-433 Kipling Street is located on a parcel that is 50 feet wide by 112.5 feet deep and within the Downtown Commercial Community (CD-C) District with a Pedestrian Combining District (P). The property includes a two-story mixed-use building with a commercial unit on the first floor (addressed as 431 Kipling), and a residential unit on the second floor (addressed as 433 Kipling). The two-story mixed-use building provides a contrast to the larger commercial scale and higher density found on University Avenue and sections of Lytton Avenue and Cowper Streets. The two-story building, then a single-family residence, was built by George W. Mosher in 1901 for Hiland H. Holley. The ownership transferred to the Leonard family sometime between 1916 and 1919. Newspaper records from 1919 show that the owner, Maude B. Leonard, commissioned an addition to the residence, along with construction of a garage several months later. A 1924 Sanborn Map Company map corroborates the timing of the addition, however there is no footprint of a garage until later Sanborn maps. Despite this discrepancy, newspaper advertisements from 1920 indicate that the newly built garage featured a “cement floor, light, and water,” and could be rented, most likely for automobile storage. At this point, the earlier rear outbuilding had been removed. During the 1920s, the Leonard family occupied the lower unit at 431 while renting the upper floor to another family.

Following this, around 1938 B.S. Gibson purchased the property and converted the lower unit to a commercial space for his window shade store “Gibson Shade Shop,” which remained in operation until the 1970’s when ownership transferred to James Alexander who also operated a window shade store, “Alexander’s Shade Shop.”

In the 1980s, Thoits Bros. took ownership of the property. Since that time, the subject building’s first floor commercial unit has been occupied by a local wine bar, Vino Locale. No further documentation of alterations to the exterior were uncovered through a review of available building permits or planning records, however, through visual analysis it appears that a north-facing door was replaced more recently at the rear upper balcony.

Builder George W. Mosher

George Wilbert Mosher (1863-1939) was a prolific contractor and craftsman in the Palo Alto area who constructed hundreds of buildings in the formative years of the City of Palo Alto during the late nineteenth and early twentieth centuries. In 1884 George Mosher arrived in the City of Palo Alto as an already accomplished builder and craftsman.

Mosher was also the architect/builder on many other houses found throughout Palo Alto. Compared to those associated with a trained architect, they were generally more modest in size and design. They typically were one-story Square Cottages or two-story square boxes (as the Dames & Moore historic resources survey of 1997-2000 categorized them, see Attachment C), and various architectural styles that were popular during the period such as Greek Revival, Queen Anne, Folk Victorian, Shingle, and Mission Revival. The architectural detailing was usually simplified, or included a mix of elements from different styles, and might have been from pattern books or published designs with some modification by Mosher. A few, like the late 19th century Queen Anne houses at 533 Bryant Street, 228 Byron Street, 617 High Street, and 225 Emerson Street, appear to have more decorative elements and are good vernacular examples of the style.

The Palo Alto Historic Inventory attributes several houses to Mosher as the builder, including:

Two-Story Square Boxes:

- 270 Channing Avenue (Category 4, Palo Alto Historic Inventory), 1905
- 617 High Street (Category 3, Palo Alto Historic Inventory), 1897
- Sloanker House, 334 Kingsley Avenue, Professorville Historic District (Category 2, Palo Alto Historic Inventory), 1903
- 431-433 Kipling Street (Category 4, Palo Alto Historic Inventory), 1901
- 1128 Webster Street (Category 4, Palo Alto Historic Inventory), 1894
- 1295 Wilson Street (Category 3, Palo Alto Historic Inventory), 1895

Square Cottages

- 228 Byron Street (Category 2, Palo Alto Historic Inventory), 1896
- 225 Emerson Street (Category 2, Palo Alto Historic Inventory), 1893
- 411 Kipling Street (Category 4, Palo Alto Historic Inventory), 1902
- Bixby House, 533 (535) Bryant Street (Category 2, Palo Alto Historic Inventory), 1897

Mosher also constructed some commercial and institutional buildings such as the 1905 addition to Fraternal Hall, which was designed by Newsom & Newsom to add on to Samuel Newsom's original 1898 building.¹

Two-Story Square Box Building Type

The Two-Story Square Box is a vernacular building type identified in the 1997-2000 Palo Alto Historic Survey, completed by Dames & Moore. It was one of three property types identified as potentially eligible for the National Register using the Multiple Property format. Two-Story Square Boxes were among the predominant forms of detached residences that housed middle- and working-class people during the early development of Palo Alto, ca. 1890-1910.

¹ 514 High Street / 140 University Avenue, Fraternal Hall, Palo Alto Stanford Heritage, accessed June 13, 2024 <https://www.pastheritage.org/inv/invH/High514.html>

Designs for these modest buildings were not usually the product of professional architects; rather local builders would construct a traditional residence from a pattern book or published design and modify various architectural features to personalize the building. Though the Dames and Moore survey does not provide a list of character defining features, eligibility criteria or integrity thresholds for the two-story square box property type, it does list a series of residences.

While somewhat varied in their plans and architectural features, Two-Story Square Boxes typically have hipped, cross gabled, or front gabled roofs and are two-and-one-half stories tall. Front- or cross-gabled examples tend reflect a holdover of Victorian or vernacular Greek Revival influence, whereas examples with a hipped roof (also referred to as American Foursquares) typically reflect interpretations of the Prairie and Craftsman style.

American Foursquare Building Type

Within the larger architectural context, 431-433 Kipling Street can be classified as an American Foursquare house type with Craftsman stylistic influences. This house type was popular nationwide from about 1900 to 1920 and is sometimes also referred to as the “Prairie box” for its rectilinear massing and common use of wide, overhanging boxed eaves. As the name suggests, the Foursquare house type was typically built with four rooms of roughly equal size on each floor, without servant’s quarters or gender/glasses parlor spaces that often previously defined interior space of Victorian styles. Further, the compact square massing of the Foursquare made such house particularly well suited to small city lots and allowed for economical construction by local builders or homeowners from pattern books or kits.

431-433 Kipling Street exhibits many of the typical American Foursquare traits, as well as several variations. While it strongly embodies the essential cube-like massing, its primary façade organization uses the off-center porch and entry variation, as well as the “shirtwaist” characteristic in which the first and second floor are clad with separate materials and separated by a belt course. Otherwise, it embraces the text-book characteristics of height, hipped roof, and wood framing and cladding. The house is a more decoratively modest iteration of the typology, with few ornamental features aside from a wide plain belt course and simple Tuscan columns at the porch.

ANALYSIS

HRB Review of Historic Resources in the Downtown and Historic District

Reclassification of 431-433 Kipling Street from a Category 4 to a Category 2 resource would not change the current historic review process and standards for exterior alterations. No exterior alterations are proposed at this time (Attachment E). Exterior modifications to the building or land use changes would be subject to meeting the CD-C(P) development standards in PAMC Chapter 18.18 and Historic Preservation Ordinance in PAMC Chapter 16.49.

Benefits of Historic Listing and Reclassification

Reclassification from a Category 4 to a Category 2 resource at the local level would allow for participation in the Floor Area Bonus/Transfer of Development Rights (TDR) program for qualifying rehabilitation projects. The bonus/TDR program is available for qualifying rehabilitation projects for local inventory Category 1 and 2 resources that are (a) zoned CD (Commercial Downtown) as set forth in PAMC Chapter 18.18, (b) zoned PF/City owned property, or (c) zoned Residential Transition (RT-35 and RT-50) in the South of Forest Area Phase 2 (SOFA 2)² area.

The applicant's request to upgrade the local inventory category based on the attached evaluation does not propose a rehabilitation or ask for transfer of development rights (TDR) or a floor area bonus. On-site use of bonus area would require a historic rehabilitation project that would be reviewed for compliance with the Secretary of the Interior's Standards (SOIS) and Architectural Review (AR) findings. Additionally, PAMC Chapter 18.18 defines historic rehabilitation for the purposes of bonuses and TDRs as follows:

(b) As used in this chapter, "historic rehabilitation" means returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values. "Historic rehabilitation" shall remedy all the known rehabilitation needs of the building and shall not be confined to routine repair and maintenance as determined by the director of planning and development services.

PAMC Section 18.18.080 governs the process to transfer bonus floor area to eligible non-historic receiver site(s) zoned CD (Downtown Commercial), while the SOFA 2 plan governs the floor area transfers from RT-35 and RT-50 properties within the SOFA 2 area.

Per Palo Alto Municipal Code Section 18.18.070, a building that is in Historic Category 2 is eligible for the following bonuses:

(a) Available Floor Area Bonuses

(3) Historic Rehabilitation Bonus

A building that is in Historic Category 1 or 2, and is undergoing historic rehabilitation, but is not in Seismic Category I, II, or III, shall be allowed to increase its floor area by 2,500 square feet or 25% of the existing building, whichever is greater, without having this increase count toward the FAR, subject to the restrictions in subsection (b). Such increase in floor area shall not be permitted for buildings that exceed a FAR of 3.0:1 in the CD-C subdistrict.

(4) Combined Historic and Seismic Rehabilitation Bonus

² SOFA 2 webpage link: <https://www.cityofpaloalto.org/files/assets/public/v/1/planning-amp-development-services/file-migration/current-planning/forms-and-guidelines/south-of-forest-coordinated-area-plan-phase-2.pdf>

A building that is in Historic Category 1 or 2, and is undergoing historic rehabilitation, and is also in Seismic Category I, II, or III, and is undergoing seismic rehabilitation, shall be allowed to increase its floor area by 5,000 square feet or 50% of the existing building, whichever is greater, without having this increase count toward the FAR, subject to the restrictions in subsection (b). Such increase in floor area shall not be permitted for buildings that exceed a FAR of 3.0:1 in the CD-C subdistrict.

California Historical Resource Status Codes

431-433 Kipling Street is not listed in the Built Environment Resource Directory (BERD) database for Santa Clara County. The most recent update to the BERD database was in September 2022.

1978 Palo Alto Historic Inventory

431-433 Kipling Street is currently listed in the City of Palo Alto Historic Inventory as a Category 4: "Contributing Building." It was surveyed for the Historic Resources Inventory and added to the local register in 1985 (Attachment C).

Historic Resource Evaluation

The attached HRE (Attachment B) considered the current historic status, provided a building description, and included a summary of historic context for the 431-433 Kipling Street property.

Specifically, the HRE included an evaluation of the property's individual eligibility for listing on the California Register of Historic Resources (CRHR). The HRE report, dated March 19, 2024, found 431-433 Kipling Street individually eligible for CRHR listing under Criterion 2, Criterion 5, and Criterion 6:

- **Criterion 2** (The structure or is particularly representative of an architectural style or way of life important to the city, state or nation)

431-433 Kipling Street is an excellent extant example of the Two-Story Square Box house type in Palo Alto's Downtown North neighborhood. The Two-Story Square Box is a Palo Alto residential house type that mixed familiar forms and finishes of the Colonial Revival, American Foursquare, and sometimes vernacular Greek Revival. The subject building is an early extant example of this important building type and is also a unique variation featuring a hipped roof, simple Tuscan columns, and a flat front façade, instead of the more common front or cross-gabled roof and projecting bay window.

- **Criterion 5** (The architect or building was important)

George W. Mosher was a builder-of-merit who made important contributions to the early built environment of Palo Alto. While Mosher's works are considered more modest in size and design compared with other architect-designed residences from the same period, he built and designed numerous Two-Story Square Box house types and was the builder for several larger high style residences in Palo Alto. The subject building is an important

extant example of George W. Mosher's contributions to the high-quality housing stock built in Palo Alto's early period of development.

- **Criterion 6** (The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship)

431-433 Kipling Street showcases the high level of craftsmanship and architectural design implemented by builder-of-merit George W. Mosher. Elements of the façade that meet the definition of Criterion 6 include original wood windows with one-over-one double-hung sashes, ogee lugs, an original transom with checkered mullions, the use of a "Shirtwaist" belt course and flared shingle siding, and high-quality tongue-and-groove siding.

Criteria for Designation and Historic Resource Category Definitions

431-433 Kipling Street currently meets the criteria for designation that are set forth in the City's historic preservation ordinance, PAMC Chapter 16.49.040 (b) (Attachment D). PAMC Section 16.49.020 (b) provides definitions for the four inventory Categories. A Category 4 building is defined as follows:

Category 3 or 4: "Contributing building" means any building or group of buildings which are good local examples of architectural styles and which relate to the character of a neighborhood grouping in scale, materials, proportion or other factors. A contributing building may have had extensive or permanent changes made to the original design, such as inappropriate additions, extensive removal of architectural details, or wooden facades resurfaced in asbestos or stucco

A Category 2 building is defined in the PAMC Section 16.49.020(b) as follows:

Category 2: "Major building" means any building or group of buildings of major regional importance, meritorious works of the best architects or an outstanding example of an architectural style or the stylistic development of architecture in the state or region. A major building may have some exterior modifications, but the original character is retained.

Seven Aspects of Integrity

431-433 Kipling Street retains a high degree of all seven aspects of integrity, which effectively explain why, where, when, and how this property is significant. The seven aspects that define integrity are location, setting design, materials, workmanship, feeling and association. The integrity assessment is outlined as follows³:

³ Excerpt from the Historic Resource Evaluation conducted by Page and Turnbull, Inc. on March 19, 2024, page 37-39.

Setting

431-433 Kipling Street retains integrity of setting. The subject building is a surviving property within a residential block of Kipling Street that has retained the majority of its original early twentieth century housing stock, despite commercial development of Palo Alto's downtown core over time. The surrounding properties that neighbor 431-433 Kipling Street are relatively unaltered and together express a high level of integrity of setting.

Design

431-433 Kipling Street retains integrity of design. There have been minimal alterations to the subject building since 1919 when a large addition was added to the rear of the building. The residence retains its original form as a Two-Story Square Box building type with Craftsman, Colonial Revival and American Foursquare character-defining features that include Tuscan columns, checkered mullions, and differentiation from the first and second floors through the use of separate cladding.

Location

The subject property retains integrity of location. The subject building has remained situated at its location of original construction since 1901.

Materials

431-433 Kipling Street retains integrity of materials. Aside from a replacement door at the upper rear façade and construction of an early rear addition to the building in 1919, very few (if any) of the original features appear to have been altered, removed, or replaced. The primary exterior building materials include original tongue-and-groove and shingle siding, wood windows and doors, and exposed rafters.

Workmanship

431-433 Kipling Street retains integrity of workmanship. Features providing evidence of period workmanship and construction methods include original wood windows with one-over-one double hung sash and ogee lugs, checkered mullions, tongue-and-groove wood and shingle siding, and a prominent belt course. While the Two-Story Square Box building type is more modest than other contemporaneous high style house types, the subject property reflects a high level of workmanship in the decorative detailing and materiality of the building.

Feeling

431-433 Kipling Street retains integrity of feeling. The building retains the feeling of its original design and materiality as constructed in 1901 by George W. Mosher, as its design, materiality, and workmanship remain highly representative of its original Two-Story Square Box aesthetic. There have been minimal alterations to the subject building overall, and an early addition to the rear in 1919 does not diminish the residence's street facing form, height, massing, or materiality such that its feeling is impaired.

Association

411 431-433 Kipling Street retains integrity of association. The building's association to local builder-of-merit George W. Mosher continues to be represented through its retention of the building's original materials and its Craftsman/American Foursquare design/typology characteristics. The subject building was originally constructed as a residence and is situated in a largely residential setting with other properties of similar scale along neighboring blocks of Lytton Avenue, Cowper Street, and University Avenue. Since its original construction, the building has functioned as a single-family residence, followed by duplex residential use, and from ca. 1938 onwards as a mixed-use building with a commercial retail space on the first floor and a second-story residential unit. While the property's original use has changed over time, the exterior of the building has not been altered to reflect these changes, and the building still reflects its original residential appearance. Therefore, integrity of association has been maintained.

Staff Recommendations

Staff concurs with the findings of the Page and Turnbull, Inc. evaluation and supports the 431-433 Kipling Street owners in their request to upgrade the Local Inventory reclassification from a Category 4 to a Category 2 resource. 431-433 Kipling Street appears eligible for elevation to Category 2: A "Major Building" of regional importance on the Palo Alto Historic Buildings Inventory. The subject building is a meritorious work of an important local builder George W. Mosher and is an outstanding extant example of the Two-Story Square Box house type within Palo Alto's urban core.

ENVIRONMENTAL REVIEW

Pursuant to CEQA Guidelines Section 21065, the maintenance of historic designation of a property or reclassification of historic designation of a property is not a project because it will not cause a direct change to the physical environment nor a reasonably foreseeable indirect physical change in the environment. Although the proposed reclassification would make the property eligible for a historic rehabilitation floor area bonus under PAMC 18.18.070, there is no associated application on file for a historic rehabilitation, and any future project would be separately analyzed under CEQA.

PUBLIC NOTIFICATIONS, OUTREACH & COMMENTS

Notice of this HRB hearing appeared in the Daily Post on June 28, 2024, which is 13 days in advance of the meeting.

ALTERNATIVE ACTIONS

In addition to the recommended action, the HRB may:

1. Continue the reclassification request for further discussion.
2. Deny the reclassification request and the property will remain a Category 4 resource.

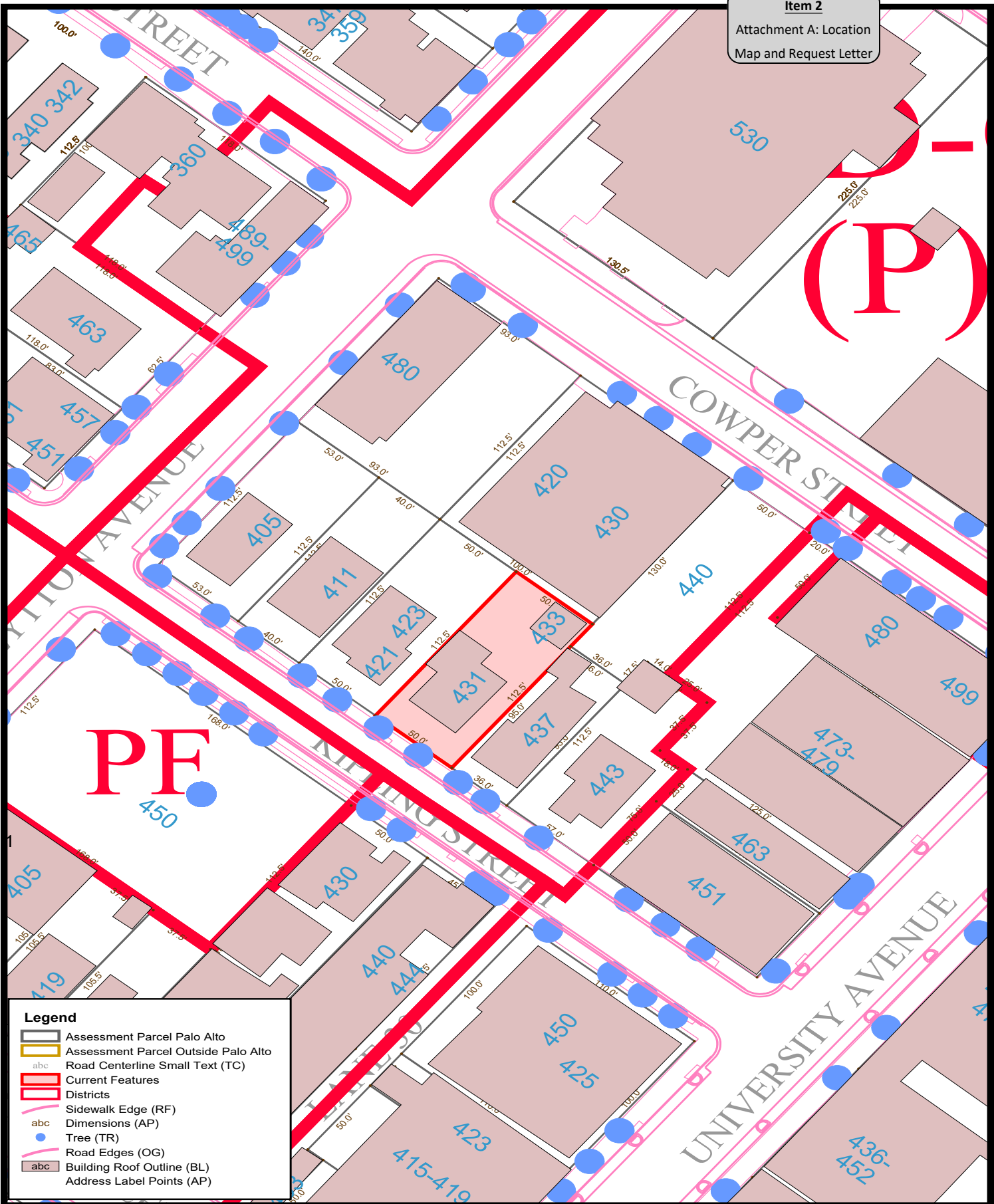
ATTACHMENTS

Attachment A: Location Map and Request Letter

Attachment B: HRE by Page & Turnbull
Attachment C: 431-433 Kipling DPR Form
Attachment D: PAMC Section 16.49.040 (b)
Attachment E: Project Plans

AUTHOR/TITLE:

Steven Switzer, Historic Preservation Planner



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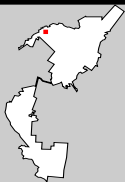
(P)

Legend

- Assessment Parcel Palo Alto
- Assessment Parcel Outside Palo Alto
- Road Centerline Small Text (TC)
- Current Features
- Districts
- Sidewalk Edge (RF)
- Dimensions (AP)
- Tree (TR)
- Road Edges (OG)
- Building Roof Outline (BL)
- Address Label Points (AP)



The City of
Palo Alto



Attachment A
Location Map
431-433 Kiplin

Packet Pg. 17

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



**HAYES
GROUP
ARCHI
TECTS**

May 1, 2024

City of Palo Alto
Department of Planning & Community Environment
250 Hamilton Avenue, 5th floor
Palo Alto, CA 94303

Re: 431 Kipling Street Project Description

To Planning Staff and HRB Members:

Attached is Hayes Group Architect's submittal package for 431 Kipling Street for a request to elevate the local historic listing classification. The project applicant is Hayes Group Architects on behalf of our client, Thoits Bros.

This package includes an electronically submitted plan set, including the site plan, floor plan, roof plan, elevations and photos of the existing building. Also included is a Historic Resource Evaluation prepared by the city's consultant, Page & Turnbull.

1. EXISTING CONDITIONS

The building site is midblock on Kipling Street, in downtown north Palo Alto, in the CD-C(P) zoning district, adjacent to other historic properties of similar age and scale. The building, constructed in 1901 by GW Mosher, a prominent builder, is a "Two-Story Square Box" building type with Craftsman and Colonial Revival stylistic elements. It is listed as a Category 4 ("contributing building") Historic Resource in the local historic inventory. The building's original use was as a single-family residence but is now a mixed-use duplex which includes a ground floor commercial space and upper floor residential unit. (address 433 Kipling Street)

2. PROPOSED PROJECT

We are proposing to elevate the historic status on the local inventory from Category 4, "contributing building" to Category 2, "major building". According to the city commissioned Page & Turnbull Historic Resource Evaluation, dated March 19, 2024, 431 Kipling appears eligible for elevation to Category 2: A "Major Building" of regional importance in the Palo Alto Historic Resources Inventory. The subject building meets Criterion 2, 5 and 6 of the seven Criteria for Designation.

In addition, in order for a building or landscape to qualify for listing under any local, state or national historic registry it must possess significance under at least one of the criteria described above and retain integrity. Page & Turnbull has concluded that the subject property retains integrity of Location, Setting, Design, Materials, Workmanship, Feeling and Association.

HAYES
GROUP
ARCHI
TECTS

We look forward to a staff review and scheduling of an HRB hearing for the elevation of this major building.

Please call me at (650) 365-0600x115 if you have any questions.

Sincerely,



Ken Hayes, AIA
Principal

encl: Page & Turnbull HRE dated 03/19/2024

cc: John Shenk, Thoits Bros



PAGE & TURNBULL

431-433 KIPLING STREET HISTORIC RESOURCE EVALUATION (HRE)

PALO ALTO, CALIFORNIA
[16252B.32]

PREPARED FOR THE CITY OF PALO ALTO
March 19, 2024



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I. INTRODUCTION

This Historic Resource Evaluation (HRE) has been prepared at the request of the City of Palo Alto for the property at 431-433 Kipling Street (APN 120-15-021) to determine whether 431-433 Kipling Street, which is currently a Category 4 building in the Palo Alto Historic Inventory, is eligible for elevation within the Palo Alto Historic Inventory as a Category 2 resource.

The subject property is 50 feet wide by 112.5 feet deep with a primary building that fronts Kipling Street and an ancillary garage building that is set back in the northeast corner of the parcel (**Figure 1**). The primary building of the subject property is a mixed-use duplex with a commercial unit on the first floor (addressed as 431 Kipling), and a residential unit on the second floor (addressed as 433 Kipling). The subject block is located in the Downtown North neighborhood of Palo Alto in a commercial CD-C (P) zoning district, and is bounded by Cowper Street to the north, Lytton Avenue to the west, University Avenue to the east, and Kipling Street to the south.¹ The building was constructed by prominent local builder G.W. Mosher for Hiland H. Holley for use as a residence and was completed in 1901. 431-433 Kipling Street exemplifies the early Palo Alto “Two-Story Square Box” building type with stylistic elements of Craftsman and Colonial Revival.

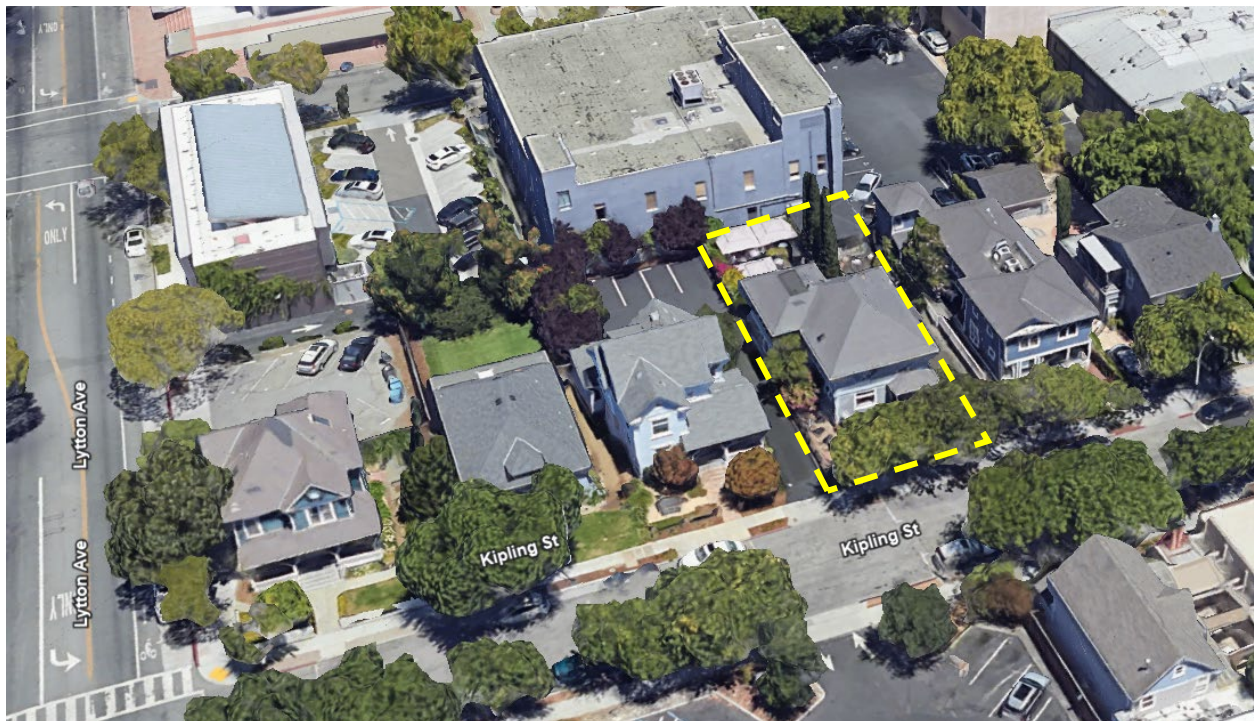


Figure 1. Aerial view of 431-433 Kipling Street, indicated by yellow dashed line.
Source: Google Earth, 2022. Edited by Page & Turnbull.

¹ Due north is skewed to the west, but for simplicity and ease of reading cardinal directions will be used.

Methodology

This report follows a standard outline used for Historic Resource Evaluation reports, and provides a summary of the current historic status, a building description, and a historic context for 431-433 Kipling Street. The report includes an evaluation of the property's individual eligibility for elevation to a Category 2: "Major Building" in the Palo Alto Historic Inventory.

Page & Turnbull prepared this report using research collected at various local repositories, including Palo Alto Development Services, Palo Alto Historical Association (PAHA), as well as online sources including Ancestry.com and Newspapers.com. Key primary sources consulted and cited in this report include Palo Alto building permit applications, city and county directories, and historical newspapers.

Page & Turnbull staff conducted a site visit to 431-433 Kipling Street on February 22, 2024. All photographs within this report were taken at that time, unless otherwise noted.

Summary of Findings

431-433 Kipling Street is eligible for elevation within the Palo Alto Historic Inventory from a Category 4: "Contributing Building" to a Category 2: "Major Building" of regional importance.

II. EXISTING HISTORIC STATUS

The following section examines the national, state, and local historic status currently assigned to the commercial building at 431-433 Kipling Street.

National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

431-433 Kipling Street is not currently listed in the National Register.

California Register of Historical Resources

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be

listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

431-433 Kipling Street is not currently listed in the California Register.

California Historical Resource Status Codes

Properties listed or under review by the State of California Office of Historic Preservation are listed within the Built Environment Resource Directory (BERD) and are assigned a California Historical Resource Status Code (Status Code) of "1" to "7" to establish their historical significance in relation to the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register).² Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual importance. Properties with a Status Code of "6" are not eligible for listing in either register. Finally, a Status Code of "7" means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

431-433 Kipling Street is not listed in the BERD database for Santa Clara County. The most recent update to the BERD database was in September 2022.

Palo Alto Historic Inventory

The City of Palo Alto's Historic Inventory lists noteworthy examples of the work of important individual designers and architectural eras and traditions as well as structures associated with important events in the history of the city, state, or nation. The inventory is organized under the following categories:

- **Category 1:** An "Exceptional Building" of pre-eminent national or state importance. These buildings are meritorious works of the best architects, outstanding examples of a specific architectural style, or illustrate stylistic development of architecture in the United States.

² California State Office of Historic Preservation, Built Environment Resource Directory (BERD), Santa Clara County, updated September 2022.

These buildings have had either no exterior modifications or such minor ones that the overall appearance of the building is in its original character.

- **Category 2:** A “Major Building” of regional importance. These buildings are meritorious works of the best architects, outstanding examples of an architectural style, or illustrate stylistic development of architecture in the state or region. A major building may have some exterior modifications, but the original character is retained.
- **Category 3 or 4:** A “Contributing Building” which is a good local example of an architectural style and relates to the character of a neighborhood grouping in scale, materials, proportion or other factors. A contributing building may have had extensive or permanent changes made to the original design, such as inappropriate additions, extensive removal of architectural details, or wooden façades resurfaced in asbestos or stucco.

431-433 Kipling Street is currently listed in the City of Palo Alto Historic Inventory as a Category 4: “Contributing Building.” It was surveyed for the Historic Inventory and added to the local register in 1985.

Palo Alto Historic Survey Update

Between 1997 and 2000, a comprehensive update to the 1979 Historic Inventory was undertaken by historic preservation firm Dames & Moore.³ The goal of this update was to identify additional properties in Palo Alto that were eligible to the National Register. This effort began with a reconnaissance survey of approximately 6,600 properties constructed prior to 1947. The reconnaissance survey produced two Study Priority lists. Approximately 600 properties were identified as Study Priority 1, indicating they appeared individually eligible for listing in the National Register under Criterion C (Architecture). Approximately 2,700 properties were identified as Study Priority 2, representing those properties that did not appear individually eligible to the National Register under Criterion C (including common local building types) but retained high integrity.⁴

As 431-433 Kipling Street was already listed on the Palo Alto Historic Inventory at the time of the Palo Alto Historic Survey Update, it was not documented in the Palo Alto Historic Survey Update.

³ Dames & Moore, Michael Corbett, and Denise Bradley. “Final Survey Report – Palo Alto Historic Survey Update: August 1997-August 2000.” Prepared for the City of Palo Alto Planning Division, February 2001.

⁴ Ibid., 2-5.

III. PROPERTY DESCRIPTION

The subject property at 431-433 Kipling Street is a two-story, two-unit building with a basement in Palo Alto's Downtown North neighborhood (**Figure 2**). It is situated on a flat, rectangular parcel on the north side of Kipling Street. The building features a compound plan with a larger rectilinear building block facing Kipling Street and smaller rectilinear rear addition (built in 1919) attached to the northwest corner of the main block. It is constructed of wood framing and cladding with a hipped roof and composite shingles, along with overhanging open eaves and exposed rafter tails. A water table at the base of the first floor is located above a lower section of wide wood plank tongue-and-groove siding. The first floor is clad with tongue-and-groove clapboard siding and vertical wood panels at each corner, and the upper floor is separated by a belt course and clad in painted shingle siding. Above the belt course, the shingles flare outward slightly. All windows and doors are original with wood casing and frames unless otherwise noted, and most windows are one-over-one double-hung sash with ogee lugs, which will be referred to as "typical windows" throughout this description. The tops of all first-floor windows abut the belt course.



Figure 2: Oblique view of 431-433 Kipling Street.

Primary (South) Façade

The primary (south) façade of 431-433 Kipling Street fronts Kipling Street and features an asymmetrical fenestration (**Figure 3**). The main entrance to the lower unit (431 Kipling) is recessed within a covered porch, which is aligned to the right (east) side of the façade and accessed by a set of poured concrete steps with a wood handrail on either side. The porch has low side walls clad in shingles and is capped by a hipped roof with two Tuscan columns and a simple wood beam frieze. To the right of the recessed entrance, a second entrance to the upper unit (433 Kipling) is located flush with the primary façade. Both front doors are wood with divided-lite glazing and face south to Kipling Street. At the first floor, the primary façade features a large picture window and multi-lite transom divided into small square lites. The second-floor features two, evenly spaced typical windows.



Figure 3: Primary façade of 431-433 Kipling Street.

West Façade

The west façade of 431-433 Kipling Street features an asymmetrical fenestration along a main volume and a rear addition projecting west (**Figure 4**). The west façade faces a portion of enclosed patio space and a driveway belonging to the neighboring property at 421 Kipling Street. At the south

end of the first floor, there is a pair of fixed windows, each with nine lites (**Figure 5**). Moving north, there are two typical windows obscured from view by a tree. Along the south- and west-facing walls of the rear addition, there are two and four typical windows (**Figure 6**). The second floor features two typical windows along the main volume of the west façade, one of which is obscured by the same tree (**Figure 7**). Along the south- and west-facing walls of the second floor of the rear addition, there are two and four typical windows, respectively (**Figure 8**).



Figure 4: Oblique view of the west façade, looking east.

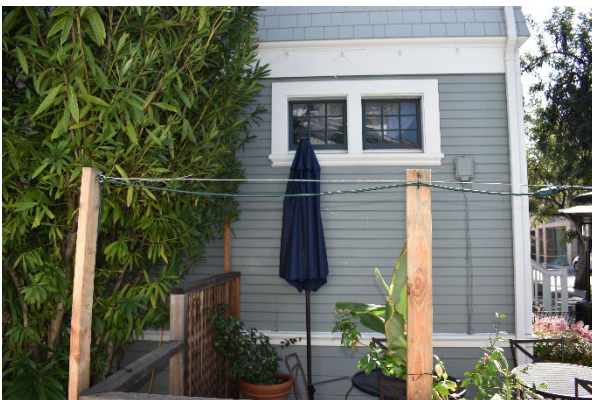


Figure 5: First floor of the west façade on the main volume, looking southeast.



Figure 6: First floor fenestration of west façade of the rear addition volume, looking east.



Figure 7: Oblique view of the second-floor windows along the west façade, looking east.



Figure 8: Oblique view of the west façade rear block, looking south.

Rear (North) Facade

The rear (north) façade features an asymmetrical fenestration and faces an enclosed backyard patio (**Figure 9**). Much of the rear façade is obscured by a large wood frame staircase that provides access to the upper residential unit (**Figure 10**). At right (west), a portion of the rear addition projects further north past the rest of the rear façade (**Figure 11**).



Figure 9: Context view of rear north facade, looking southwest.



Figure 10: Oblique view of the east side of the rear façade, looking at the staircase attached to the rear façade, looking southwest.



Figure 11: Oblique view of the western portion of the rear façade, including the rear addition, looking west.

At the grade level of the rear facade, centrally located stairs descend to a basement door (**Figure 12**). At the furthest right (west) side of the projecting section of the rear addition, there is basement level opening with screen covering (**Figure 13**). Above the basement door on the first floor level, there are two typical windows (**Figure 14**). Beneath the staircase, there is a small window (**Figure 15**). To the right (west), there is a screened porch at the base of the rear addition, with a wood screen door facing southeast. The porch is constructed of wood frame with tongue-and-groove siding cladding the lower half and screened panels between vertical wood posts (**Figure 16 and Figure 17**). At the first floor of the rear façade of the projecting section of the rear addition, there are two typical windows and one smaller window with a single lite (**Figure 18 and Figure 19**).



Figure 12: Stairs to the basement at rear façade, located centrally on the eastern portion of the main volume. Looking southwest.



Figure 13: Opening at basement level of rear façade, located at the furthest western side of the rear addition volume. Looking southwest.



Figure 14: Windows above the stairs to the basement, located centrally on the eastern portion of the main volume. Rear north façade, looking southwest.



Figure 15: Rear façade, beneath the staircase.
Looking south.



Figure 16: Rear screened porch. Looking west.



Figure 17: North façade of the rear screened porch.



Figure 18: Steps to basement from rear south façade.



Figure 19: Oblique view of the rear north façade, looking west.

At the left (east) side of the rear façade, there is a small, fixed window with a single lite and a typical window (**Figure 20**). A wood frame staircase that is clad with vertical wood plank siding leads to a small balcony. Two single-leaf wood doors with glazing open to the balcony and are located in north- and east-facing walls (**Figure 21**). The second floor of the projecting rear addition contains two typical windows and one smaller window with a single lite (**Figure 22**).



Figure 20: Oblique view of the rear north façade, looking west.



Figure 21: Detail view of doors facing rear second floor balcony.



Figure 22: Oblique view of the rear façade of the addition block.

East Façade

The east façade of 431-433 Kipling Street features an asymmetrical fenestration and features a central projecting bay at the first floor that supports a covered balcony at the second floor (**Figure 23**). At the basement level, there is one small, fixed window with a single lite. At the first floor, there are four typical windows; three located within the south- and east-facing walls of the projecting bay and one located further north, along with a single-lite window (**Figure 24**). At the second floor, there are five typical windows and a set of multi-lite glazed French doors that open to the covered balcony (**Figure 25**). The balcony is enclosed by solid sidewalls clad in shingles.



Figure 23: Oblique view of east façade, looking north.



Figure 24: Detail view fenestration at northern section on the east façade, looking north.



Figure 25: Detail view of upper floor fenestration at northern section on the east façade, looking northwest.

Garage

A garage is situated in the rear northeast corner of the subject parcel (**Figure 26**). It is one story in height and clad with the same tongue-and-groove wood siding used on the main residence. The roof is hipped with composite shingles and has minimally overhanging eaves with exposed rafters. The primary entrance to the garage faces south and features two garage doors with vertical wood siding and two windows, each with three lites. The west façade of the garage is partially obscured from view but appears to feature a window with four lites (**Figure 27**).



Figure 26: Primary façade of the rear garage, looking north.



Figure 27: Oblique view of the rear garage, looking east.

Site Features

The property has both front and rear patio spaces used by the first-floor commercial tenant. The rear patio of the subject property is enclosed by a wood plank fence and features outdoor patio seating (**Figure 28**). The front patio of the subject property is enclosed by a wood plank fence with lattice trim and features outdoor patio seating (**Figure 29**).



Figure 28: Patio seating in the backyard.



Figure 29: Patio seating in the front patio.

Surrounding Neighborhood

The subject block is located in the Downtown North neighborhood of Palo Alto and borders the commercial corridor of University Avenue to the east. Overall, buildings in the Downtown North area along University Avenue include mixed-use retail, offices, hotels, restaurants, and a theater (**Figure 30**). Sections of extant early twentieth century housing, such as the subject property along Kipling Street, have survived commercial development and provide a contrast to the larger commercial scale and higher density of University Avenue and sections of Lytton Avenue and Cowper Streets (**Figure 31**).

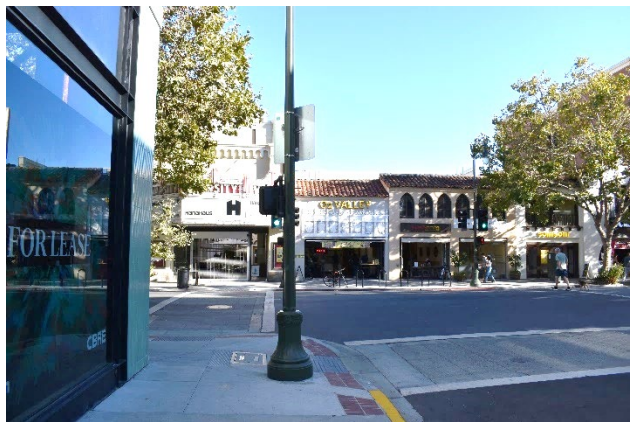


Figure 30. Commercial buildings along University Avenue near the subject property.



Figure 31. Context view of neighboring early twentieth century residential housing stock with 525 University Avenue visible in the background.

IV. HISTORIC CONTEXT

Palo Alto History

The earliest known settlement of the Palo Alto area was by the Ohlone people. The region was colonized in 1769 as part of Alta California. The Spanish and Mexican governments carved the area into large ranchos which contained portions of land that became Palo Alto including Rancho Corte Madera, Rancho Pastoria de las Borregas, Rancho Rincon de San Francisquito, and Rancho Rinconada del Arroyo de San Francisquito.⁵ These land grants were honored in the cession of California to the United States, but parcels were subdivided and sold throughout the nineteenth century.

The current city of Palo Alto contains the former township of Mayfield, which was located just southwest of Alma Street, and was established in 1855. Starting in 1876, the railroad magnate and California politician Leland Stanford began to purchase land in the area for his country estate, and in 1882 he purchased an additional 1,000 acres adjacent to Mayfield for his horse farm.⁶ Stanford's vast holdings became known as the Palo Alto Stock Farm. On March 9, 1885, Stanford University was founded on land of the Palo Alto Stock Farm through an endowment act by the California Assembly and Senate.

Originally looking to connect Stanford University as a part of the already established town of Mayfield, Stanford asked residents of Mayfield to make the town a temperance town. Their refusal in 1886 caused Stanford to found the town of Palo Alto with aid from his friend, Timothy Hopkins of the Southern Pacific Railroad. Hopkins purchased and subdivided 740 acres of private land, that was known initially as University Park (or the Hopkins Tract) (**Figure 32**).⁷ This land was bounded by the San Francisquito Creek to the north and the railroad tracks and Stanford University campus to the south. A new train stop was created along University Avenue and the new town flourished in its close connection with the university. University Park, under its new name of Palo Alto, was incorporated in 1894.

⁵ Ward Winslow and Palo Alto Historical Association, *Palo Alto: A Centennial History* (Palo Alto, CA: Palo Alto Historical Association, 1993), 12-17.

⁶ Ibid, 35.

⁷ City of Palo Alto, *Comprehensive Plan 2030* (adopted by City Council, November 13, 2017), 16, accessed online November 30, 2020, <https://www.cityofpaloalto.org/civicax/filebank/documents/62915>.

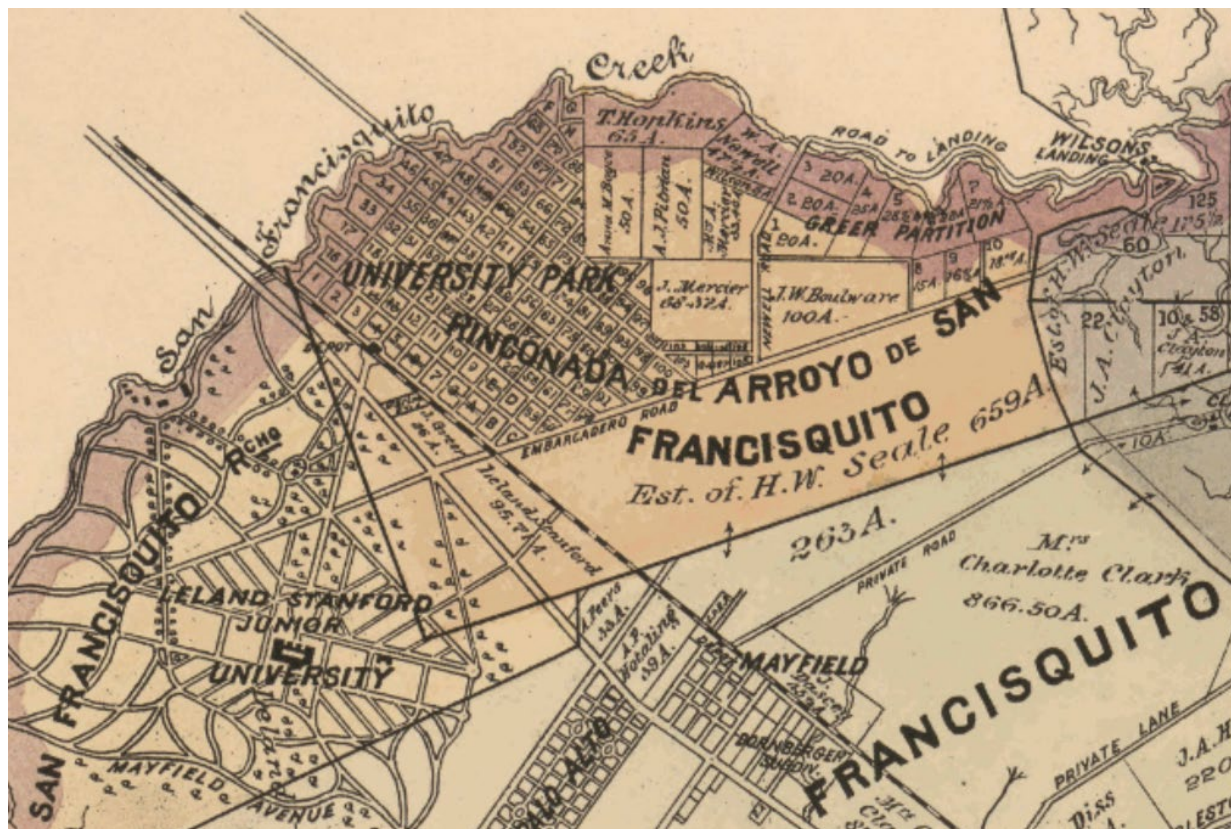


Figure 32. Detail of "Official Map of Santa Clara, California" by Herrmann Brothers, 1890. Note that University Park on this map is present day Palo Alto. Source: Library of Congress.

In its early years, Palo Alto was a temperance town where no alcohol could be served. The residents were mostly middle and working class, with a pocket of University professors clustered in the neighborhood deemed Professorville. The development of a local streetcar in 1906 and the interurban railway to San Jose in 1910 facilitated access to jobs outside the city and to the University, encouraging more people to move to Palo Alto.⁸ In July 1925, Mayfield was officially annexed and consolidated into the city of Palo Alto.⁹

Like the rest of the nation, Palo Alto suffered through the Great Depression in the 1930s and did not grow substantially. World War II brought an influx of military personnel and their families to the Peninsula; accordingly, Palo Alto saw rapid growth following the war as many families who had been

⁸ Dames & Moore, "Palo Alto Historic Survey Update," 1-4.

⁹ City of Palo Alto, *Comprehensive Plan 2030*, 16.

stationed on the Peninsula by the military, or who worked in associated industries, chose to stay. Palo Alto's population more than doubled from 16,774 in 1940 to 52,287 in 1960.¹⁰

Palo Alto's city center greatly expanded in the late 1940s and 1950s, gathering parcels that would house new offices and light industrial uses and lead the city away from its "college town" reputation. Palo Alto annexed a vast area of mostly undeveloped land between 1959 and 1968. This area, west of the Foothill Expressway, has remained protected open space. Small annexations continued into the 1970s, contributing to the discontinuous footprint of the city today. Palo Alto remains closely tied to Stanford University; it is the largest employer in the city. The technology industry dominates other sectors of business, as is the case with most cities within Silicon Valley. Palo Alto consciously maintains its high proportion of open space to development and the suburban feeling and scale of its architecture.¹¹

Downtown North Neighborhood

The current Downtown North neighborhood is located in the northern portion of the original University Park tract platted by Timothy Hopkins. It was the core part of the early city, along with today's University South neighborhood. The neighborhood is bounded by Alma Street to the south, San Francisquito Creek to the west, Middlefield Road to the north, and University Avenue to the east. University Avenue, which has historically been the main commercial corridor in Palo Alto, divides the Downtown North and University South neighborhoods. The 1895 Sanborn Map Company map illustrates that stores were located along University Avenue and were particularly concentrated at its southwestern end, near the railroad, where a large lumberyard stood. Residences were scattered along the street just east and west of University Avenue on Hamilton and Lytton Avenues. A few churches, hotels, and boarding houses also stood among many vacant lots. The future location of the subject building is shown in **Figure 33**.

¹⁰ "City of Palo Alto, Santa Clara County," Bay Area Census, accessed August 27, 2019, <http://www.bayareacensus.ca.gov/cities/PaloAlto50.htm>.

¹¹ City of Palo Alto, *Comprehensive Plan 2030*, 11-20.

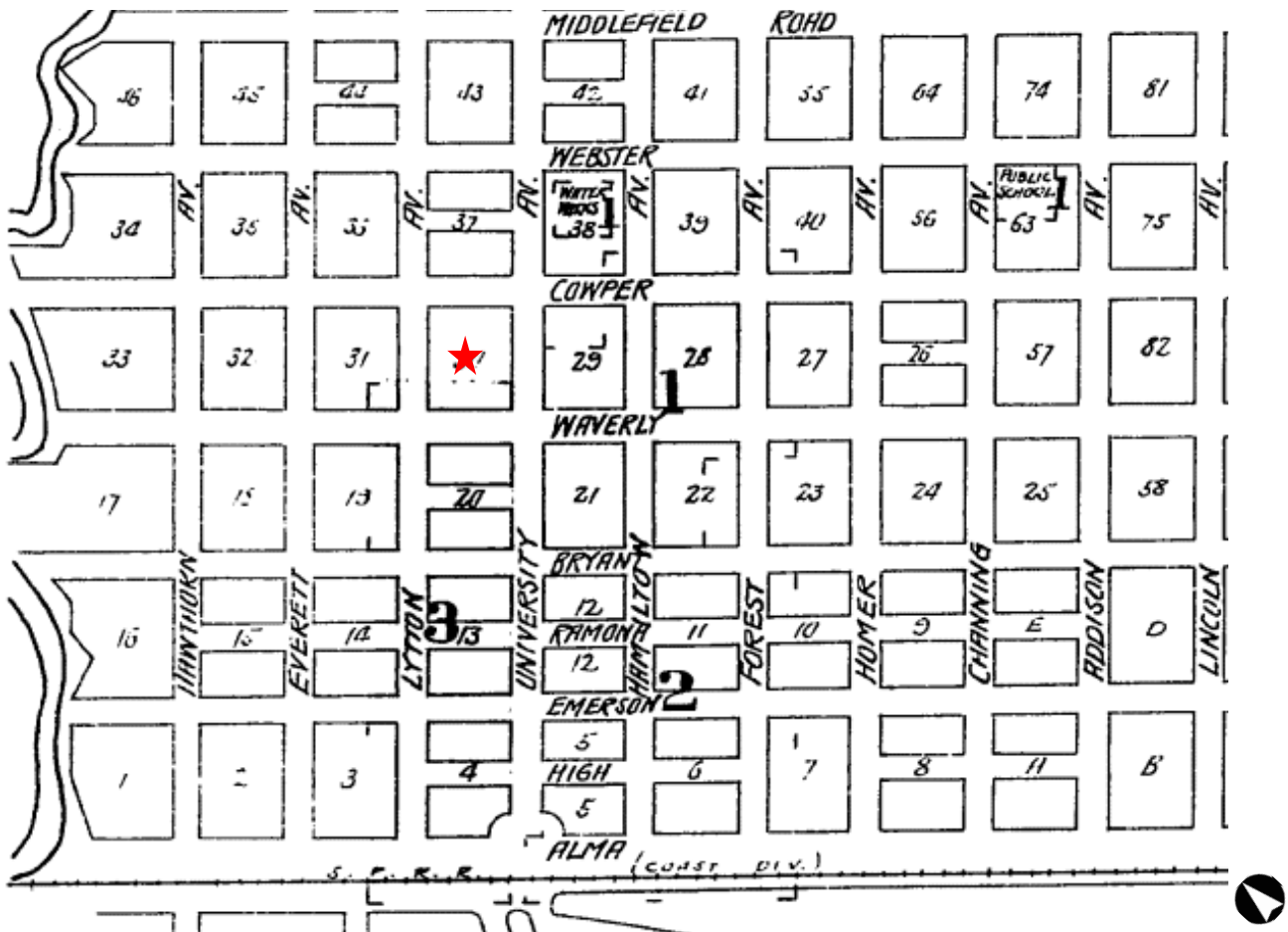


Figure 33. 1895 Sanborn Fire Insurance Co. map of Palo Alto showing the street layout within the core of the city. The future location of the subject property is marked by the red star (Kipling Street had not been platted). Source: Digital Sanborn Maps, San Francisco Public Library

By 1901, Palo Alto had grown beyond its original core. Houses filled the lots on the blocks around the railroad, while scattered residential development extended up to and beyond Middlefield Road. Institutions, such as schools and Palo Alto's first public library, had been built in the area. As noted earlier, the development of the streetcar long University Avenue in 1906, and later the interurban rail in 1910, helped spur commercial development. The relocation of displaced San Francisco residents following the 1906 earthquake to surrounding towns such as Palo Alto also resulted in increased residential and commercial development. During the first decade of the twentieth century, the residential area of Downtown North appears to have been built out with one- and two-story

residences, but as the downtown commercial area prospered and expanded, and the University Avenue corridor became a desirable location for the growth of Palo Alto's commercial interests.¹²

In the post-World War II period, Palo Alto's population boomed and the city annexed more land, resulting in the construction of additional smaller commercial hubs which dissipated some of the concentration of commercial activity on University Avenue and Downtown North. During this period, some of the commercial development along University Avenue spread out onto perpendicular streets toward Lytton, replacing earlier residential buildings.

George W. Mosher, Builder

George Wilbert Mosher (1863-1939) was a prolific contractor and craftsman in the Palo Alto area who constructed hundreds of buildings in the formative years of the City from the late nineteenth through the early twentieth centuries.¹³ Born in Nova Scotia, Canada in 1863, Mosher grew up working on the family farm and in a plaster quarry that his father owned and operated near the town of Windsor. To support the family further, Mosher began apprenticing in carpentry and shipbuilding at the age of 12. He moved to Portland, Maine about five years later in 1880, and continued to work in the shipbuilding trade throughout the state. In March of 1884, Mosher and his brother Edgar left the Atlantic coast for California.

Upon arrival in San Francisco, California, Mosher began working for the Southern Pacific Railroad Company constructing bridges. In 1887, Mosher returned to Nova Scotia to marry his wife, Helena, whom he brought back to California. Upon returning to California, Mosher resigned from his position at the Southern Pacific Railroad Company and moved to the town of Mayfield, California to accept a position constructing Stanford University in 1892. Shortly after, he moved to Palo Alto and established himself as the town's first contractor and builder. His brothers, Charles and James, also immigrated to California and worked alongside their brother.

George Mosher was already an accomplished builder and craftsman when he arrived in Palo Alto. Mosher firmly established himself in the construction of residences of varying scale and grandeur and is responsible for the construction of up to 300 homes within the city. He built several houses designed by various architects and identified in the Palo Alto Historic Inventory, including¹⁴:

¹² The 1924 Sanborn Map shows a variety of uses including a mixture of dwellings, stores, institutional, and light industrial uses.

¹³ The following information was collected from the George W. Mosher Collection, Palo Alto Historical Society. The collection primarily consists of assorted clippings from the *Palo Alto Times* (1894-1939), although other unidentified materials were present. Additional sources outside this collection will be cited accordingly.

¹⁴ Information gathered from entries at Palo Alto Stanford Heritage website, which compiled data from the Palo Alto Historic Inventory.

- Squire House, 900 University Avenue (National Register, Palo Alto Historic Inventory Category 1), architect: T. Paterson Ross, 1904 **(Figure 34)**
- Thoits House, 119 Bryant Street (Palo Alto Historic Inventory Category 2), 1897
- 301 Coleridge Avenue (Palo Alto Historic Inventory Category 4), architect: William Crim, 1925
- 425 Embarcadero Road, Professorville Historic District (Palo Alto Historic Inventory Category 2), architect: A.W. Smith, 1907 **(Figure 35)**
- Wing House, 345 Lincoln Avenue (Palo Alto Historic Inventory Category 2), designer: A.B. Clark, 1893
- 353 Melville Avenue (Palo Alto Historic Inventory Category 3), architect: H.L. Upham, 1897
- 1432 Webster Street, (Palo Alto Historic Inventory Category 3), architect: Mary D. Thomas, 1914



Figure 34. National Register-listed Squire House at 900 University Avenue (1904), architect T. Paterson Ross, builder George W. Mosher. Source: Palo Alto Stanford Heritage



Figure 35. 425 Embarcadero (1907), A.W. Smith, builder George W. Mosher. Source: Google Maps

Mosher also designed many houses found throughout Palo Alto. Compared to buildings associated with a trained architect, Mosher's designed buildings were generally more modest in size and design. They typically were one-story square cottages or two-story square boxes (as the Dames & Moore historic resources survey of 1997-2000 categorized them), and various architectural styles that were popular during the period such as Greek Revival, Queen Anne, Folk Victorian, Shingle, and Mission Revival. The architectural detailing was usually simplified, or included a mix of elements from different styles, and might have been from pattern books or published designs with some modification by Mosher. A few, like the late nineteenth century Queen Anne houses at 533 Bryant

Street, 228 Byron Street, 617 High Street, and 225 Emerson Street, appear to have more decorative elements and are good vernacular examples of the style.

The Palo Alto Historic Inventory attributes several houses to Mosher as the builder, including:

Two-Story Square Boxes:

- 270 Channing Avenue (Palo Alto Historic Inventory Category 4) 1905
- 617 High Street (Palo Alto Historic Inventory Category 3), 1897 (**Figure 36**)
- Sloanker House, 334 Kingsley Avenue, Professorville Historic District (Palo Alto Historic Inventory Category 2), 1903
- 431-433 Kipling Street (Palo Alto Historic Inventory Category 4), 1901
- 1128 Webster Street (Palo Alto Historic Inventory Category 4), 1894 (**Figure 37**)
- 1295 Wilson Street (Palo Alto Historic Inventory Category 3), 1895

Square Cottages

- 228 Byron Street (Palo Alto Historic Inventory Category 2), 1896 (**Figure 38**)
- 225 Emerson Street (Palo Alto Historic Inventory Category 2), 1893
- 411 Kipling Street (Palo Alto Historic Inventory Category 4), 1902
- Bixby House, 533 (535) Bryant Street (Palo Alto Historic Inventory Category 2), 1897 (**Figure 39**)

Mosher also constructed some commercial and institutional buildings such as the 1905 addition to Fraternal Hall, which was designed by Newsom & Newsom as an addition to Samuel Newsom's original 1898 building.¹⁵

¹⁵ "514 High Street / 140 University Avenue, Fraternal Hall," Palo Alto Historic Inventory, Palo Alto Stanford Heritage, accessed May 19, 2017, <http://www.pastheritage.org/inv/invH/High514.html>.



Figure 36. 617 High Street (1897), builder George W. Mosher. Source: Palo Alto Stanford Heritage, ca.1986



Figure 37. 1128 Webster Street (1894), builder George W. Mosher. Source: Palo Alto Stanford Heritage



Figure 38. 228 Bryon Street (1896), builder George W. Mosher. Source: Palo Alto Stanford Heritage.



Figure 39. 535 Bryant St, builder George W. Mosher. Source: Google Maps 2023.

In addition to his role as a prominent builder in Palo Alto, Mosher was very involved in the early municipal governance of the city. He was first elected in 1898 as town trustee, and in 1909 he was elected councilman, a position he would hold over the following decade. He and his wife moved to Eureka, California for a brief period following 1919, but they returned to Palo Alto a few years later,

where Mosher was once again elected as a councilman in 1929. He continued to hold that position and played an important role in the development of Palo Alto until his death in May of 1939.

Two-Story Square Boxes

The Two-Story Square Box is a vernacular building type identified in the 1997-2000 Palo Alto Historic Survey, completed by Dames & Moore. It was one of three property types identified as potentially eligible for the National Register using the Multiple Property format. According to the survey, Two-Story Square Boxes were among the predominant forms of detached residences that housed middle- and working-class people during the early development of Palo Alto, ca. 1890-1910. It states:

Distinct from the one-story square cottage in the early development of the city is another common building type, the 2-story square box. These are two-story wood frame structures that are square or rectangular in plan and appear square from the street. They are variously ornamented with Craftsman, Colonial Revival, Renaissance, and Prairie Style details. Next to the square cottages, these were the most common building type in the early years of Palo Alto until the bungalow was built in large numbers after 1906. Some of these were large houses. Others were built as rooming houses, flats, or duplexes and were designed to resemble single family houses. Collectively, together with the square cottages, these buildings strongly convey the character of Palo Alto in its early years.¹⁶

The historic context included in the Dames & Moore survey noted that the early houses in Palo Alto were predominantly variations of Square Cottages or Two-Story Square Boxes. The designs for these modest buildings were not usually the product of professional architects; rather local builders would construct a traditional residence from a pattern book or published design and modify various architectural features to personalize the building.¹⁷

The Dames & Moore survey does not provide a list of character-defining features, eligibility criteria, or integrity thresholds for the Two-Story Square Box property type. It does list a series of residences throughout the city that the survey identified as Two-Story Square Boxes eligible for the National Register. While somewhat varied in their plans and architectural features, Two-Story Square Boxes typically have hipped, cross gabled, or front gabled roofs and are two-and-one-half stories tall. Front- or cross-gabled examples tend reflect a holdover of Victorian or vernacular Greek Revival influence, whereas examples with a hipped roof (also referred to as American Foursquares, refer to following context section) typically reflect interpretations of the Prairie and Craftsman style. For most Two-Story Square Boxes in Palo Alto, the main entrance is often located within an off-centered

¹⁶ Dames & Moore, "Final Survey Report – Palo Alto Historical Survey Update: August 1997-August 2000," prepared for the City of Palo Alto Planning Division (February 2001), 5-7.

¹⁷ Dames & Moore, 1-2.

recessed porch with simplified balustrade and columns. The primary façade can also feature an angled bay and/or a projecting volume with its own front-gabled roof. Hipped dormer windows are sometimes found at the front hip of the main roof. While ornamentation and decorative features added to these buildings were usually inspired by the popular architectural styles of the late nineteenth and early twentieth centuries, these features were often modest and contributed to overall vernacular composition. The proliferation of the Two-Story Square Box as a primary residential building type in early Palo Alto resulted in a large number of these house types that remain extant. Examples can be found throughout the Palo Alto neighborhoods of University Park, University South, Downtown North, and Professorville.

American Foursquare Building Type

Within the larger architectural context, 431-433 Kipling Street can be classified as an American Foursquare house type with Craftsman stylistic influences. This house type was popular nationwide from about 1900 to 1920 and is sometimes also referred to as the “Prairie box” for its rectilinear massing and common use of wide, overhanging boxed eaves. The American Foursquare house type is characterized by the overall two-story box form with hipped roof; however common variations include full or partial width porches, hipped dormers, and modest architectural detailing including understated Classical or Colonial Revival, Prairie, or Craftsman ornament. Along with the bungalow house type, the Foursquare was one of the earliest house types to be produced on a commercial scale and marketed for single-family occupancy in streetcar suburbs nationwide along with more rural towns that had access to rail. As the industrial revolution allowed for increased production of materials and new modes of transportation, the building industry was transformed, and new house types were introduced to a burgeoning class of consumer. It was a house that embodied a departure from the elaborate ornament and asymmetrical massing of previous Victorian styles, placing an emphasis instead on straight lines, simplified internal layouts, and affordable materials and labor costs. As its name suggests, the Foursquare house type was typically built with four rooms of roughly equal size on each floor, without servants’ quarters or gendered/classed parlor spaces that often previously defined interior spaces of Victorian styles. Furthermore, the compact square massing of the Foursquare made such houses particularly well suited to small city lots and allowed for economical construction by local builders or homeowners from pattern books or kits.

The typical character-defining features of the American Foursquare style include:

- Two-and-a-half stories
- Simple, cube-like shape with four-room floorplan on both stories
- Low hipped roofs with broad, deep overhanging eaves and central hipped dormers
- Prominent front porches, usually spanning the width of the front facade, supported by simple posts or columns
- Wood-frame construction

- Wood clapboard or shingle siding

Although these characteristics are most indicative of the house type, common variations also arose, including:

- Half-width porches with off-center entries, but symmetrical fenestration on the second story
- Bay windows, typically shallow and associated with the dining room
- Brick or stucco cladding
- Two different siding types at first and second story levels; often clapboard and shingle, sometimes referred to as a “shirtwaist” example ¹⁸

The house at 431-433 Kipling Street exhibits many of the typical American Foursquare traits, as well as several variations. While it strongly embodies the essential cube-like massing, its primary facade organization uses the off-center porch and entry variation, as well as the “shirtwaist” characteristic in which the first and second floor are clad with separate materials and separated by a belt course. Otherwise, it embraces the text-book characteristics of height, hipped roof, and wood framing and cladding. The house is a more decoratively modest iteration of the typology, with few ornamental features aside from a wide plain belt course and simple Tuscan columns at the porch.

¹⁸ Rosemary Thornton, “American Foursquare, 1890-1930,” *The Old House Web* (blog), n.d.

V. SITE HISTORY

Site Development & Construction Chronology

The subject building at 431-433 Kipling Street was constructed in 1901 for Hiland H. Holley. The two-story house was built by George W. Mosher. Newspaper records from the *Palo Alto Times* indicate that in April of 1901, Mosher had commenced construction on a “cottage” for H.H. Holley on Marguerite Street (Marguerite was renamed to Kipling in 1908).¹⁹ Prior to the construction of the subject property in 1901, the area that today comprises Palo Alto’s Downtown North was still mostly rural (**Figure 40**).



Figure 40. The subject block of Kipling Street (formerly Marguerite) ca.1900, Source: Palo Alto Historical Association.

By 1901, the surrounding parcels on the subject block had been platted and mostly built out with one- and two-story wood frame buildings (**Figure 41**). The 1901 Sanborn map shows the original address of the subject property as 427 and shows the building’s original rectilinear footprint with an open-air front porch, a projecting bay at the right (east) side, and a small outbuilding in the rear yard. Hiland Holley died in 1904, and his wife Mary Holley took over ownership of the property until her death in 1916.²⁰ Around 1907, city directories indicate that 431 Kipling was occupied by one or more student tenants, thus implying that Mary Holley converted the upper floor of the residence to

¹⁹ “Locals,” *Palo Alto Times*, April 5, 1901, 2.

²⁰ “Former Palo Alto Woman Dies in South,” *Daily Palo Alto Times*, October 13, 1916.

a second unit for her personal occupancy in the years immediately following her husband's death.²¹ It is likely that at this time between 1904 and 1907 that the second front door at the right (east) was added within the covered entry porch. By 1908, the remaining empty parcels on the subject block were infilled with mostly one- and two-story wood frame buildings. At this time, the subject building retained its original footprint (**Figure 42**).

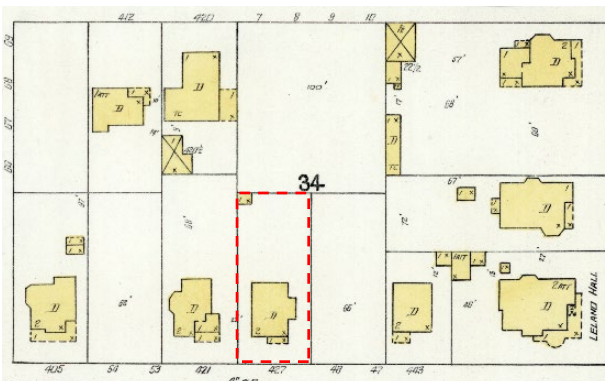


Figure 41: Sanborn Perris Map Company map of Palo Alto, 1901. Page 5. The future location of the subject property is outlined in red. Source: Historical Information Gatherers. Edited by Page & Turnbull.

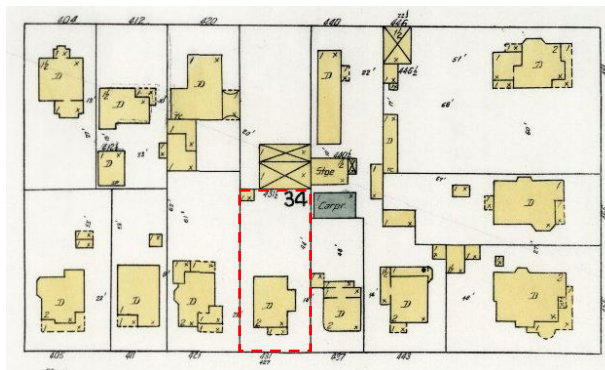


Figure 42: Sanborn Map Company map of Palo Alto, 1908. Page 11. The subject property is outlined in red. Source: Historical Information Gatherers. Edited by Page & Turnbull.

Following the death of Mary Holley in 1916, ownership transferred to the Leonard family sometime between 1916 and 1919. In 1919, newspaper records show that owner Maude B. Leonard commissioned an addition to the residence, along with construction of a garage several months later. A 1924 Sanborn Map Company map corroborates the timing of the addition to the rear of the building, however there is no footprint of a garage until later Sanborn maps (**Figure 43**).²² Despite this discrepancy in documentation, newspaper advertisements from 1920 indicate that the newly built garage featured a "cement floor, light, and water," and could be rented, most likely for automobile storage.²³ At this point, the earlier rear outbuilding had been removed. During the 1920s, the Leonard family occupied the lower unit at 431 while renting the upper floor to another family.

Around 1938, B.S. Gibson purchased the property and converted the lower unit to a commercial space for his window shade store "Gibson's Shade Shop," which he operated until the 1970s when ownership transferred to James Alexander, who also operated his own window shade store known

²¹ "Proof Sheets of Palo Alto Directory," *Peninsula Times Tribune*, December 13, 1907, 5.

²² "Building Improvements for Year in Palo Alto Total Half Million," *Daily Palo Alto Times*, January 2, 1919, 1; "Building Continuing," *San Jose Mercury News* 97, no. 34 (August 3, 1919).

²³ "For Rent," *Daily Palo Alto Times*, September 28, 1920, 7.

as Alexander's Shade Shop. A Sanborn map from 1948 shows the footprint of the subject remained unchanged from 1924, however a new garage building was added to the rear (**Figure 44**). In the 1980s, Thoits Bros took over ownership of the property. The subject building's commercial unit has been occupied by a local wine bar, Vino Locale, since the 1980s. No further documentation of alterations to the exterior were uncovered through a review of available building permits or planning records, however, through visual analysis it appears that a north-facing door was replaced more recently at the rear upper balcony.

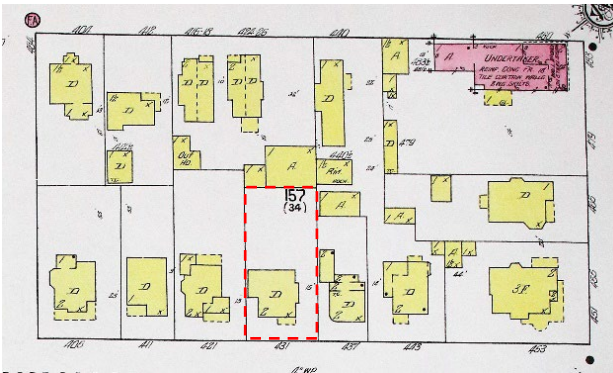


Figure 43: Sanborn Map Company map of Palo Alto, 1924. Page 12. The subject property is outlined in red. Source: Historical Information Gatherers. Edited by Page & Turnbull.

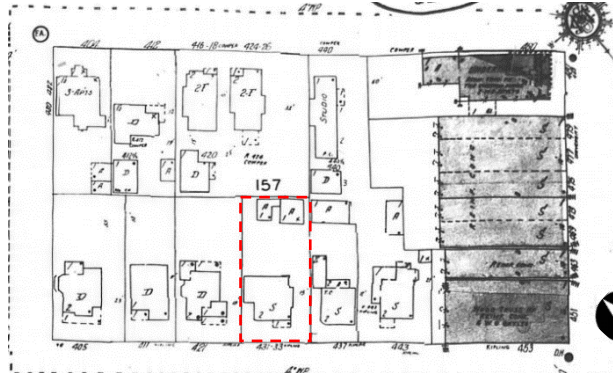


Figure 44: Sanborn Perris Map Company map of Palo Alto, 1948. Page 12. The subject property is outlined in red. Source: Historical Information Gatherers. Edited by Page & Turnbull.



Figure 45. Inventory photograph of 431-433 Kipling Street, 1985. Source: Palo Alto Stanford Heritage.

The following table provides a timeline of construction activity at 431-433 Kipling Street, based on building permit records documented in archival newspapers and the Palo Alto Historical Association. Permits available at Palo Alto Development Services were reviewed, but were limited to sign installation, interior work, or landscaping, and did not include alterations to the exterior envelope of the building.

TABLE 1. PERMIT HISTORY FOR 431-433 KIPLING STREET.

Date Filed	Permit App. #	Owner	Contractor/ Architect	Work
1/2/1919	-	Maude B. Leonard	Unknown	Addition to residence for \$3,600 ²⁴
8/3/1919	-	Maude B. Leonard	Unknown	Construction of a garage for \$300 ²⁵

Known Ownership and Occupant History

The following tables provide a summary of the ownership and occupancy history of 431-433 Kipling Street, beginning with the year of construction for the ownership table; and beginning with 1907 for the occupancy tables. Owner and occupant information was sourced from the Palo Alto Historical Association, newspaper articles, city directories, and other public records available through Ancestry.com. Any years not listed are attributed to gaps in occupancy or lack of available information in city directories.

TABLE 2. OWNERSHIP HISTORY FOR 431-433 KIPLING STREET.

Date(s)	Owner(s), relationship to head of household in parenthesis	Occupation
1901-1904	Hiland Hall Holley Mary E.S. Holley (wife)	Marble Dealer and oil well owner
1904-1916	Mary E.S. Holley	
1919-1938	Leonard family Maude B. Leonard Jennie Leonard (grandmother) Ralph Shaw (grandson)	
Ca.1938-1968	B.S. Gibson	Owner of Gibson's Shade Shop
ca.1973-1978	James Alexander	Owner of Alexander Shade Shop
Ca.1981-present	Thoits Bros	Real estate development company

²⁴ "Building Improvements for Year in Palo Alto Total Half Million."

²⁵ "Building Continuing."

As stated within the prior section on Site Development & Construction Chronology, the building was built and occupied as a single-family residence from its construction in 1901 until 1907. From 1901 to 1904, the building was occupied by Hiland and Mary. Following Hiland's death in 1904, Mary lived alone until 1907, when she divided the building into two units in order to take on lodgers. The following two tables include the occupancy of each unit beginning with 1907.

TABLE 3. KNOWN OCCUPANT HISTORY FOR 431 KIPLING STREET (LOWER RESIDENTIAL AND LATER COMMERCIAL UNIT)

Date(s)	Occupant(s)	Occupation
1907	A.R. Vance	Student
1910	Helen B. O'Neil Mrs. D.A. Smith Olive M. Smith Erma Rider Grace Herrick	Teacher - Student Teacher Teacher
1919-1939	Maude B. Leonard Jennie Leonard Ralph Shaw	
1939	Lee M. and Laura Brown	Mechanic
Ca.1938-1955	Gibson's Shade Shop	Window shade retailer
1974-1978	Alexander's Shade Shop	Window shade retailer
ca.1981-present	Vino Locale	Wine bar

TABLE 4. KNOWN OCCUPANT HISTORY FOR 433 KIPLING STREET (UPPER RESIDENTIAL UNIT)

Date(s)	Occupant(s)	Occupation
1907-1916	Mary E. Holley	
1919	Mr. and Mrs. S. Widasky	
1926	John Schwartz	
1933	Mrs. Adele McFarland	Bookkeeper
1955	Lillian I. Shriver	
1955-1965	Mrs. Ethel McDonald	
1959	Robert Chisman	
1965	Mrs. Bessie Hodes	
1970	Mrs. Gloria Ramsdell Grace L. McCabe	

BIOGRAPHY OF HILAND H. AND MARY E. HOLLEY, OWNER-OCCUPANTS

Hiland Hall (1832-1904) and Mary Elizabeth Sykes Holley (1837-1916) were the original owners and occupants of 431-433 Kipling Street. Hiland Holley was born in Dorset, Vermont and fought in the

Civil War with the 19th Vermont regiment before marrying Mary Elizabeth (also a native of Vermont) in 1867. While living in Vermont, Hiland worked as a marble dealer. At some point in the late nineteenth century, the Holley family moved to California, where Hiland began work in the oil industry and eventually purchased several oil wells. Hiland was known as a notable early resident of Palo Alto, and his two sons enrolled in the newly established Stanford University. After Hiland's death in 1904, Mary subdivided the house into upper and lower units and continued to occupy the upper unit at (433 Kipling) until her death in 1916.²⁶

²⁶ "Veteran Passes Away," *The Peninsula Times Tribune*, December 14, 1904, 8.

VI. EVALUATION

Palo Alto Historic Inventory

The Palo Alto Historic Inventory is the official list of sites, structures and districts designated by the City Council as possessing significant historical and/or architectural value. Originally adopted in 1979, the Palo Alto Historic Inventory has been updated and added to over time. Any individual or group may propose designating a historic structure, site or district to the Inventory according to the procedure found in the Historic Preservation Ordinance (Municipal Code Section 16.49.040). Properties nominated for designation are reviewed by the Historic Resources Board who then issue a recommendation to City Council. City Council then decides on the nomination based on the provided recommendation.

The following Criteria for Designation, along with the definitions of historic categories and districts in Section 16.49.020, is used to designate historic structures, sites and districts to the historic inventory:

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

Properties listed in the Palo Alto Historic Inventory are organized under the following Historic Categories:

- **Category 1:** An "Exceptional Building" of pre-eminent national or state importance. These buildings are meritorious works of the best architects, outstanding examples of a specific architectural style, or illustrate stylistic development of architecture in the United States.
- **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.

- **Category 3 or 4:** A "Contributing Building" 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.

431-433 Kipling Street, which was previously listed as a Category 4 building, does appear eligible for elevation to Category 2: A "Major Building" of regional importance in the Palo Alto Historic Resources Inventory. The subject building meets the following Criteria for Designation:

- **Criterion 2** (The structure or is particularly representative of an architectural style or way of life important to the city, state or nation);

431-433 Kipling Street is an excellent extant example of the Two-Story Square Box house type in Palo Alto's Downtown North neighborhood. The Two-Story Square Box is a Palo Alto residential house type that mixed familiar forms and finishes of the Colonial Revival, American Foursquare, and sometimes vernacular Greek Revival. The subject building is an early extant example of this important building type and is also a unique variation featuring a hipped roof, simple Tuscan columns, and a flat front façade, instead of the more common front or cross-gabled roof and projecting bay window.

- **Criterion 5** (The architect or building was important)

George W. Mosher was a builder-of-merit who made important contributions to the early built environment of Palo Alto. While Mosher's works are considered more modest in size and design compared with other architect-designed residences from the same period, he built and designed numerous Two-Story Square Box house types and was the builder for several larger high style residences in Palo Alto. The subject building is an important extant example of George W. Mosher's contributions to the high-quality housing stock built in Palo Alto's early period of development.

- **Criterion 6** (The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship.

431-433 Kipling Street showcases the high level of craftsmanship and architectural design implemented by builder-of-merit George W. Mosher. Elements of the façade that meet the definition of Criterion 6 include original wood windows with one-over-one double-hung sashes, ogee lugs, an original transom with checkered mullions, the use of a "Shirtwaist" belt course and flared shingle siding, and high-quality tongue-and-groove siding.

431-433 Kipling does not appear to meet Criterion 1, as the building was part of a period of residential development in downtown Palo Alto but is not significant within this context or individually representative of this broader development trend. The subject building also does not appear to meet Criterion 3, as it is an example of the common Two-Story Square Box house type, which has many extant examples and would likely not be considered rare. Lastly, the subject building does not appear to meet Criterion 4, as its early use as a rental house would not be considered rare today.

In conclusion, 431-433 Kipling Street meets Criteria 2, 5, and 6 in consideration for eligibility as a Category 2: "Major Building."

Integrity

To qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above and retain integrity. Integrity is defined by the California Office of Historic Preservation as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance," or more simply defined by the National Park Service as "the ability of a property to convey its significance."²⁷

In order to evaluate whether the subject property retains sufficient integrity to convey its historic significance, Page & Turnbull used established integrity standards outlined by the *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Seven variables, or aspects, that define integrity are used to evaluate a resource's integrity—location, setting, design, materials, workmanship, feeling, and association. A property must possess most, or all, of these aspects in order to retain overall integrity. If a property does not retain integrity, it can no longer convey its significance and is therefore not eligible for listing in local, state, or national registers.

The seven aspects that define integrity are defined as follows:

Location is the place where the historic property was constructed or the place where the historic event occurred;

²⁷ California Office of Historic Preservation, *Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources* (Sacramento: California Office of State Publishing, September 4, 2001), 11; and National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1995), 44.

Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s);

Design is the combination of elements that create the form, plan, space, structure, and style of the property;

Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form the historic property;

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;

Feeling is the property's expression of the aesthetic or historic sense of a particular period of time; and

Association is the direct link between an important historic event or person and the historic property.

LOCATION

431-433 Kipling Street retains integrity of location. The subject building has remained situated at its location of original construction since 1901.

SETTING

431-433 Kipling Street retains integrity of setting. The subject building is a surviving property within a residential block of Kipling Street that has retained the majority of its original early twentieth century housing stock, despite commercial development of Palo Alto's downtown core over time. The surrounding properties that neighbor 431-433 Kipling Street are relatively unaltered and together express a high level of integrity of setting.

DESIGN

431-433 Kipling Street retains integrity of design. There have been minimal alterations to the subject building since 1919 when a large addition was added to the rear of the building. The residence retains its original form as a Two-Story Square Box building type with Craftsman, Colonial Revival and American Foursquare character-defining features that include Tuscan columns, checkered mullions, and differentiation from the first and second floors through the use of separate cladding.

MATERIALS

431-433 Kipling Street retains integrity of materials. Aside from a replacement door at the upper rear façade and construction of an early rear addition to the building in 1919, very few (if any) of the original features appear to have been altered, removed, or replaced. The primary exterior building materials include original tongue-and-groove and shingle siding, wood windows and doors, and exposed rafters.

WORKMANSHIP

431-433 Kipling Street retains integrity of workmanship. Features providing evidence of period workmanship and construction methods include original wood windows with one-over-one double hung sash and ogee lugs, checkered mullions, tongue-and-groove wood and shingle siding, and a prominent belt course. While the Two-Story Square Box building type is more modest than other contemporaneous high style house types, the subject property reflects a high level of workmanship in the decorative detailing and materiality of the building.

FEELING

431-433 Kipling Street retains integrity of feeling. The building retains the feeling of its original design and materiality as constructed in 1901 by George W. Mosher, as its design, materiality, and workmanship remain highly representative of its original Two-Story Square Box aesthetic. There have been minimal alterations to the subject building overall, and an early addition to the rear in 1919 does not diminish the residence's street facing form, height, massing, or materiality such that its feeling is impaired.

ASSOCIATION

431-433 Kipling Street retains integrity of association. The building's association to local builder-of-merit George W. Mosher continues to be represented through its retention of the building's original materials and its Craftsman/American Foursquare design/typology characteristics. The subject building was originally constructed as a residence and is situated in a largely residential setting with other properties of similar scale along neighboring blocks of Lytton Avenue, Cowper Street, and University Avenue. Since its original construction, the building has functioned as a single-family residence, followed by duplex residential use, and from ca. 1938 onwards as a mixed-use building with a commercial retail space on the first floor and a second-story residential unit. While the property's original use has changed over time, the exterior of the building has not been altered to reflect these changes, and the building still reflects its original residential appearance. Therefore, integrity of association has been maintained.

Overall, 431-433 Kipling Street retains all seven aspects of integrity necessary to convey its historic significance and support its elevation to a Category 2 resource on the Palo Alto Historic Inventory.

VII. CONCLUSION

This HRE finds that 431-433 Kipling Street appears eligible for elevation to Category 2: A "Major Building" of regional importance on the Palo Alto Historic Inventory. The subject building is a meritorious work of an important local builder George W. Mosher and is an outstanding extant example of the Two-Story Square Box house type within Palo Alto's urban core.

VIII. REFERENCES

Published Works & Reports

California Office of Historic Preservation. *Technical Assistance Bulletin No. 7: How to Nominate a Resource to the California Register of Historical Resources*. Sacramento: California Office of State Publishing, September 4, 2001.

California Office of Historic Preservation. *Technical Assistance Bulletin No. 8: User's Guide to the California Historical Resource Status Codes & Historic Resources Inventory Directory*. Sacramento: California Office of State Publishing. November 2004.

National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Washington, D.C.: U.S. Department of the Interior, National Park Service, 1995.

Newspapers & Periodicals

"Building Continuing." *San Jose Mercury News* 97, no. 34 (August 3, 1919).

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Public Records

California State Office of Historic Preservation, Built Environment Resource Directory (BERD), Santa Clara County, updated September 2022.

Archival Records

443 Kipling Street, ca. 1900. c 1900. Guy Miller Archives. Palo Alto Historical Association.
<https://cdm16865.contentdm.oclc.org/digital/collection/PAHA/id/6986/rec/10>.

Linda Northway. 431-433 Kipling Street, 1985. 1985. Guy Miller Archives. Palo Alto Historical Association. <https://cdm16865.contentdm.oclc.org/digital/collection/PAHA/id/7061/rec/1>.

Internet Sources

"Ohio, U.S., County Marriage Records," 1993 1774.

https://www.ancestry.com/imageviewer/collections/61378/images/TH-1-17785-90009-18?treeid=&personid=&rc=&usePUB=true&_phsrc=LdJ144&_phstart=successSource&pld=1064493.

Rosemary Thornton. "American Foursquare, 1890-1930." *The Old House Web* (blog), n.d.

IX. APPENDIX - PREPARER QUALIFICATIONS

This Historic Resource Evaluation was prepared by Page & Turnbull of San Francisco, California. Page & Turnbull staff responsible for this report include: Christina Dikas, Principal-in-charge; Barrett Reiter, project manager; and Samantha Purnell, Cultural Resources Planner, primary author, all of whom meet or exceed the Secretary of the Interior's Professional Qualification Standards for Historic Architecture, Architectural History, or History.

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HISTORIC RESOURCES INVENTORY

IDENTIFICATION Cat. IV

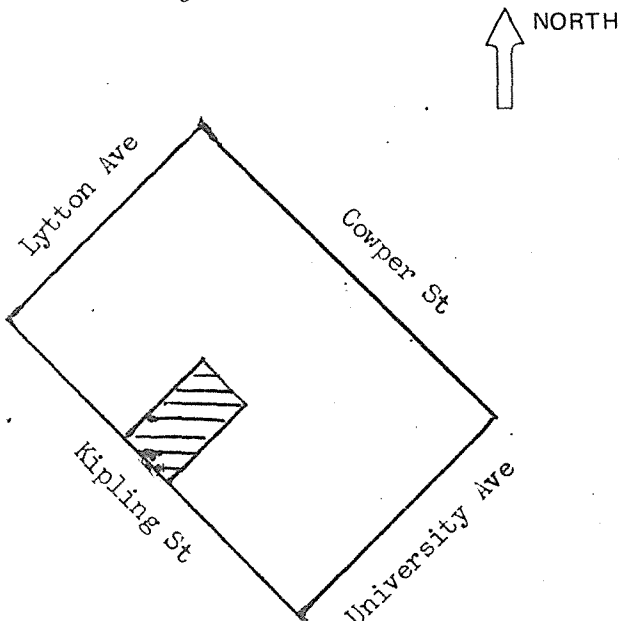
1. Common name: _____
2. Historic name, if known: _____
3. Street or rural address 431-433 Kipling (405 Kipling Group)
City: Palo Alto ZIP: _____ County: Santa Clara
4. Present owner, if known: Thoits Bros. Address: PO Box 21
City: Palo Alto, Calif ZIP: _____ Ownership is: Public ☐ Private ☒
5. Present Use: Commercial 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:

A simplified shingle and clapboard two-story "Four-square," with side bay at the right and enlarged rear section at the left. Because fenestration is relatively sparse, the large front window with checkerboard grid of mullions at the top is particularly noticeable. The second entry door (433) is probably an alteration. One of the group of early Palo Alto houses surviving in the commercial zone.

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



8. Approximate property size:

Lot size (in feet) Frontage 50
Depth 112.5
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. Vandal ☐

Packet Pg. 68

13. Date(s) of enclosed photograph(s) _____

(State use only)

Ser _____ Site _____ Yr. _____
UTM _____ Q _____ Attachment C: 431-433
Kipling DPR Form SHL _____
Lat _____ Lon _____ Era _____ Sig _____
Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____

431-433 Kipling

NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☒
f. Other ☐
15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐
16. Year of initial construction 1901 This date is: a. Factual ☒ b. Estimated ☐
17. Architect (if known): _____
18. Builder (if known): *G.W. Mosher or Gustav Laumeister**
19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ i. None ☒

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

Part of a group of early Palo Alto residences surviving in the commercial zone.

Like the house at 411 Kipling, built for Mr. and Mrs. Hiland H. Holly; after his death, Mrs. Holly remained in the residence until 1916. Mrs. Gideon (Jane C.) Leonard and her daughter, Maude Belle Leonard, occupied the house from 1916-32; Maude was a graduate of Whitman College and the University of California school of art. By 1938 the building had become the Shade Shop of B.S. Gibson, and remains in commercial use.

21. Main theme of the historic resource: (Check only one): a. Architecture ☒ b. Arts & Leisure ☐
c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐
22. Sources: List books, documents, surveys, personal interviews, and their dates: P.A. City Directories;
P.A. Times, **4/5/01, *6/28/01, *1/3/02, 3/23/42

23. Date form prepared: 1983 By (name): Historic Resources Board
Address: 250 Hamilton Ave City Palo Alto, Ca ZIP: 94301
Phone: _____ Organization: _____

(State Use Only)

16.49.040 Designation of historic structures/sites.

(a) Procedure for Designation of Historic Structures/Sites or Districts. Any individual or group may propose designation as a historic structure/site or district. Such proposals shall be reviewed by the historic resources board, which will make its recommendation to the council. Designation of a historic structure/site or district must be approved by the city council. The procedure for such designation is as follows:

(1) Any proposal for designation shall be filed with the department of planning and development services and shall include the following data:

- (A) The address and assessor's parcel number of the site or boundaries of the proposed district;
- (B) A description detailing the structure/site or district's special aesthetic, cultural, architectural, or engineering interest or value of a historic nature;
- (C) A description of the historical value of the structure/site or district;
- (D) A description of the current condition of and any known threats to the structure/site or district;
- (E) What restoration, if any, would be necessary to return the structure/site or district to its original appearance;
- (F) Sketches, drawings, photographs or other descriptive material;
- (G) Other supporting information.

(2) Each proposal shall be considered by the historic resources board at a public hearing within sixty days of the receipt of the proposal. In any case where an application for a planning or building permit affecting the exterior of a building is pending concurrently with a proposal for designation, the recommendation of the historic resources board shall be made within twenty days of receipt of the proposal.

(3) Notice of the time, place and purpose of the hearing shall be given at least twelve days prior to the date of the hearing by publication at least once in a newspaper of general circulation, or by mail to the applicant, to the owner or owners of the property, and to the owners of property within three hundred feet of the site.

(4) The historic resources board shall recommend to the city council approval, disapproval or modification of an application for designation.

(5) The city council may approve, disapprove or modify a recommendation for designation and, in any case where an application for a planning or building permit is pending concurrently with the proposal for designation, such decision shall be made within thirty days of the recommendation, if any, of the historic resources board.

(6) After approval of the designation of a structure/site or district, the city clerk shall send to the owners of the property so designated, by mail, a letter outlining the basis for such designation and the regulations which result from such designation. Notice of this designation shall also be filed in the building department and the department of planning and development services files.

(b) Criteria for Designation. The following criteria, along with the definitions of historic categories and districts in Section 16.49.020, shall be used as criteria for designating additional historic structures/sites or districts to the historic inventory:

(1) The structure or site is identified with the lives of historic people or with important events in the city, state or nation;

(2) The structure or site is particularly representative of an important to the city, state or nation;

- (3) The structure or site is an example of a type of building which was once common, but is now rare;
- (4) The structure or site is connected with a business or use which was once common, but is now rare;
- (5) The architect or building was important;
- (6) The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship.

(Ord. 5494 § 3, 2020: Ord. 3721 § 1 (part), 1986)

ATTACHMENT E

Directions to review Project plans online:

1. Go to: <https://palalto.buildingeye.com/planning>
2. Search for “431 Kipling Steet” and open record by clicking on the blue dot
3. Review the record details on the left side and open the “more details” option
4. Use the “Records Info” drop down menu and select “Attachments”
5. Open the attachment named “C1_431 Kipling_Plans (Drawing Set).pdf” and dated 05/08/2024 to review the plan set