



# Professorville Historic District Design Guidelines

Palo Alto, California

*October 2016*

Prepared by:

PAGE & TURNBULL





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# Introduction



# 1. Introduction

The Professorville Historic District Design Guidelines have been prepared to serve as a planning tool for residents and property owners in the Professorville Historic District, which is listed to the National Register of Historic Places and the City of Palo Alto's Historic Inventory. Among the earliest areas to develop in Palo Alto, Professorville is a residential neighborhood with a clear historic character, distinguished by its particular mixture of turn-of-the-twentieth-century architectural styles, consistent streetscape patterns, and verdant tree canopy.

Yet, Professorville remains a living piece of Palo Alto's urban fabric. Older residences require periodic maintenance to remain comfortable and in good condition. In addition, alterations may be desired in order to adapt the neighborhood's early homes to contemporary lifestyles. In some cases, new residences have been constructed next to earlier buildings, and others may be in the future. All livable neighborhoods change over time, and Professorville is no exception.

## Project Background

In 2011, the Palo Alto City Council directed the City's Historic Resources Board and planning staff to work with the community to develop design guidelines for the Professorville Historic District, including guidance for new construction. Between 2011





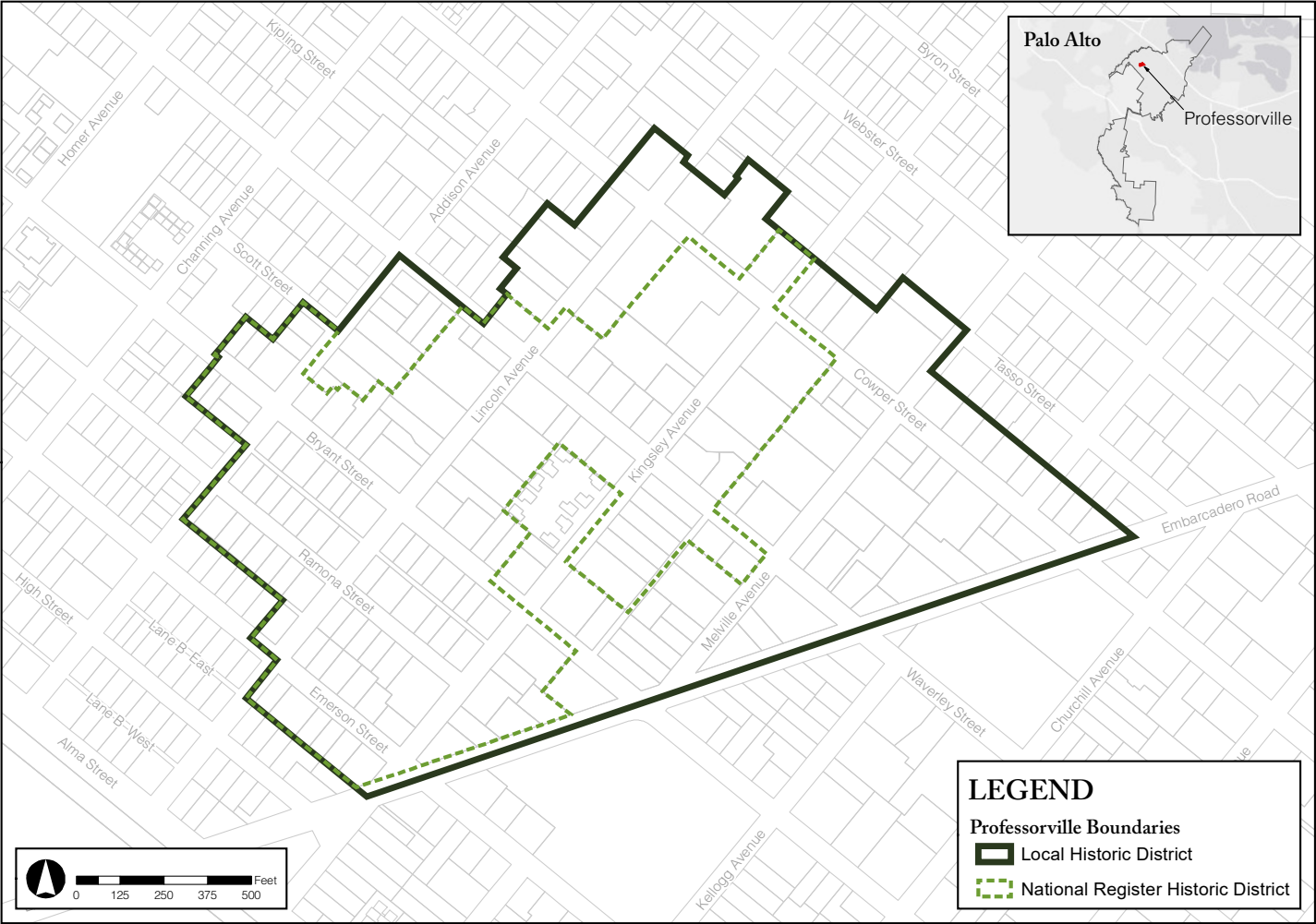
Professorville contains a mixture of house sizes, styles, and forms. This variety is one of the neighborhood's defining characteristics.

and 2013, Board members and staff conducted community workshops and meetings, during which design principles and approaches were discussed and preliminary guidelines were drafted. In 2015, the City Council accepted a Certified Local Government grant from the California Office of Historic Preservation to complete a bound volume of illustrated architectural guidelines incorporating the community's design principles, input by homeowners, and the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (described later in this chapter). The City selected the firm of Page & Turnbull as the consultant to develop and produce the final guidelines.

## The Professorville Historic District

The Professorville Historic District is located across approximately 65 acres and several residential suburban city blocks southeast of downtown Palo Alto. Most of the homes within the district face onto one of ten city streets that form a regular grid pattern: Emerson Street, Ramona Street, Bryant Street, Waverley Street, Cowper Street, Addison Avenue, Lincoln Avenue, Kingsley Avenue, Melville Avenue, and Embarcadero Road. The majority of residences within the district date to the first wave of the city's development, which took place between c. 1893 and the 1930s. The western half of the district contains many of the neighborhood's oldest homes and is characterized by tightly spaced lots. The eastern half of the district contains several large, early homes located on expansive properties, but also a number of more recent residences that were constructed after the lots were subdivided. Additional information about the district's historic development and architectural character is found in Chapter 2.





The locally designated Professorville Historic District expanded the boundaries of the earlier National Register district. See Appendix B for a map that includes individual property addresses.

The Professorville Historic District was listed in the National Register of Historic Places in 1979. Administered by the National Park Service, the National Register is the nation's comprehensive inventory of historic resources. A primary benefit of Professorville's National Register designation is the formal recognition that the neighborhood is one of the most significant places in the context of Palo Alto's historic development. The Professorville Historic District's nomination to the National Register identified the district as bounded roughly by Emerson Street, Addison Avenue, Cowper Street, and Embarcadero Road. One hundred and five residences were found to be contributing properties to the National Register district, based on construction dates between the 1890s and 1929. As such, they convey the initial wave of construction that filled out much of the neighborhood with stately homes. According to the National Register district nomination, Professorville "reflects the unique background of the area's origins and its early ties to the founding of both the University and Palo Alto itself. As such, the Professorville Historic District creates a strong sense of place and time expressive of Palo Alto's intrinsic character and heritage."<sup>1</sup>

Chapter 16.49 of Palo Alto's Municipal Code allows the City to designate local historic districts. The City of Palo Alto adopted the Professorville Historic District to the City's Historic Inventory in 1979. In 1993, the locally designated district's boundaries were expanded east to Embarcadero Road, beyond the earlier identified district, to encompass additional properties that contribute to the historic character of the neighborhood. The City's expanded district contains nearly 200 residential properties. These guidelines are applicable to all properties located within the City's expanded local district, which is inclusive of the National Register district.

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<sup>1</sup> Professorville Historic District National Register Nomination, 1979, page 8-2.

## Purpose of the Design Guidelines

The design guidelines are a tool so that members of the community can evaluate the compatibility of proposed development with the historic character of Professorville. For homeowners, the guidelines provide advice on everything from ordinary maintenance and repair of existing buildings to major new construction. Similarly, the guidelines provide architects and designers with advice early in the design development process regarding the community's expectations of district compatibility, which can reduce the "guesswork" that can be involved in designing architecturally compatible improvements, additions, and new construction. The guidelines also give the general public a basis for understanding how decisions are made regarding the appropriate treatment of properties in the Professorville Historic District. In cases where proposed work is subject to City review and approval, the guidelines provide staff and the City of Palo Alto Historic Resources Board with specific criteria for evaluating design compatibility.

The purpose of these guidelines is not to *prevent* change from happening in Professorville. Rather, the guidelines are meant to *manage* change while preserving the qualities that are most important to the district's historic character. These qualities include how homes stand on their own as examples of distinguished architecture, and also how the residences relate to one another within the context of a wider, multifaceted residential neighborhood.

### *Secretary of the Interior's Standards for Rehabilitation*

The Professorville Historic District Design Guidelines provide recommendations that are closely based on, and are consistent with, established preservation standards. Specifically, they build upon the National Park Service's *Secretary of the Interior's Standards for the Treatment of Historic Properties* (the *Standards*). The body of guidance contained within the *Standards* forms the primary analytic tool that federal agencies and local government bodies across the United States use to evaluate the potential impacts of proposed projects on the integrity of historic properties.

The design guidelines in this document specifically build upon the *Standards* that have been developed for rehabilitation projects. As defined by the National Park Service, rehabilitation is a treatment that allows "a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."<sup>2</sup> The applicable *Standards*, listed on the following page, have been developed to help property owners, architects, municipalities, and others to understand the fundamental considerations and approaches that would accommodate changes and new uses of buildings, districts, and landscapes while retaining the distinctive features and forms that define the historic character of a property. These standards acknowledge that some repair or alteration of historic properties may be needed to accommodate new updates and contemporary uses. Property owners in Professorville are strongly encouraged to familiarize themselves with the *Standards* prior to developing their projects.

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<sup>2</sup> "Standards for Rehabilitation," National Park Service, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>.

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

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

**Rehabilitation Standard 3:** Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

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

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

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

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

**Rehabilitation Standard 8:** Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.

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

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

Additional information is available at the National Park Service's website: <https://www.nps.gov/tps/standards.htm>



The Professorville Historic District Design Guidelines address individual homes, as well as the neighborhood's overall landscape character.

**The guidelines take into account the following important characteristics of Professorville:**

- **Lot layout and pattern;**
- **Massing and form of buildings and structures;**
- **Material palette;**
- **Architectural styles and character-defining features;**
- **Landscape and streetscape.**

Recognizing that the district's historic character is conveyed by physical elements, natural features, and spatial relationships, this document identifies important principles that should inform future change. These principles were developed from prevalent philosophies in the historic preservation field—particularly distilled in the *Standards*—as well as from community and City staff input. These principles have led to design guidelines that should be consulted to inform any substantial changes that are proposed for properties within Professorville in the future. The ultimate goal of this document is to ensure that individual residences and the Professorville Historic District as a whole continue to express their significant and identifiable character within the neighborhood's evolving setting in the City of Palo Alto.



The following broad principles are incorporated into the design guidelines:

- Property improvements and new construction are encouraged in Professorville, in ways that are compatible with the character of the district.
- The character-defining features of existing historic buildings should be retained and rehabilitated whenever possible, with an emphasis on elements that can be seen from the public right-of-way. If deterioration requires replacement, then replacement features should match the originals as closely as possible.
- A historic building should not be demolished unless its rehabilitation is infeasible due to its poor physical condition. If removal of an existing historic building is necessary, then new construction should retain the existing property's character-defining features, which could include salvage and reuse of materials and features.
- New additions to existing historic buildings should be subordinate to the historic buildings in location, scale, and detailing.
- New residences should be designed and constructed so that they are not more prominent in the district than properties built during the historic period.
- The architecture of new residences should be compatible with traditional styles, materials, and building forms that characterize historic development in the district.
- The massing and placement of new construction should respect the historic streetscape of Professorville.



Guidelines are provided for homes dating to Professorville's early and later periods of development.

## How to Use the Guidelines

The guidelines are arranged according to the age of a building and the scope of a proposed project:

- Chapter 3: Maintaining, Repairing, Restoring, and Replacing Historic Materials
- Chapter 4: Altering or Adding to Residences From Early Periods of Development (c. 1890-1930s)
- Chapter 5: Altering or Adding to Residences From Later Periods of Development (1940s-present)
- Chapter 6: Designing and Building New Residences
- Chapter 7: Site Improvements: Detached Second Units, Accessory Buildings, Landscape, and Streetscape

While developing their projects, Professorville residents should focus their attention on the chapter(s) appropriate to their specific goals. Each chapter introduces a number of broad historic preservation concepts, based on the *Standards*, that should inform the thought process behind project development. These concepts are organized by feature or project scope, and are broken down into specific guidelines that will shape design decisions. Each guideline is followed by additional and clarifying points that are organized in a bulleted list. **The guidelines cannot anticipate every specific case that will arise.** Nevertheless, the guidelines provide design objectives that can be applied to many different situations and result in a compatible project that is integrated into its historic context.

Photographs included in this document were chosen for the purposes of illustrating particular guidelines. Please note that the property represented in any one photograph may not fulfill all of the Professorville Historic District Design Guidelines.



## Components of a Design Guideline

### 1.1 Repairs and Alterations to Historic Buildings

Historic exterior materials, whether used for cladding or decorative purposes, are critical components of a building's architectural style and finely grained visual character.

OVERARCHING CONCEPT, TYPE OF PROJECT, OR FEATURE OF THE BUILDING

STATEMENT EXPLAINING DESIGN OBJECTIVE OR GENERAL APPROACHES THAT APPLY TO ALL OF THE FOLLOWING GUIDELINES

#### 1.1.1 Maintain original windows wherever possible. The original window type, including shape, size, and material, should be retained.

DESIGN GUIDELINE ILLUSTRATING A PARTICULAR OBJECTIVE. OCCASIONALLY, ADDITIONAL IDENTIFICATION OF DESIGN PRIORITIES FOLLOWS THE GUIDELINE

BULLETED LIST WITH SPECIFIC EXAMPLES AND FURTHER INFORMATION

- Always consider repairing original windows before replacing. If replacement is necessary, replacing in-kind and matching the original window is the preferred treatment.

WHEN APPLICABLE, LINKS TO ADDITIONAL PUBLISHED INFORMATION ARE INCLUDED

#### For more information:

Preservation Brief 9: "The Repair of Historic Wooden Windows," (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

It should also be noted that the design guidelines primarily offer principles regarding character and compatibility, rather than specific design solutions. Where applicable, this document includes references to additional resources that will help explain the technical aspects of preservation, which design teams can explore while developing their projects in order to meet the overall objectives of the guidelines. It is therefore wise to select a project team that has previous experience working in historic contexts and has encountered issues similar to what may be expected in Professorville.

### Selecting an Architect and Contractor

Given that developing a project in the Professorville Historic District should be undertaken with the design guidelines in mind, selecting a project team with the right background is a helpful first step. One consideration in selecting architects and contractors should be whether they have experience dealing with historic properties, or with properties located within historic districts. It is strongly recommended that Professorville residents interview potential firms regarding their qualifications at the onset of their projects. Possible questions include:

- Is the firm familiar with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*?
- Does the firm have experience designing projects that are located in and compatible with historic districts?
- Is the firm knowledgeable about applying the California Historical Building Code to residential projects?

The California Historical Resources Information System Consultants List compiles a number of professional architects with demonstrated expertise in historic preservation, organized by county: <http://www.chrisinfo.org>. This list is not exhaustive, and many additional architects in the Palo Alto area likely have backgrounds working with historic buildings.

## **Incentives for Historic Preservation in Professorville**

The Professorville Historic District Design Guidelines promote preservation of the district's distinctive historic character and sense of place. When rehabilitation projects in Professorville adhere to the *Standards*, property owners also gain access to a number of financial and planning incentives that reward their efforts to preserve their residences in a sensitive manner. As the Professorville Historic District Design Guidelines are closely based on the *Standards*, the following incentives are well suited to be used in tandem with the design guidelines in providing the greatest benefits possible to property owners and the larger historic district. Additional details on these incentives can be obtained from the City of Palo Alto Planning and Community Environment Department.

### **California Historical Building Code**

The California Historical Building Code (CHBC) is a powerful mechanism that provides an alternative set of building regulations for historic properties undergoing rehabilitation. The CHBC recognizes that efforts to preserve the historic materials, features, and overall character of a historic property at times may be in conflict with the requirements of regular building codes. The CHBC proposes reasonable, equivalent alternatives so that a property's fire protection, means of egress, accessibility, structural requirements, and methods of construction would not need to be modernized in a manner that compromises historic integrity. Under the CHBC, elements such as historic doors, exterior cladding, structural systems, and stairs may be retained in many instances where they existed historically—even though these elements may not meet the prescriptive requirements of regular building code. The CHBC is intended to allow continued, safe occupancy while

protecting the historic fabric and character-defining features that give a property historic significance—thus promoting adherence to the *Standards*.

The City of Palo Alto's Comprehensive Plan supports the use of the CHBC (Program L-65), and the Palo Alto Building Code has adopted the CHBC (PABC 16.04.350) for historic properties. Professorville residents are strongly encouraged to rehabilitate properties using the CHBC as a strategy to help follow the Professorville Historic District Design Guidelines. More information on the CHBC is available from the Division of the State Architect's website: <http://www.dgs.ca.gov/dsa/AboutUs/shbsb.aspx>.

### **Palo Alto Municipal Code**

The Palo Alto Municipal Code Title 18 includes preservation incentives that provide benefits to property owners while also promoting sensitive maintenance and rehabilitation of historic buildings. To qualify for the following incentives, a property owner must record a covenant to run with their property that requires future maintenance to adhere to the *Standards*.

- Residential subdivision exceptions: Properties in Professorville (R-1 zoning district) containing at least one historic building can, in some instances, be subdivided into two ownerships if the historic building(s) is/are maintained in adherence to the *Standards*, and if no additional residences are to be constructed on either property. The minimum allowed size of the resulting lots is 4,000 square feet if only one historic building is present, and 2,000 square feet if both residences are historic. (PAMC 18.10.130, 18.12.140, 18.13.040)

- Home Improvement Exceptions (HIE): Home improvements and minor additions to qualifying historic buildings in Professorville can exceed the allowed maximum floor area by up to 250 square feet, so long as HIE eligibility criteria and approval findings (set forth in PAMC 18.12.120) are met and the project adheres to the *Standards*.

### **Mills Act**

The Mills Act is a state-sponsored initiative that local governments may administer to incentivize historic preservation efforts. Adopted by the State of California in 1976, the Mills Act provides owners of both owner-occupied and income-producing properties the opportunity to receive property tax relief in return for rehabilitating and maintaining historic properties. Under the Mills Act, the owner of a qualified historic property may enter into a 10-year contract with the City of Palo Alto that specifies the owner will rehabilitate or maintain the property in accordance with the *Standards*. In return for this commitment, the property owner receives reduced property taxes.

### **Federal Rehabilitation Tax Credit**

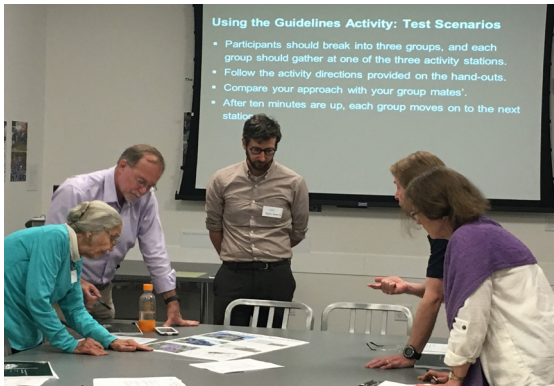
The National Park Service, in cooperation with the California Office of Historic Preservation, administers a financial incentive program that provides a federal tax credit equal to 20% of qualifying expenses of a *Standards*-compliant rehabilitation project to a historic property. The program is available for buildings that are National Historic Landmarks, or listed in the National Register, or that contribute to National Register historic districts. Note that the tax credit program applies only to properties that are, or will become, income producing—and, as a result, many properties in Professorville would not qualify. The tax credit, however, is available for properties used as rental units.



In order to qualify for the tax credit, the property must be rehabilitated according to the *Standards*. The proposed project must be reviewed by California OHP and National Park Service staff to certify the historic status of the property and the scope of the rehabilitation. Interested property owners are encouraged to learn more at the website of the National Park Service: <https://www.nps.gov/tps/tax-incentives.htm>.

## Methodology for Developing the Guidelines

The process of developing these guidelines was a continuation of previous work conducted prior to 2015 by the community and the Historic Resources Board, which established design principles and approaches to development that encouraged the preservation of historic neighborhood character. Continuity between previous efforts and the current project was evident by the participation of community members who had taken part in the previous workshops and meetings, as well as from new participants including homeowners and members of the general public.



Preparation of the design guidelines involved field survey to document neighborhood character, as well as community workshops to solicit input from neighborhood residents.

The Professorville Historic District Design Guidelines were developed following extensive research and fieldwork, as well as solicitation of community input. Research included review of the National Register nomination form and other literature relating to the historic architecture and landscaping of Professorville.

The existing conditions of the neighborhood were surveyed in the field, and local historians provided walking tours and knowledge about history and architecture. To engage the community, a public workshop was held on February 23, 2016, at which the

participants (including individuals who took part in previous workshops held between 2011 and 2013) provided additional input on community design principles and the preferred approaches to historic preservation.

Following the workshop, the consultant began work on the first draft of the guidelines, which was submitted to the City for review in March 2016. City staff, in consultation with an advisory panel that included architects, historians, and real estate professionals, reviewed the administrative draft and provided comments. The consultant incorporated staff's comments into a public review draft, which was submitted to the City in April 2016.

The City posted online the draft guidelines for public review and comment on May 2, 2016. During the public review phase, a public workshop to present information and discuss the draft guidelines was conducted on May 26, 2016, and an informational presentation was given and testimony received at a Historic Resources Board hearing on June 9, 2016. City staff reviewed and responded to the public comments that were received, and the consultant incorporated applicable comments into the final design guidelines to the extent feasible. The adoption process for the final guidelines involved public hearings at the Historic Resources Board on July 28, 2016, and City Council on September 12, 2016 and October 24, 2016.

All photographs in this document were taken by Page & Turnbull except where otherwise noted.

## Frequently Asked Questions (FAQ)

*Question:* What is the difference between guidelines and standards?

*Answer:* Guidelines are suggestions that allow for case-by-case interpretation and decision making based on several factors, including but not limited to preservation issues. Guidelines are a starting point for a conversation about historically compatible development. They do not provide answers in and of themselves. Standards are generally more prescriptive and literal, and they are less flexible in allowing interpretation and individual decision making. Guidelines are proposed for Professorville instead of standards in order to allow for interpretation and flexibility in decision making, based on specific circumstances.

*Question:* How do the guidelines treat diversity of architectural styles?

*Answer:* The guidelines acknowledge that the existing character of Professorville includes a variety of architectural styles that developed during the district's historic period of development, approximately 1890s-1930s, as well as other architectural styles that developed more recently. However, the existing architectural diversity does not necessarily mean that Professorville can accommodate additional contemporary architectural styles without having an adverse effect upon its character and its relationship to the historic period. Newer architectural styles should be introduced carefully and with great forethought as to how they relate to the historic architectural character of the district.

*Question:* Do the guidelines differentiate between contributors and non-contributors?

*Answer:* The guidelines are meant to apply equally to all properties in the district; therefore, they do not include radically different treatments for contributors and non-contributors. The guidelines encourage the preservation of historic contributors, the rehabilitation and restoration of altered historic non-contributors, and the general compatibility of properties constructed after the historic period. The guidelines do distinguish between properties constructed during the historic period and those constructed later, because architectural styles and construction types changed substantially after the 1930s.



*Question:* How do the guidelines relate to City codes and review procedures? How will the guidelines be used in project reviews?

*Answer:* The guidelines do not propose any changes to existing City codes or review procedures; nor do the guidelines preclude making changes to City codes or review procedures in the future, if so desired. The guidelines are meant to be used in concert with the existing codes and review procedures, or with updated codes and procedures that may be adopted in the future. Under existing codes and procedures, in cases where a development application is subject to a discretionary approval (e.g. Single Family Individual Review), the guidelines will be used by the HRB and staff to interpret and clarify the existing Standards of Review in the Municipal Code and the *Secretary of the Interior's Standards for Rehabilitation*. When proposed exterior work requiring building permits is subject to HRB review

and recommendation under the current code, the HRB will use the guidelines as a reference document when making recommendations to homeowners. Prior to filing a development application, homeowners, architects, and builders can use the guidelines as a design tool early in the design development process in order to inform preliminary designs.

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## Professorville History and Character

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## 2. Professorville History and Character

### Brief History of Professorville

Professorville belongs to the historic core of Palo Alto. Neither the neighborhood nor the city at large existed prior to the opening of Stanford University, which Leland and Jane Stanford established on land belonging to their large horse farm in northwestern Santa Clara County. By the time Stanford University opened its doors in 1891, over 700 acres of land east of the new campus had been set aside for a townsite that could house those affiliated with the university. A number of freshly arrived faculty members wished to purchase land and build homes for their families in this new college town, known as Palo Alto. They chose the fledgling neighborhood that lay near the eastern boundary of the campus, across the Southern Pacific rail line. For its early academic residents, the neighborhood received the name Professorville. Its large lots and close proximity to the university were attractive features for early residents, and homes were steadily built there during the 1890s and first decades of the twentieth century.

Professorville's academic atmosphere fostered an appreciation for fashionable architectural styles. When faculty residents arrived in California, they imported elements of residential architecture from the areas where they had previously lived: the Eastern and Midwestern United States. Many new residences showed the influence of the Shingle, Arts and Crafts, and Colonial Revival styles, reflecting a San Francisco Bay Area



When Professorville was constructed, it conveyed a rustic feeling that is still experienced today. Cowper Street is seen above.

*Source: Stanford University Historical Photograph Collection*



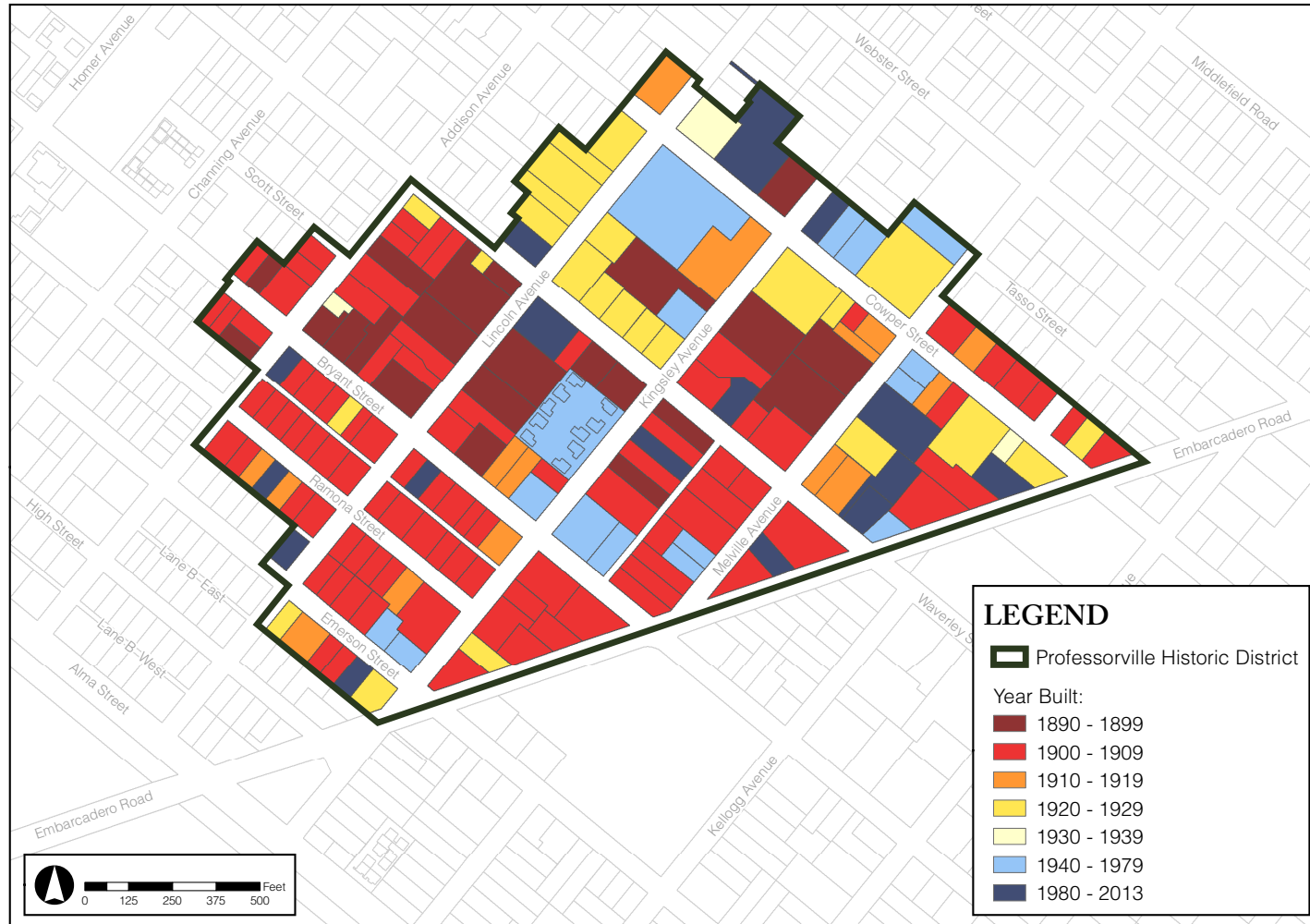
Many large trees were originally left standing within Professorville's roadways.

*Source: Stanford University Historical Photograph Collection*

regional interpretation known as the First Bay Tradition. These residences frequently were clad in wood shingles and had asymmetric façades, which created a naturalistic impression throughout the neighborhood. Bernard Maybeck, one of the pioneers of the First Bay Tradition at the turn of the twentieth century, was commissioned to build a home for Emma Kellogg at the corner of Lincoln Avenue and Bryant Street. After this house burned, Maybeck designed its distinctive replacement, now commonly known as the Sunbonnet House. Other newly built residences in the early twentieth century showed the influence of Revival styles, such as Tudor and Spanish Colonial. Yet all exhibited a high quality of craftsmanship and design—truly notable for the somewhat isolated outpost of Palo Alto at this time. While primarily filled with residences, Professorville was also the location of the notable Castilleja Hall on Bryant Street, which housed a girls' preparatory school during the first decade of the twentieth century and was later converted to housing.

By the 1920s, much of Professorville had been largely built out with single-family homes. Most had detached automobile garages by this time, which were typically placed at the rear of the lot. The development pattern of the neighborhood, particularly in its western half, was characterized by a regular rhythm of handsome residences, each surrounded by a well-appointed lawn. The eastern half of the neighborhood, on the other hand, retained grander homes on expansive lots that resembled small estates. One element that linked both halves of Professorville was an impressive tree canopy, created in part by the immense redwood and live oak trees that predated the development of Palo Alto and were left standing in private yards as well as in public roadways.





Professorville's residences have been constructed over the course of more than a century. Many of the oldest homes are located in the district's west half.



222 Kingsley CB 3/15/16

Over time, several of Professorville's larger lots were subdivided, and any parcels that remained empty were filled in the postwar period. Kingsley Court, a cluster of 10 cottages designed by prolific Palo Alto architect Birge Clark, was constructed in 1940. In the following decades, a handful of Modernist style houses were added to the neighborhood, as well as two new religious complexes: St. Ann's Chapel (established by playwright and diplomat Clare Boothe Luce to memorialize her deceased daughter) and the First Presbyterian Church. Professorville's residents also shifted away from the faculty who had originally built homes there, as many of the large residences were converted to student housing by mid-century. In the 1970s and 1980s interest in historic preservation increased, and over time many of the homes in the neighborhood were rehabilitated and returned to single-family residential use.<sup>1</sup>

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<sup>1</sup> The narrative in this section is informed by the following sources: Historic Environment Consultants, *Historical and Architectural Resources of the City of Palo Alto: Inventory and Report*, prepared for the City of Palo Alto, 1979; Professorville National Register Nomination; Virginia and Lee McAlester, *A Field Guide to America's Historic Neighborhoods and Museum Houses: The Western States* (New York: Alfred A. Knopf, 2008).

## General Description of Current Conditions

### Overall Visual Character

As a result of its historic development, Professorville contains an outstanding variety of residential architecture set within a verdant landscape of towering trees and well-kept yards. Dating to the late nineteenth and early twentieth centuries, the majority of the neighborhood's houses vary in style and scale—some modest cottages, others large and stately mansions. Yet, they share certain materials and decorative elements that create the compelling architectural aesthetic that defines Professorville's historic character. One of the most apparent of these is the pervasive use of wood shingle siding, which relates to the lushly planted yards and streetscape and gives the neighborhood a rustic feel. At the same time, the homes feature many formal details derived from the Classical architectural vocabulary, such as columns, dentils, and cornices. The result of these repeated elements is that buildings throughout Professorville have visual similarities in spite of their differences in plan, massing, and roof forms.



Most homes in Professorville face the street, creating a handsome visual impression.



*Tree with its own parking space* Cb.  
*Cowper @ Melville* 9/15/16

### Site Development Patterns

The homes and accessory structures that make up Professorville are physically arranged in a discernible pattern that contributes to its cohesive visual character.

- Many lots are 50'-75' in width in the most tightly spaced portions of Professorville's west half; larger lots are typically located north and east of Waverley Street.
- Early residences are set back from the street between 25'-40', so that they have ample front yards with narrow side yards.
- Most homes have one-and-one-half, two, or two-and-one-half stories.
- Most garages are detached from early residences and placed at the rear of their lots, typically along the property line.
- Where rear alleys are present in the western half of the neighborhood, garages and carriage houses open directly onto the alley.
- Kingsley Court, the loop of cottages located alongside Kingsley Avenue, was constructed as infill development in 1940; its pattern of smaller homes with compact yards is visibly distinct from the overall siting patterns of the historic neighborhood. The complex of the First Presbyterian Church on Cowper Street is a further example of infill that presents a contrasting development pattern.



## Streetscape and Landscape Patterns

The idyllic character of Professorville owes much to the pattern of yards, trees, and plantings that line the neighborhood's sidewalks and face toward the public streets. The visual impression a visitor encounters while passing through Professorville is greatly influenced by the following features and spatial relationships:

- Examples of large, mature trees date prior to the neighborhood's construction and have been left in place. These include coast live oak and valley oak.
- Other mature trees and hedges appear to have been planted in the first decades of the neighborhood's development. These include coast redwood, date palm, Southern magnolia, persimmon, camphor, Carolina laurel hedge, loquat, English yew, and hawthorne.
- The front yards of many residences include edge features, such as low wood picket fences and/or hedgerows, lining the public sidewalk.
- Fences and hedgerows vary in their visual permeability, i.e. some allow front yards to be totally visible from the public right-of-way while others do not.
- Front yards are typically graded flat. Many are planted with grass, yet others feature eclectic planting schemes of shrubs and other low plantings.
- Approach walks lead through front yards to reach front entrances; many are narrow and are perpendicular to the public sidewalk. Common materials for approach walks are brick or concrete edged in brick.
- Where approach walks meet the public sidewalk, fences often feature gates, gateposts, or trellises.
- Curvilinear walks paved in stone appear to be more recent alterations.
- Some more recent residences (c. 1970-present) have extensive concrete or gravel paving throughout the front yard.



Many front yards in Professorville are edged in low fences, which communicates a progression from public to private space.



A number of early trees in Professorville have been left standing, defining the neighborhood's landscape character.

- Historic driveways are generally wide enough for only one car and are located along one edge of the parcel.
- Expansive driveways that lead in front of their respective houses are generally signs of later intervention.
- Parking strips have varied planting schemes but generally contain evenly spaced street trees of numerous species.
- Street lights are non-historic and are mounted onto the neighborhood's utility poles.
- Older curb cuts at driveways have a tight radius.

### **Historic Developments in Residential Landscapes**

Virginia and Lee McAlester's reference book *A Field Guide to America's Historic Neighborhoods and Museum Houses: The Western States* identifies several broad characteristics of residential landscapes that were employed during Professorville's initial period of development in the late nineteenth and early twentieth centuries. In the 1880s and 1890s, private yards were often surrounded by low ornamental fences, possibly made of wood or cast iron. Foundation plantings were not commonly used surrounding a residence, but instead homeowners inserted planting beds, shrubs, and trees in the middle of their yards. Low wood fences were still used during the 1910s, and often included trellises or other features at pedestrian entrances. At that time, it had become more common for residential yards to include profuse plantings of shrubs and other vegetation than during the Victorian era. By the 1920s, foundation plantings could be found alongside the foundation of a house; the front lawn was often left open and uninterrupted apart from trees. Throughout these periods, paving was typically limited to walkways and narrow driveways that reached detached garages and carriage houses.

### **Historic Architectural Styles in Professorville**

The character of Professorville is crucially defined by its residences. This section presents some of the most prevalent historic architectural styles found in the neighborhood and describes features that are commonly found on homes that belong to those styles. The following lists of features should not be understood to be comprehensive and complete. Rather, they are meant to assist Professorville residents to understand the stylistic qualities of their homes and to identify those elements that define their historic visual character. Gaining such an understanding will be important when using the guidelines included later in this document.

Note that some residences may not have a single style but instead combine elements from more than one, so character-defining features may come from more than one list. Those residences with a combination of styles should not be thought of as “impure” examples. Instead, they should be recognized for adding to the architectural variety that is one of Professorville’s hallmarks.

This map displays the general distribution of different architectural styles, as explained in the following pages. Many homes exhibit the characteristic features of more than one style, so the groupings above are kept broad.





### First Bay Tradition/Shingle Style

The influence of the First Bay Tradition, the Bay Area variant of the Shingle style, is found throughout Professorville. The First Bay Tradition showcases the naturalistic, almost rustic elements of the Shingle style, in particular wood shingle cladding and asymmetrical arrangement of features and volumes. At the same time, homes built in this style may have classically inspired features, such as columns or dentils, and gambrel roofs that reflect the influence of the Colonial Revival style (see the following page). First Bay Tradition residences are also defined by a high level of craftsmanship, which can be seen in impressive carved wood and art glass.

Common features seen on First Bay Tradition/Shingle Style houses in Professorville include:

- One-and-one-half or two stories tall
- Wood shingle and/or wood clapboard siding
- Low-pitched roof slopes
- Decorative brackets and exposed rafter tails underneath eaves
- Wood-sash windows, typically with divided lites and occasionally with diamond muntin patterns
- Front porches or recessed entries
- Shed-roofed or hipped-roof dormers
- Asymmetrical arrangement of features at façades
- Cantilevered overhangs above the first story, in some instances flared outward
- Angled or boxed bay windows



Homes influenced by the First Bay Tradition and Shingle Style include the Kellogg House, at top, designed by Bernard Maybeck. Wood shingle siding is an important feature of these homes.



Colonial Revival residences are characterized by their symmetrical arranged façades and Classical architectural details.



Gambrel roofs are seen on homes throughout Professorville, reflecting the mixture of Colonial Revival and other influences.

### Colonial Revival

Colonial Revival residences in Professorville reflect the renewed fascination with the formal Georgian architecture of the United States' colonial era. A craze for the Colonial Revival followed the Centennial International Exposition of 1876, held in Philadelphia to celebrate one hundred years of American independence from Great Britain. Many of Professorville's early faculty residents were recruited from the East and would have been familiar with this style. A number of the Colonial Revival's distinctive characteristics were also employed in First Bay Tradition homes, as described on the previous page.

- Two stories tall
- Symmetrical arrangements of bays (often numbering five), with main entrances located at center
- Side-gabled roofs (gambrel roofs indicate Dutch colonial influence)
- Front porticoes at the main entrances, supported by columns
- Wood-sash windows
- Sidelites and fanlites surrounding front doors
- Molded cornice element with dentil courses
- Shutters flanking windows
- Quarter-round windows flanking chimneys

## Queen Anne

Perhaps the quintessential Victorian-era architectural style, Queen Anne was extremely popular across the United States in the late nineteenth century. Homes built according to this style are often characterized by highly ornate features and sprawling, irregular footprints with trademark turrets or towers.

- Two stories tall
- Irregular floor plans and massing, with corner towers and/or angled bay windows
- Complex, intersecting roof forms with steep pitches
- Often, a prominent front-facing gable
- Wood clapboard siding with areas of fishscale shingles
- Ground-level wrap-around porches with spindlework balusters and carved brackets
- Decorative wood detailing located within gables
- Wood-sash windows
- Palladian windows and wood columns (in Free Classic Queen Anne sub-type)



Queen Anne residences take different forms in Professorville.





Stucco cladding, tile roofs, and arched openings are characteristic of homes influenced by Spanish Colonial architecture.



The Mediterranean Revival style is characterized by symmetry, whereas other related styles often have asymmetrical façades.

### Spanish Colonial Revival, Mission Revival, Mediterranean Revival, and Spanish Eclectic

A number of homes in Professorville were designed using related styles reflecting the influence of Spanish Colonial architecture in California. Unlike Professorville's other Revival styles, Spanish Colonial Revival was not imported from the Eastern United States but instead first developed in California, in cities like San Diego and Santa Barbara. These styles are instantly recognizable in their material palette, particularly stucco and red clay tile roofs, that distinguish them as belonging to a regional vernacular.

- One or two stories tall
- Asymmetrical arrangements of features
- Smooth stucco cladding, painted white or beige
- Half-round clay roof tiles
- Shaped roof parapets (specific to the Mission Revival style)
- Wrought iron balconette railings
- Paired wood-sash casement windows
- Arched window and door openings
- Tile vents within gables
- Decorative chimney caps
- Stucco cartouches

## Craftsman

The Craftsman style, including the well-known bungalow sub-type, interpreted the cues of the somewhat elite Arts and Crafts and First Bay Tradition in California for a wider audience. Craftsman homes were meant to give the impression of high quality materials and craftsmanship, but often came from mass-produced plans.

- One-and-one-half stories tall
- Low-sloped gabled roofs
- Decorative brackets and exposed rafter tails underneath overhanging eaves
- Porches, often full-width and supported by tapered piers
- Wood clapboard siding
- Prominent dormers (gabled or with shed roof) over front roof slopes
- Wood-sash windows
- Boxed bay windows
- In some instances, clipped gables



Prominent front gables are characteristic of the Craftsman style.



### Tudor Revival

The Tudor Revival is seen occasionally in Professorville. Another of the Revival styles popular in the early twentieth century, Tudor looked to medieval England for inspiration and is unmistakable through its use of half timbering, which imitates the appearance of wattle and daub placed within structural wood frames. In Tudor Revival, such timbering is decorative and has no actual structural purpose.

- Non-structural pattern of timbering filled by areas of stucco cladding
- Asymmetrical arrangements of features
- Steep roof slopes
- Wood-sash windows
- Often, prominent brick chimneys
- In some cases, curved eaves to emulate the shape of a thatched roof



Half timbering is a recognizable marker of the Tudor Revival style.



## Prairie School

Prairie School architecture is most often associated with Frank Lloyd Wright and the flat landscapes of the American Midwest. Its influence, however, is seen on residences throughout Professorville. Here, these homes are usually two stories tall with a rectangular plan—not as complexly designed as Wright's, yet they emphasize their horizontal dimensions through several design strategies and features.

- Two stories tall
- Broad front façade
- Rectangular plan
- Shallowly pitched hipped roofs with widely overhanging eaves
- Wood belt course located between the first and second stories
- Wood-sash windows



Strong horizontal massing and low-pitched roofs indicate the influence of the Prairie School.



### Later Changes and Development

Even after the significant first wave of development in Professorville came to a close in the 1930s, residences continued to be built in the neighborhood as larger lots were subdivided. These homes were designed in the following general styles:

#### Modern

Many residences constructed in the United States after World War II reflected a departure from the materials and decorative treatments that defined Revival styles earlier in the century. Mid-century modern home designs took advantage of mass produced materials and were more austere in their use of architectural features. Ranch homes, a distinct sub-type of the modern style, are low-slung and characterized by their rambling floorplans. While these homes do not date to the first waves of construction in Professorville, many are muted in their design vocabulary and generally do not distract from the neighborhood's historic character. The neighborhood's two churches, St. Ann's Chapel and the First Presbyterian Church, are also designed in this general style.



Buildings constructed in Professorville during the postwar period are visibly distinct from the neighborhood's earliest homes.

- Simple arrangement of features
- Flat façade planes with a variety of cladding materials: brick, wood, and/or stucco
- Asymmetrical front façades
- Gabled roofs
- Attached garages incorporated into house volume
- Large fixed windows, possibly metal-sash, placed on façades for compositional effect



## Neoelectic

Other new residential styles introduced to Professorville after the 1960s can be referred to as “Neoelectic.” These homes interpret earlier architectural styles, such as Colonial or Tudor Revival. Some draw upon the relatively simple designs of Mid-century modern, while others are more literal in their approximation of earlier styles. While these residences may take cues from the same historic architectural styles as earlier homes in Professorville, they can often be identified by their large size, loose interpretation of historic styles, and attached garages. These types of homes can vary greatly, and they may feature some of the following:

- Historicist features taken from earlier Revival styles (such as large entry features, porches, and cornices)
- Irregular/asymmetrical arrangement of features
- Attached garages incorporated into the house volume



Neoelectic residences reflect modern interpretations of older architectural styles.

### For more information:

“Preservation Brief 17: Architectural Character—Identifying the Visual Aspects of Historic Buildings as an Aid to Preserving their Character,” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/17-architectural-character.htm>

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# Guidelines for Maintaining, Repairing, Restoring, and Replacing Historic Materials

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### 3. Guidelines for Maintaining, Repairing, Restoring, and Replacing Historic Materials

The guidelines included in this chapter are intended to help Professorville residents identify and retain the historic materials and craftsmanship that convey the character of their homes and neighborhood. Historic exterior materials, whether used for cladding or decorative purposes, are critical components of a building's architectural style and finely grained visual character. As Professorville's residences are recognized for the high quality of their materials and design, it is important that residents develop as sensitive an approach as possible while dealing with the historic fabric of their homes.

The following guidelines offer recommendations to aid residents who wish to embark on maintenance and preservation projects for their homes. With these guidelines, projects can be developed in accordance with the general principle that existing historic materials should be retained and repaired wherever possible, and replaced only where necessary if severely deteriorated and/or damaged. If a historic feature or material cannot be repaired, it should ideally be replaced "in kind"—meaning the replacement should match in size/proportion, texture, and visual details to the extent feasible. When rehabilitating a historic building, it is understood that repair of existing features and materials is not always feasible, and that exact replacement is not always possible or practical, in which case some judgment must be exercised in determining the appropriateness of replacement. The following guidelines offer broad principles and best practices that should inform the early planning stages of a project. Additional resources listed throughout the chapter should be consulted for specific technical solutions that residents can use to meet the objectives of the guidelines.



The interplay between cladding materials is important to the character of many homes within Professorville.

### **3.1 Historic exterior materials should be maintained and repaired whenever possible, and if deteriorated they should be replaced in kind.**

The materials that make up Professorville's early residences contribute both visually and functionally to the neighborhood's historic qualities. Repairing the existing materials is always the first approach that should be explored before a project is undertaken. If repair is not possible, investigate in-kind materials to match the old as closely as possible in order to retain the residence's overall visual character.

#### **3.1.1 Historic exterior wall cladding should be maintained and repaired, in order to keep it in good working condition. Deteriorated historic cladding should be replaced in kind to match the existing as closely as possible.**

- Retain existing wood shingle, wood clapboard, and stucco wall cladding where these types existed historically. These are common character-defining materials found throughout Professorville that often relate to particular architectural styles.
- Where wall cladding has been painted or stained historically, continue to apply the same treatments to offer protection against the elements.
- When cleaning or preparing to repaint historic cladding materials, do not attempt to remove existing paint or debris in a way that causes damage to the historic material. Sandblasting and other abrasive measures are not appropriate.



- Avoid covering character-defining cladding with vinyl, aluminum, or other synthetic siding materials. If these materials have already been installed, their removal is encouraged in order to restore the historic character of a residence.
- Maintain decorative stucco elements such as molded cartouches, as they are characteristic of a residence's architectural style.
- If stucco cladding is to be patched, match the existing stucco's composition and surface texture, which are often characteristic features.
- Replace areas of wood shingle and clapboard siding only where they are deteriorated. Do not remove a greater number of shingles or boards than is required in order to make the repair and maintain visual consistency.
- Match the replacement wood siding to the historic siding as closely as possible. Consider dimensions (size, shape), surface profile, and pattern of historic siding.
- If historic shingles were manufactured using an identifiable and visually distinctive species of tree—such as redwood—attempt to use the same species for the replacement shingles.



Stucco cladding is an important feature of homes designed in Spanish Colonial and Mediterranean Revival styles and should be preserved where it already exists.

**For additional information:**

“Preservation Brief 1: Cleaning and Water-Repellent Treatments for Historic Masonry Buildings” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/1-cleaning-water-repellent.htm>

“Preservation Brief 6: Dangers of Abrasive Cleaning to Historic Buildings” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/6-dangers-abrasive-cleaning.htm>

“Preservation Brief 10: Exterior Paint Problems on Historic Woodwork” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/10-paint-problems.htm>

“Preservation Brief 14: The Use of Substitute Materials on Historic Building Exteriors” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>

“Preservation Brief 22: The Preservation and Repair of Historic Stucco” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/22-stucco.htm>

**3.1.2 Historic roofing materials should be maintained and repaired in place. Failing roofing materials should be replaced with the goal of matching the material and appearance of the original as closely as possible.**

- Maintain existing wood shingle and clay tile roofing materials where feasible, as they often relate to a residence's architectural style. When necessary, attempt to replace in kind considering the color, shape, and size of the historic materials.
- Inspect and repair roofing systems regularly. Water infiltration through the roof can ultimately damage features throughout a residence.
- Property owners are encouraged to research the original roofing of their homes, and to consider replacing non-compatible roofing materials with historically compatible materials that match the visual character of the original.
- Avoid installing standing-seam metal roofs in Professorville, as they were not found in the neighborhood historically.
- Avoid covering exposed rafter tails and wood brackets with boxed-in eaves. If rafter tails are deteriorated, attempt to replace them with new members that maintain the historic profile of the original.



Roofing materials are important components of a residence's architectural style.

**For additional information:**

“Preservation Brief 4: Roofing for Historic Buildings” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/4-roofing.htm>

“Preservation Brief 19: The Repair and Replacement of Historic Wooden Shingle Roofs” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/19-wooden-shingle-roofs.htm>

“Preservation Brief 30: The Preservation and Repair of Historic Clay Tile Roofs” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/30-clay-tile-roofs.htm>

## 3.2 Repair Historic Windows and Doors Whenever Feasible, and Replace in Kind Where Necessary.

Wood-sash windows and partially glazed doors are traditional types in Professorville, and many are configured with muntins that divide the window sash into smaller lites. Insensitive repair or replacement of wood windows and doors may have a greater visual effect on the residence than intended. For this reason, residents should attempt to maintain historic windows and doors as much as possible and, where necessary, replace with windows and doors that closely replicate the appearance of the earlier ones.

### 3.2.1 Historic windows are important character-defining features and should be retained and repaired when feasible.

- Provide cyclical maintenance to historic windows in order to keep them in operable condition and to prolong their lifespan.
- Where one component of a window is deteriorated or broken (such as a muntin or a lite), attempt to repair or replace the individual element rather than replacing the entire window unit. If a full window must be replaced due to deterioration, match the new window to the original in dimensions, operability (such as hung, fixed, or casement), and configuration of muntins. Priority for this approach should be given to windows visible from the public right-of-way.
- Where non-standard window types—for instance, windows with arched shapes or diamond muntin patterns—are deteriorated and cannot be repaired, investigate manufacturing new windows to match the appearance of the originals.



Attention should be paid to the distinctive sizing, spacing, and configuration of windows on an older residence in Professorville.

- Attempt to replace specialty glass types, such as stained glass, with materials that provide the same visual effect.
- Replace deteriorated window trim and other treatments to match the size and profile of the original as closely as possible.
- Avoid installing new aluminum- and vinyl-sash windows, which are not necessarily the most cost effective alternatives to new wood-sash windows. Synthetic materials do not typically resemble wood, often do not closely match the proportions of the original windows, and have much shorter lifespans.
- Investigate measures that increase energy efficiency for historic wood-sash windows while retaining their historic visual character. Possible solutions include weather stripping and interior storm windows.

### **3.2.2 The appearance and location of historic doors should be maintained.**

- Repair historic wood doors whenever feasible, rather than replace them. Keep in mind that hardware and glazing patterns also contribute to the historic character of a door.
- If exterior doors must be replaced, choose a new door type that is compatible with the residence's architectural style. Panel and/or partially-glazed doors are recommended, as they are appropriate to the early period of Professorville's development. This is particularly important for street-facing doors.
- Maintain historic door trim. If it is determined to be in need of replacement, match the profile and material of the original as closely as possible.
- Maintain the historic location of a residence's front entrance.

**For additional information:**

“Preservation Brief 9: The Repair of Historic Wooden Windows,” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/9-wooden-windows.htm>

“Replacement Windows that Meet the Standards,” (NPS), <https://www.nps.gov/tps/standards/applying-rehabilitation/successful-rehab/windows-replacement.htm>

“Repair and Upgrade Windows and Doors,” (NPS), <https://www.nps.gov/tps/sustainability/energy-efficiency/weatherization/windows-doors.htm>

“Saving Windows, Saving Money,” (Preservation Green Lab of the National Trust for Historic Preservation),

<http://ohp.parks.ca.gov/pages/1054/files/nthp%20saving%20windows.pdf>

*The Window Sash Bible: A Guide to Maintaining and Restoring Old Wood Windows*, Steve Jordan, <http://painintheglass.info/pages/window-restoration-bible.php>





Historic homes throughout Professorville have distinctive decorative features that convey their character. They should be treated sensitively whenever possible.

### 3.3 Additional Character-Defining Features That Contribute to an Early Residence's Visual Appeal Should Be Preserved.

Numerous types of decorative and functional elements are found throughout Professorville and help to create its richly detailed material fabric and visual character. Such features, which are carefully arranged and organized on individual residences according to the tenets of historical styles and periods, include wood cornices, dentils, and belt courses; porches and other entry features with column supports; wrought iron window grilles; wood porch railings and balusters; and decorative wood half-timbering. Pay heed to these types of features and their role in the overall appearance and personality of a residence.

#### 3.3.1 Retain and repair character-defining decorative features wherever possible, and if replacement is required match the new as closely as possible to the original.

- Always attempt to repair historic decorative features as a first course of action.
- If these features are damaged or deteriorated to the point of failure, select replacement materials matching the dimensions and appearance of the original as closely as possible.
- Where deteriorated brick masonry is found, replace damaged brick with new that matches the original's color, size, and surface texture. Additional characteristics that should be considered include the bonding and decorative patterns of the brick.



- If brick repointing is required, attempt to determine a compatible mortar composition in order to avoid future damage to the brick.
- Prioritize in-kind repairs for features that are located near the front of a residence and are visible from the public right-of-way.

### **3.3.2 Consider recreating missing historic features if adequate evidence exists to determine original appearance and materials.**

- Residents are encouraged to recreate historic features on a building where they once existed on that building but were later removed. These projects, however, should rely on evidence such as historic documentation or the "ghosting" (physical imprint or outline) of lost features to guide an accurate recreation.
- Look for historic photographs and original architectural drawings that could provide the basis for replicating missing features.

### **3.3.3 Do not introduce new architectural elements to a residence where they did not exist historically.**

- Avoid placing new stylistic elements on a residence (such as brackets or bay windows) based on conjecture rather than on research—i.e., if the chief reason is that they simply feel period appropriate.
- A residence should not have new features added that represent a different historic period or architectural style than the existing property.
- When selecting new features such as lighting fixtures, choose a style that is compatible with the character of a home but that may also exhibit contemporary character.

### 3.3.4 When planning to paint exterior walls and features, explore color schemes that are compatible with a home's historic context.

- Aim to select paint colors for the exterior of a residence that are compatible with the historic character and period of the residence. This effort can be informed by research on period-appropriate schemes, as well as by careful investigative testing that could reveal a home's historic paint colors.
- Muted colors are encouraged for the primary exterior walls, with contrasting accent colors selected for decorative elements and trim.
- Avoid selecting colors or reflective sheens that contrast sharply with nearby buildings.

#### **For additional information:**

“Preservation Brief 2: Repointing Mortar Joints in Historic Masonry Buildings” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/2-repoint-mortar-joints.htm>

“Preservation Brief 45: Preserving Historic Wood Porches” (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/45-wooden-porches.htm>

### 3.4 The Historic Character of Homes Should Be an Important Consideration When Exploring Green Technology.

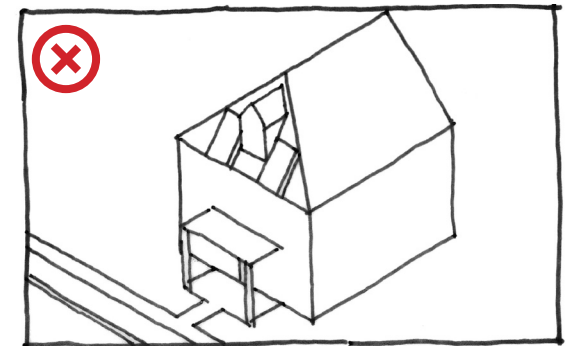
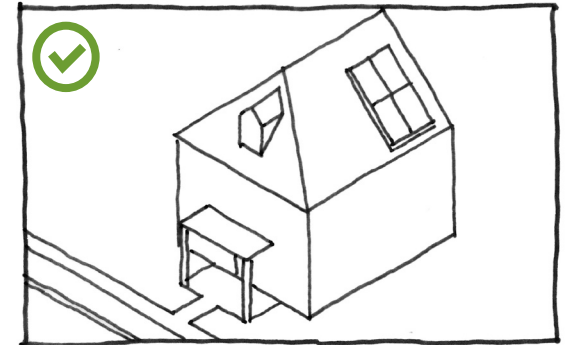
Sustainability is a critical principle that can be achieved with many building types, including historic residences. “Green” building approaches and a home’s significant historic qualities are not mutually exclusive and can work in tandem.

#### 3.4.1 Solar panels and other energy savings devices should be placed to have as small an impact on historic character as possible.

- Place solar panels and skylights on roof slopes that are less visible from the public right-of-way whenever possible, as these types of features can visually contrast with the historic forms, textures, and materials of the roof.
- Research new solar panel and energy capture products that attempt to replicate the appearance of wood shingles; use them where they will have the least visual and material impacts, such as away from the front of a residence when feasible.

#### 3.4.2 Sustainable materials should be considered while planning exterior alterations.

- Investigate post-consumer and salvaged materials with an eye towards replicating the historic appearance of original features and materials.
- Keep in mind that repairing and retaining existing historic features where possible is an inherently green approach because it saves energy and materials.



Solar roof panels should be placed so that they have as minimal a visual impact as possible on the publicly visible areas of a home.

**For additional information:**

"Illustrated Guidelines on Sustainability for Rehabilitating Historic Buildings," (NPS),  
<https://www.nps.gov/tps/standards/rehabilitation/guidelines/index.htm>

"Design Guidelines for Solar Installations," (National Trust for Historic Preservation),  
<http://www.preservationnation.org/information-center/sustainable-communities/buildings/solar-panels/design-guidelines-for-solar.html>





**Guidelines for Altering or Adding to  
Residences from Early Periods of  
Development (c. 1890-1930s)**

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## 4. Guidelines for Altering or Adding to Residences from Early Periods of Development (c. 1890-1930s)

It is anticipated that some projects proposed for residences in Professorville will exceed the scope of maintaining, repairing, restoring, and preserving historic features. Constructing additions and other major projects may result in obvious interventions that could distract from the historic character of a residence or its surrounding streetscape if not conducted sensitively. Such projects, however, can be planned and implemented to have a minimal impact on the neighborhood, and in some cases to enhance the neighborhood's character and visual qualities. The guidelines in this chapter are intended to give homeowners and architects a set of principles that would accommodate change—yet would also help safeguard a residence's distinctive form, visual character, and relationship to its neighbors.

These guidelines are tailored specifically for residences that date to Professorville's earliest period of development from the 1890s to the 1930s. Residences built during these decades embody the historic district's unique character, and most likely these are the buildings that first come to mind when a Palo Alto resident thinks of Professorville. The neighborhood's homes from this era are stylistically varied—showcasing Arts and Crafts, Colonial Revival, and Eclectic Revival influences—yet many have similarities in terms of scale, materials, and placement on the lot. Stewardship of the distinctive character of these residences while allowing and managing change is the most important goal of historic preservation in Professorville.



This side addition to an early home in Professorville is visible from the street but is clearly set back from the original front façade.

#### **For additional information:**

"Preservation Brief 14: New Exterior Additions to Historic Buildings: Preservation Concerns" (NPS), <https://www.nps.gov/tps/how-to-preserve/briefs/14-exterior-additions.htm>

## **4.1 New Additions to Early Residences Should Respect the Primacy and Historic Features of the Original Building.**

Professorville's older residences are defined by their relatively uncomplicated volumes, distinctive architectural features, and strong façade planes that face the street, forming a repeated visual rhythm that is one of the neighborhood's most memorable qualities. New additions to these homes should be designed to be subordinate to the existing buildings and support the overall appearance of the historic streetscape.

### **4.1.1 Additions should be placed where they will not distract from the volume of the historic residence.**

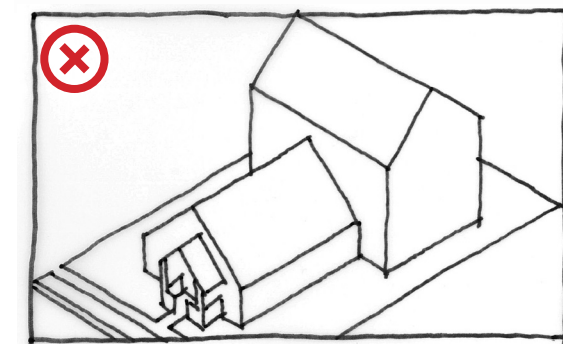
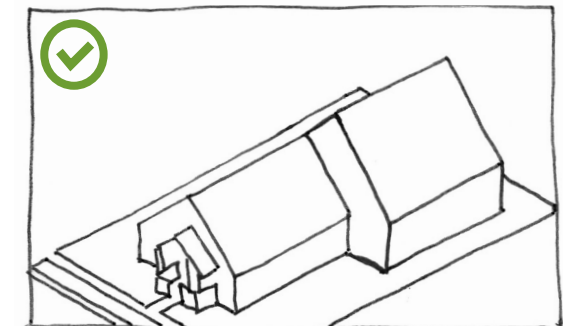
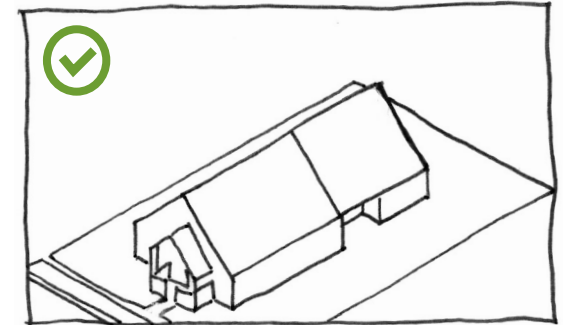
- Locate new additions at the rear of the historic residence whenever possible. This strategy maintains the historic view of the home as seen from its front, as well as the overall streetscape pattern as experienced in the public realm.
- If a side addition is proposed, design the addition so that it is set back clearly from the primary volume of the residence. Such an approach retains the primacy of the original building and continues a historic pattern of constructing subordinate additions in the neighborhood.
- When designing an addition to a residence, consider where new construction would have the least impact to existing character-defining features. An area that has already experienced alterations, such as at a previously constructed addition, may be the most appropriate location for new construction.

- Constructing new attached garages on historic homes is strongly discouraged in Professorville, as attached garages convey a later development pattern in the neighborhood (see 7.3.2). If an attached garage is deemed necessary, make every attempt to place it to the rear of the primary volume of a residence in order to minimize its visual impact as seen from the street.

#### 4.1.2 New additions should be sized appropriately to the scale of the historic residence.

- Design an addition taking into account the size that is best suited for a sensitive and compatible addition, rather than simply designing an addition to maximize the square footage on a lot.
- Avoid constructing an addition that exceeds the height of the existing home, in order to ensure that the form and scale of the historic residence remain the prominent characteristics. If a taller addition is proposed, such as in the case of an existing one-story cottage, explore strategies to minimize the visual and physical impacts of the addition. These strategies may include setting the addition behind the existing home, connecting the existing and new volumes with a hyphen, and mitigating the visual bulk of the addition with sloped roofs.

Consider the effect of an addition's placement and height on the overall appearance of a home.



- Avoid building a rear addition that is wider than the original residence. Ideally, a rear addition will not project beyond the sides of the existing house volume. If the narrow width of an existing residence would result in a wider rear addition in order to meet the needs of current occupants, pay special heed to employing compatible massing and roof forms to minimize the visual impact of the addition.

**4.1.3 If a home already has a non-historic addition, consider placing a new addition at the same location in order to alter historic character as little as possible.**

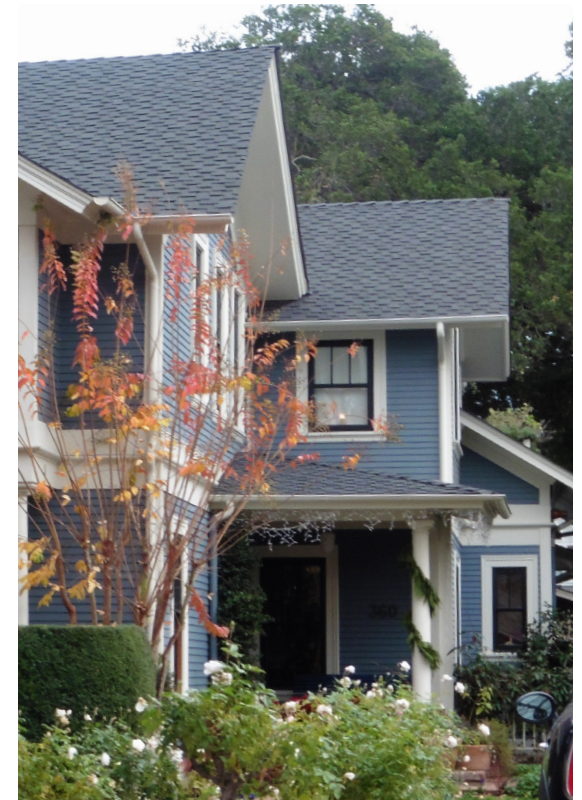
- Portions of a home that have already experienced change can be considered as areas of opportunity for new construction, where they pose the least risk of affecting overall historic character.
- Where existing non-historic additions are incompatible with the character of a historic home, consider employing selective demolition and/or new construction to improve the form and massing of the addition and its compatibility with the historic volume.
- Existing non-historic additions can generally be removed without affecting the character of the property or the historic district. Note that an addition from Professorville's early periods of development may contribute to a residence's character (see 4.5.2).

## 4.2 The Architectural Character of a New Addition Should Be Compatible with the Historic Residence.

The existing character of historic properties in Professorville—as evidenced by a property's style (if any), its period of construction, its materials and ornamentation, and its level of historic craftsmanship—should be referenced in the design of new additions. The new work should not introduce new material types, new complex roof shapes or volumes, or new types of detailing that are not already present on the historic building. “Compatible but differentiated” is an achievable balance that property owners should strive toward.

### 4.2.1 The massing and roof forms of an addition should draw on the architectural cues of the existing residence.

- Design additions with a careful eye to the original massing of the residence.
- Plan the new roof forms of an addition to be similar to those of the existing home. This includes both the shape of the roof (gabled or gambrel roof, for instance) and the pitch of its slopes.
- If designing a first-story addition, consider a shed roof. This form is generally compatible with a range of roof types and can extend an original roof slope without a distracting visual impact.



These side additions were designed to share materials and decorative features with the original home.

**4.2.2 The characteristic materials of a residence should inform the choice of materials for a new addition.**

- Respect the existing residence by using cladding and roofing materials that are compatible with those that are historic.
- A new addition may continue the use of character-defining features found on the residence, such as brackets and exposed rafter tails, in order to provide visual continuity. However, slight variation and/or simplification in detailing at the new addition is recommended in order to differentiate old and new (see 4.2.4).

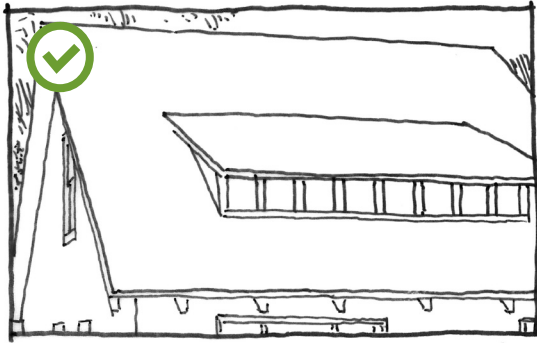
**4.2.3 The fenestration pattern of an addition should generally match that of the existing residence.**

- Use a surface-to-void ratio of windows and wall space that continues the pattern found on the original residence.
- Design a window pattern to match the residence's existing hierarchy of windows—considering the different sizes and heights that occur on different levels.
- Construct new windows at an addition with materials (preferably wood) and sash configurations that are compatible with, although not necessarily identical to, those on the original residence.

#### **4.2.4 An effort should be made to differentiate an addition from the original building.**

- Differentiation is an important preservation principle that allows historic fabric to be distinguished from new, in order to avoid creating a false sense of historical development. New construction should not be radically different in style or materials; however, minor differences can be used effectively to distinguish new from old.
- Prioritize differentiating the architecture of an addition in some way, rather than matching the original residence so closely in materials and style that the addition could be mistaken as historic in its own right.
- Consider using siding materials and decorative features for an addition that have a subtly different profile, dimensions, or spacing pattern than the historic residence. A common technique for differentiation is to use similar, but simplified, decorative details at the addition, which would allow the addition to read as subordinate to the historic building.
- Where a new addition has the same number of stories as its attached residence, consider placing the addition's eave heights slightly lower to indicate the beginning of new construction and to indicate the primacy of the original residence.
- Keeping compatibility in mind, avoid designing an addition with an architectural vocabulary that contrasts strongly to the primary residence for the sake of differentiation.
- Do not attempt to differentiate an addition simply by using a contrasting paint color scheme. New colors and accent schemes should be compatible with those used on the original residence.





Constructing an appropriately scaled roof dormer can be an effective strategy to create livable space within a roof form, in keeping with the neighborhood's historic character.

### 4.3 New Dormers and Second-Story Additions Should Be Designed to Be Compatible with the Character of the Original Residence.

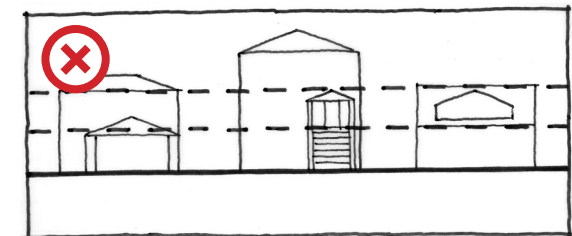
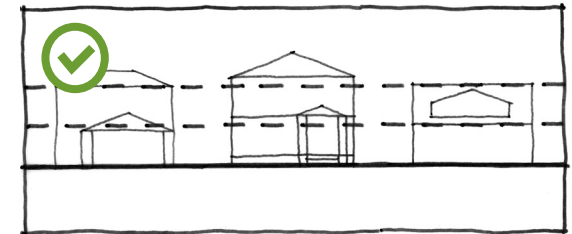
Roof dormers are commonly seen in Professorville and were originally designed to allow light and additional room into upper levels that are located within the roof form of a residence. New dormers would therefore be generally compatible with the neighborhood's historic qualities and should be designed to enhance the historic scale and character of residences.

#### 4.3.1 New dormers should be scaled so as to retain the predominance of the original roof form and the overall character of the neighborhood.

- Scale new dormers appropriately so that they do not overwhelm the primacy of the historic roof. The original roof form should be plainly visible after the dormer is in place. New dormers would be inappropriately large if they span from end to end of the original roof slope or if they reach from eave to ridge.
- Center a newly constructed dormer on its roof slope, reflecting the character of Professorville's early residences.
- It is acceptable to introduce more than one dormer on a single roof slope if they are spaced evenly and do not visually crowd the roof.

#### 4.3.2 The architectural character of a residence should guide the design of a new dormer.

- Choose a dormer's roofing and cladding materials, as well as distinctive features like exposed rafter tails, to reflect the character of the original home.
- It is not necessary to design new dormers with roof forms that match the overall roof of the residence. A shed-roofed dormer is appropriate to a side-gabled residence, for instance.
- Employ minor differences in materials and features to indicate that the new dormer is not original to the residence.



#### 4.4 A Residence Should Not Be Lifted or Moved on Its Lot Such that Its Historic Spatial Relationships are Changed.

A historic building's location on its lot and its spatial orientation and relationships to other nearby properties are important aspects of a building's historic character and the district as a whole. Lifting or moving a residence can change its overall scale and visual impression, as well as its relationship to its neighbors, which can affect the entire neighborhood.

Raising a residence onto a substantially taller foundation may bring it visibly out of scale with its neighbors. Pay attention to the heights of surrounding floor levels and rooflines.

##### 4.4.1 Early residences in Professorville should remain at their historic elevations and heights.

- If a new foundation must be constructed, attempt to construct it so that the existing home remains at the same elevation. If the new foundation will be visible, use exterior materials that are compatible with the character of the building.

- If a historic residence is raised, avoid impacting its floor, eave, and roof ridge heights such that they would be out of keeping with its character and surrounding homes.
- If raising a home requires alterations to an existing entry or porch (i.e., replacing an existing landing or run of steps), retain historic materials whenever possible, and take care to design alterations to be compatible with the historic character of the home.

**4.4.2 Early residences should remain in their historic locations unless practical considerations necessitate relocation within their lots. If moved, a home's character-defining orientation and setting should be maintained.**

- Avoid moving an early residence within its lot, as a building's original location contributes to its integrity. Justification for moving a building should be based on practical hardship rather than preference.
- If an early building is to be moved, it should not be moved to a different area of its lot; rather it should be kept in the same general area (i.e. avoid moving a building from the front to the back, or vice versa). Also, avoid moving a building so that it would encroach upon characteristic landscape features or other buildings.
- Avoid turning a residence on its lot so that its front façade is oriented in a different direction than it was historically, as this breaks a property's historic association to its neighbors and its streetscape.
- An early residence should remain on the lot upon which it was constructed.

## 4.5 Do Not Remove Significant Historic Features and Volumes on an Early Residence in Order to Facilitate New Construction.

New work should be planned carefully to avoid significant impacts to the building's historic integrity. Whenever possible, make alterations and additions in areas where change has already occurred (see 4.1.3).

### 4.5.1 Selectively demolishing character-defining features and volumes diminishes the overall historic character of a home and should be avoided.

- Avoid demolishing historic features that define the character of a residence, in particular those located on the front and those that can be seen from the street.
- Demolishing features located at the rear of a residence is generally less impactful, and therefore a more acceptable option, than demolition at the front or sides, which are typically visible from the public right-of-way.

### 4.5.2 Existing additions and alterations that occurred during Professorville's early period of development (through the 1930s) may contribute to a residence's historic character.

- Whenever possible, avoid demolishing additions that date to the neighborhood's historic period, as they can provide a physical record of historic development patterns in the neighborhood.
- Not every older addition or alteration is character-defining. Consult with preservation professionals regarding the relative importance of any particular historic addition or alteration to an original residence.



The upper dormer on this home was an early intervention and should not be considered to detract from the overall historic character.

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**Guidelines for Altering or Adding to  
Residences from Later Periods of  
Development (1940s-Present)**

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## 5. Guidelines for Altering or Adding to Residences from Later Periods of Development (1940s-Present)

The first wave of development in Professorville came to a close during the 1930s, and subsequent home construction in the neighborhood introduced new architectural styles and materials. In certain ways, more recently constructed buildings contrast with the earlier homes of the neighborhood: they were built with mass-produced and/or more affordable materials, and they were designed when automobiles—and thus residential garages—had become even more ingrained in the lives of many Americans. Although constructed during Professorville's later period of development, postwar residences also contribute to the surrounding streetscape. Regardless of materials and architectural style, most later residences bear a relationship to their older neighbors and respect their defining scale and features. Whereas the guidelines contained in Chapter 4 focused on strategies to maintain the integrity of the earliest properties—which are the most important in conveying the district's historic character—this chapter offers a parallel set of guidelines that are more general in nature. Their purpose is to guide changes to later residences while minimizing the impact on the overall character of the district.



Some newer residences are clad in wood shingles, reflecting Professorville's historic material palette. Retaining these shingles would help to relate homes from different eras within the district.

## 5.1 Alterations to Existing Materials and Features Should Be Planned So As Not to Detract from the Overall Aesthetic Patterns of the Historic District.

Later residences located within the boundaries of Professorville are usually visible as such: they have distinctive house forms and cladding materials that easily distinguish them from the earlier residences around them. It is appropriate to maintain the newer homes as they exist, but proposed alterations should be planned so that they do not create a new visual impact on the district.

### 5.1.1 Modern materials and features should be compatible with, yet differentiated from, the historic character of the district.

- Retain types of roofing and wall cladding that relate to the materials and textures found on earlier houses, as well as to the neighborhood's rustic feeling. These may include modern wood shingles and board-and-batten siding. While stucco is historically present, it is not predominant in the district.
- Avoid new cladding or roofing materials that are not already used in Professorville, such as stone veneer.
- Do not install synthetic cladding materials, such as vinyl or aluminum, on any residence in Professorville.
- If doors and windows are replaced, select the new to have simple arrangements. They should also be sized compatibly with the windows found on surrounding residences.

**5.1.2 Modern-style buildings have their own distinctive types of materials and features and should not be altered with period-inappropriate elements.**

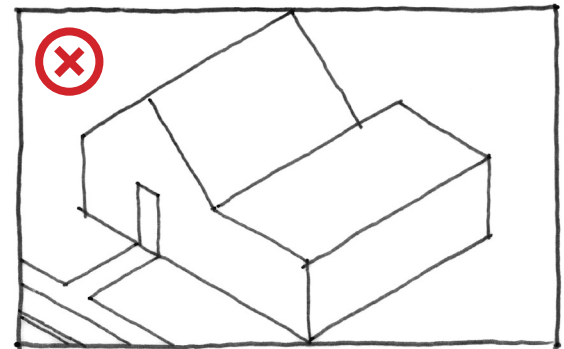
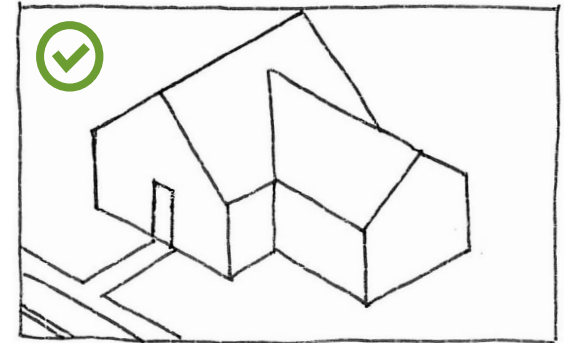
- Do not add decorative features to a newer residence simply because they are characteristic of early homes elsewhere in the neighborhood, as this can create a false sense of historical development in the district.

**5.2 Additions to Later Buildings Should Have As Minimal a Visual Impact As Possible and Should Respect Neighboring Residences.**

While not historically significant within the context of Professorville, later residences can still contribute to the district by conforming to the historic rhythms of the streetscape. Any changes in massing and form should be planned so that they continue to support the regular rhythm of houses that defines the neighborhood's visual character.

**5.2.1 New additions should be placed on their lots and scaled to be as unobtrusive as possible.**

- Design and site a new addition that supports the surrounding streetscape pattern; placement at the rear of the building rather than facing the street is strongly encouraged.
- Design an addition that is of an appropriate scale and height to the residence and its neighbors. The addition should not change the massing of the residence so that it is incompatible with surrounding historic homes.



As with historic residences, additions to more recent homes should be recessed from the front façade to strengthen Professorville's overall streetscape pattern.

- New garages for later homes should be detached and placed at the rear of the lot whenever possible, in keeping with Professorville's historic pattern of detached garages located at the backs of lots. If a new attached garage is proposed for a later home, it should be side-facing and set behind the primary volume of the house so that it is not visible at the front of the residence (see 7.3.2).

**5.2.2 An addition should be designed with an architectural vocabulary that is both appropriate to the main residence and relates to surrounding older homes.**

- The roof form of an addition should resemble and/or continue the roof form of the original residence.
- Explore cladding and roofing materials that are similar to those of the original residence, but are differentiated slightly in size or profile. While differentiation may be less important of a concern for more recent residences than for older residences, this strategy is typically encouraged.
- Windows on an addition may be of the same material as windows on the original residence, and should relate to the character of nearby older residences in terms of scale and spacing.
- Consider constructing a front porch if a residence does not already have one, in keeping with the style and period of the house. This type of feature can relate newer buildings to Professorville's earlier homes.
- Paint colors chosen for a new addition should relate to the original residence and should be compatible with the appearance of surrounding historic homes.

**5.2.3 A second-story addition will likely be visible from the street and could change the appearance of a residence. Such an addition should be carefully designed to enhance the historic qualities of the neighborhood.**

- Design a second-story addition with the goal of minimizing its visual bulk. Utilize sloping roofs and overhanging eaves to mitigate bulk.
- Avoid "stepping back" upper stories, which would result in a complex volume that is not characteristic of homes in the neighborhood, which typically have strong, unbroken façade planes.

**5.3 Lifting or Moving a Later Building on Its Lot Should Not Interrupt the Overall Streetscape Pattern of the Surrounding Area.**

Professorville's more recent homes are visually related to their neighbors and should not be substantially lifted or moved if this would affect the consistent character of the streetscape. The original location of a later residence on its lot, however, is not necessarily an important consideration to the district's historic significance.

**5.3.1 A later residence should not be raised above its existing height if this action would change the height and perceptible scale of the building to be larger than its neighbors.**

- If considering whether to raise a house or alter the level of a foundation, pay attention to the floor, eave, and roof ridge heights of neighboring homes. Strive for compatibility with the surrounding streetscape.





The modest cottages making up Kingsley Court were constructed after the first wave of development of Professorville, but they were designed by Birge Clark, an important Palo Alto architect. Keep in mind that later buildings in the neighborhood may have their own grounds for historic significance.

### 5.3.2 A later residence may be moved on its lot if it supports or enhances the district's historic streetscape pattern.

- Relocate a residence so that its new location and orientation are consistent with the setbacks, side-to-side spacing pattern, and street-facing orientation that characterize the neighborhood.

## 5.4 Special Note: Potential for Individual Historic and Architectural Significance Outside of the District Context

It is possible that buildings in Professorville constructed during the later development period could be determined to have individual historic or architectural significance. Properties may become eligible for historic register listing, if a good case for their significance exists. This means that later buildings in Professorville—while not strictly contributing to the historic district's significance—could potentially be considered historic resources on the basis of their own individual architectural designs or historical backgrounds. Residents who plan to alter a later building that is found to have individual historic significance should explore project options that would preserve architectural forms and features that convey significance. These guidelines do not address design compatibility for later properties that are architecturally or historically significant.





# Guidelines for Designing and Building New Residences

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## 6. Guidelines for Designing and Building New Residences

While most lots within Professorville are currently built out, construction of new residences in Professorville may occur if and when larger lots are subdivided and further developed, detached secondary dwelling units are built on existing lots, or an existing non-historic home is replaced. As opportunities for new residential construction arise, it is critical to design new buildings to be compatible with the neighborhood's early residences, yet also differentiated in some way in order to continue the physical record of historical development in the district. The most important considerations for compatibility include site placement, general form and massing, size and height, and fenestration patterns. Designing a home that takes into consideration these aspects of the historic character of surrounding homes would ensure that the overall appearance and feeling of Professorville remain distinguishable.

## **6.1 New Construction Should Avoid Demolition of Existing Buildings.**

New construction is anticipated in Professorville. However, existing residences should not be viewed as opportunities for demolition and new development. Most existing residences are complementary to the character of the district, even though not all residences in the district are historic contributors or date to its early period of development. Demolishing and replacing an existing residence can be disruptive to a historic, established streetscape.

### **6.1.1 Do not demolish an early residence.**

- The early homes of Professorville, constructed between the 1890s and 1930s, are the critical components of the historic district. Demolishing an early residence would adversely and permanently affect the district.
- In the case of an early residence that is heavily altered or damaged, attempt to rehabilitate and/or repair it rather than pursuing demolition and replacement.

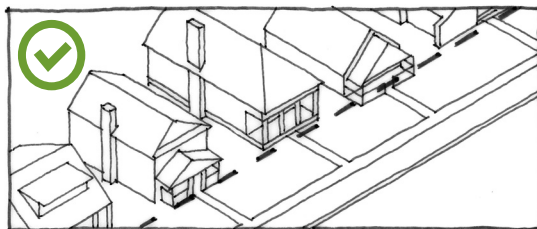
### **6.1.2 Avoid demolishing later residences that are complementary to the district.**

- While they are not necessarily important to the historic integrity of the district, some properties constructed after the 1930s provide compatible architectural background for the historic contributors. Be cognizant of how existing later residences fit into and reinforce historic development patterns, and retain wherever feasible.
- Later residences that are not compatible with the character of the district may be candidates for demolition and replacement, provided that the new construction is compatible with the district. (See 6.2-6.5 for design compatibility recommendations.)
- Please note that even later buildings could potentially have individual significance that is unrelated to the district (see 5.4).

### **6.1.3 Attempt to construct new residences without removing existing residences.**

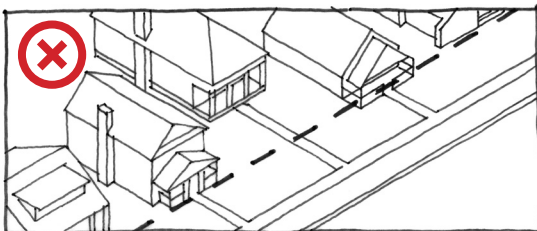
- Subdivision of large lots is an acceptable way to preserve existing homes and to create a new developable lot(s) provided the resulting new construction can be accomplished without significantly disrupting important characteristics of the setting and environment of the district and existing residences.
- If constructing a detached secondary dwelling unit on an existing lot, avoid disrupting the setting and environment of existing buildings.





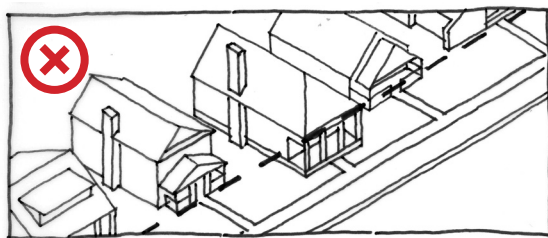
## 6.2 New Residences and Accessory Buildings Should Be Sited Within Their Lots to Reflect Professorville's Historic Development and Streetscape Patterns.

New residences in Professorville should support the broader visual character and texture of the neighborhood. An important step is selecting a location on the lot that continues the overall cadence of houses on the surrounding block.



### 6.2.1 A new residence should be placed on its lot with a similar location, setback, and orientation as nearby residences in Professorville, which typically follow historic patterns.

- Place a new residence within its lot (setback and side-to-side spacing) to follow the general pattern of homes on its block, in order not to interrupt the continuous streetscape pattern. A new home's setback from the street should be within the range used on surrounding residences.
- Always orient a new residence with its primary façade facing towards the street.



When siting a new residence, pay attention to the setbacks of surrounding homes.

### **6.3 Proposed Residences Should Be Designed to Match the Scale, Massing, and General Form of Older Residences.**

The earliest homes in Professorville are distinguished by their relatively simple forms, controlled scale, and strong front façade planes. These characteristics should guide future construction so that new homes are human-scaled and have a visual presence that is appropriate to the neighborhood.

#### **6.3.1 The size and height of a new residence should reflect Professorville's early homes in order not to look out of place within the neighborhood.**

- Generally speaking, design a home that is similar in scale to surrounding early residences. Attempting to maximize the allowable floor area on a lot may not result in a house size that is most compatible with Professorville's historic character.
- Set the heights of the foundation, floor levels, eaves, and upper roofline on a new residence to be similar to the heights of those features on neighboring houses.



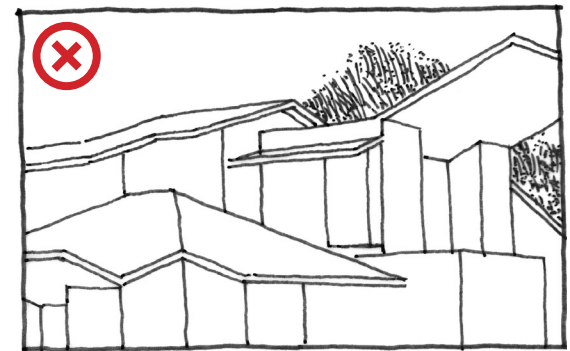
When designing a new residence, strive to match the massing of immediately surrounding homes. While the neighborhood contains a mixture of house types and scales, compatibility will be best achieved when cues are taken from neighboring residences. Visual bulk could be managed by placing an upper story within the roof form, where neighboring residences use a similar strategy.

### 6.3.2 The massing and form of a new residence should be carefully planned to avoid perceived bulk that is incompatible with the neighborhood streetscape.

- Design a new residence that is solidly massed with simple volumes, reflecting the forms of Professorville's earlier homes. Rather than using unconventional massing, explore other strategies to provide visual interest.
- Maintain a strong sense of the front façade plane, and do not include volumes projecting forward from it. Front porches are one important exception.
- Consider designing the upper story of a residence to be contained within the roof form (i.e., a one-and-one-half-story residence), where this pattern is seen on surrounding historic residences.
- Consider accommodating additional interior space through a rear wing that is not immediately visible from the street. This strategy would manage the perceived bulk and visual impact of a new residence while meeting the needs of occupants.

**6.3.3 A new residence should have a relatively simple roof form that references the forms found elsewhere in the neighborhood. The roof should be sized to complement the building's proportions, not complicate them.**

- Select roof forms that are relatively simple and have precedence within Professorville. Do not design roofs that have many intersecting slopes, are flat, or have a form that is not found elsewhere in the neighborhood.
- Consider including dormers in the roof design for a new home. Gabled, hipped, and shed-roof dormers are all appropriate to Professorville.
- If a two-story residence is planned, design the roof with a low pitch to reduce overall height and visual bulk.
- Break up an expansive, blank roof slope, particularly those facing the street, with dormers that complement the appearance of Professorville's early homes.



Simple roof forms that have precedence within Professorville are better suited to the neighborhood than roofs with many intersecting slopes.



New residences within Professorville can relate to the district's historic homes using compatible architectural styles. Contemporary architectural styles can also be used successfully, keeping in mind the general form and materials of earlier homes.

## 6.4 The Architectural Style of a New Residence Should Be Compatible with the Character of Early Houses in Professorville.

The architectural style of a residence connects the various aspects of its visual character, including roof form, materials, and decorative features. The textured visual character of Professorville is supported in part by differences in architectural style, so no particular styles are mandated for new construction. A degree of variation is highly encouraged. At the same time, new residences should relate to the influence of surrounding residences. As with new additions to early residences, “compatible yet differentiated” is an important principle that should guide architectural designs.

### 6.4.1 New residences should be compatible with historic architectural influences that are already found in the neighborhood.

- Consider historic style precedents within Professorville when planning a new residence. Common styles in the neighborhood—such as First Bay Tradition/ Shingle Style, Colonial Revival, Prairie School, and various Eclectic Revival styles—are appropriate influences for new construction. No one particular style is mandated.
- If a contemporary house design is desired, strive to blend it in with the neighborhood's existing aesthetic patterns and residential forms/massing.

- Do not design a residence in a generally historicist style that does not have precedents in the neighborhood.
- Consider using wood shingles or clapboard siding, as well as elements like bay windows, belt courses, and eave brackets, as a way to relate a new residence to the character of Professorville's early homes and styles.
- Choose stucco for exterior walls if a Spanish Colonial or Mediterranean influence is desired. In these instances, rounded clay tiles would be the appropriate roof covering.
- Explore using materials that repeat the texture and visual impression of those found on historic Professorville homes. Brick and stone are seldom found on older homes in Professorville.



Avoid designing a new residence with a contemporary architectural style that involves massing, roof forms, materials, and window patterns that are not compatible with the historic character of Professorville's early homes.



**6.4.2 Choose strategies that differentiate new construction from the neighborhood's early residences.**

- Differentiate a new residence from its older neighbors, even when drawing on Professorville's historic styles. Subtle differentiation strategies are encouraged.
- More noticeable differentiation with modern materials may be possible if the scale, roof forms, and perceived massing of a proposed residence still reflect the basic character of surrounding homes. The balance of "compatible yet differentiated" should be achieved.
- If a new residence is constructed on a lot that has been subdivided from a larger lot, take heed to retain the primacy of the original house on the lot. This can be accomplished through a modest scale and more restrained use of architectural features.

**6.4.3 Paint and stain colors for the exteriors of new homes should generally be compatible with historic homes in Professorville.**

- Aim to select colors for the exterior of a residence that are compatible with the historic character of the district.
- Muted colors are encouraged for the primary exterior walls, with contrasting accent colors selected for decorative elements and trim.
- Avoid selecting colors or reflective sheens that contrast sharply with nearby buildings.

## 6.5 The Entrances and Fenestration Patterns of New Residences Should Be Designed to Connect a New Residence to the Established Visual Character of the Neighborhood.

Doors and windows are key elements that establish the human scale of a residence. The traditional patterns of window and door openings in Professorville should remain important influences while a new residence is being designed.

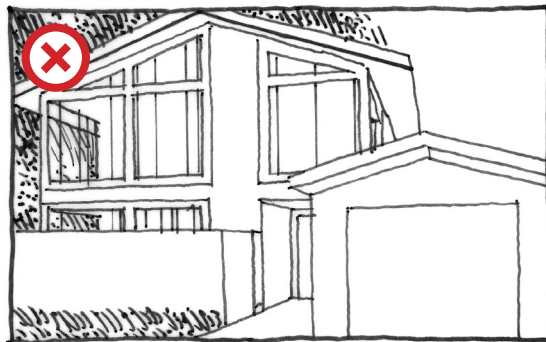
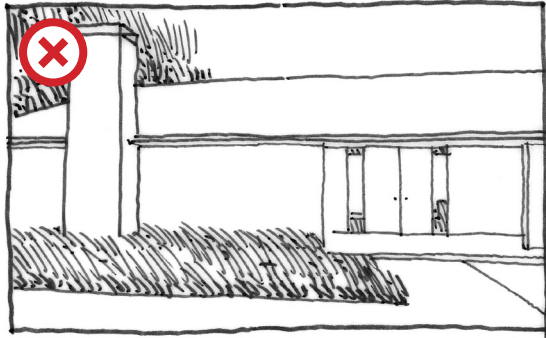
### 6.5.1 Doors and porches should relate directly to the public realm and support the historic character of the streetscape.

- Always place the primary entrance on the front façade, facing the street.
- Select door types that are compatible with the house style and overall character of the neighborhood.
- Consider incorporating a first-story porch into a new house design, reflecting the majority of early homes in Professorville. These features are welcoming, and they allow an understandable progression from the public realm of the neighborhood into the private space of the home.
- If a porch design is being developed, select a roof form that relates to the roof of the overall residence. Porches can also be recessed behind the front façade plane, if appropriate to the new house design.
- Include additional stylistic elements, such as exposed rafter tails, in a porch if they relate to the architectural style of the residence.



New residences in Professorville can use front porches effectively to reflect the character of historic homes in the neighborhood.





New residences should not be designed with surface-to-void ratios that contrast strongly with their historic neighbors within Professorville.

- Avoid double-height entrance features that accentuate the height of the residence and are out of scale with the entrances found on surrounding houses.
- Avoid two-story porches in new residential designs, as they did not exist in Professorville in the past.

#### 6.5.2 Window types and arrangements on new construction should reflect traditional patterns within Professorville.

- Arrange windows so that a new residence has a surface-to-void ratio (i.e., amount of glazing in relation to walls) similar to that of early homes in the neighborhood.
- When feasible, select wood-sash windows with lite configurations that are compatible with windows found elsewhere in Professorville.
- Design the fenestration pattern so that there is an understandable hierarchy of window sizes and/or types from the base of the house to the top. Avoid window types, sizes, and locations that appear randomly assigned.
- Avoid oversized windows that are out of character with the house and the neighborhood.





**Guidelines for Site Improvements: Detached  
Second Units, Accessory Buildings,  
Landscape, and Streetscape**

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## 7. Guidelines for Site Improvements: Detached Second Units, Accessory Buildings, Landscape, and Streetscape

The guidelines in this chapter address the historic qualities of the Professorville Historic District's landscape, streetscape, and accessory buildings, which complement the architecture and character of the neighborhood's historic residences. Those who live in and travel through Professorville recognize that the neighborhood is not simply a collection of private homes: its distinctive historic and aesthetic characteristics are also supported by a generous tree canopy and plant life, fences and other yard features, walks and drives, and accessory buildings like carriage houses and garages. All of these elements contribute to the textured and shaded impression that distinguishes the neighborhood. The landscape of Professorville is part of the public realm, and it can be experienced and enjoyed by all who enter the neighborhood. For this reason, the guidelines in this chapter focus on the overall character of the neighborhood that can be seen from public areas, specifically its streetscape and pattern of front yards.

The aim of this chapter is to provide guidance to property owners, as well as to the City of Palo Alto, regarding the landscape features and materials that are located among Professorville's houses and alongside the neighborhood's roadways. While the quality of the streetscape is addressed in earlier chapters (for instance, the appropriate placement of houses within their lots), this chapter provides recommendations specifically for site features, plant materials, and circulation patterns. Property owners should refer to these guidelines when they consider making substantial changes to their yards, trees,

accessory buildings, and paved areas, to ensure that their proposed plans enforce the neighborhood's historic character. Guidance is also provided for the City of Palo Alto, so that potential changes to Professorville's public infrastructure can be developed with the historic character of the neighborhood in mind. The ultimate goal of these guidelines is to preserve and enhance Professorville's experience and overall historic character for the neighborhood's residents, pedestrians, and bicyclists who experience it on a recurring basis.

## 7.1 Professorville's Historic Pattern of Yards and Plantings is a Critical Component of the Neighborhood's Visual Character and Should Be Maintained.

Natural features are found in every corner of Professorville. Yards and parking strips are the visible open spaces of the neighborhood, acting as connective tissue between the residences. The varied yet consistent character of the landscape includes diverse yard types, plantings, and tree species that contribute to the historic feeling of the district as much as its individual buildings. Large native trees visible to the street are considered to be of high value.



### 7.1.1 Lot grades and ground cover should generally be consistent with the neighborhood's historic character.

- Maintain a generally flat grade in front yards. Do not introduce berms or other distracting features that can be seen from public areas.
- Preserve predominant areas of openness in front yards to reflect the historic character of the neighborhood's landscape.
- To prepare for possible drought conditions, explore xeriscaping options that use low, water efficient plants to convey a lush character.
- Avoid installing synthetic ground coverings in residential yards, as they do not sufficiently replicate the appearance of natural turf. Instead, consider using permeable surfaces comprised of natural materials (i.e., stone, gravel, pavers) in order to reduce water usage.



The open, planted quality of many front yards in Professorville is an appropriate model for new landscaping.





Low fences and hedges are both good strategies to delineate front yards while allowing a visual relationship to public areas.

### 7.1.2 Fences, hedges, and other boundary features should be appropriately designed and scaled to convey a visual progression from public to private space and to preserve Professorville's historic landscaping patterns.

- Recognize that yards in Professorville have historically supported a visual progression from public to private space. In addition to delineating private property lines, fences and hedges have historically allowed a visual relationship between private residences and the public sidewalk and street.
- Attempt to retain wood fences and hedges that follow the boundaries of front and side yards, including along the public sidewalk. These features mark the boundaries of private property and support the neighborhood's idyllic character.
- Where a new fence or hedge is required, choose a configuration and materials that are compatible with the style of the property and the neighborhood's historic precedents. Low and visually permeable boundary features, such as wood picket fences, are strongly recommended alongside the public sidewalk.
- Avoid tall and visually impenetrable fences and hedges surrounding front yards, which can limit visual access to the architecture of the district.
- Do not install fences made of metal chain link, plastic, or other materials that are incompatible with the neighborhood's historic character.
- Stucco-clad walls may be appropriate if chosen to match a residence that has stucco cladding, but these walls should remain low. Fences or hedges with a more permeable visual character, however, are preferred.

- Gates of pedestrian scale may be incorporated into the front fence at walkways, but avoid elaborate gate or trellis designs that may visually compete with the residence, including at vehicle entrances.
- If it is determined appropriate for residences alongside Embarcadero Road to have taller and/or solid fences, in order to reduce the visual and audible impacts from automobile traffic, use materials and construction techniques that are consistent with the character of the district.

### 7.1.3 Trees should be maintained to convey the neighborhood's existing leafy setting whenever possible.

- Attempt to retain mature trees where they occur in private yards, unless proven to be unhealthy, as they contribute to Professorville's overall tree canopy. The oldest trees, including native live oaks and redwoods, have been retained for over a century during the growth of Professorville.
- When a new building addition, accessory building, or residence is planned, take into account the location of mature trees on the lot during project planning. Avoid removing these trees when feasible.
- Where front and rear yards lack trees, consider introducing new trees to reinforce the urban forest. Use native and regionally appropriate species.
- Consult with City staff with questions regarding tree health, appropriate tree species, safety issues, and protected tree regulations.



Professorville's historic leafy character should be preserved through sensitive treatment of trees.  
Source: Stanford University Historical Photograph Collection

#### For additional information:

*City of Palo Alto Tree Technical Manual* (City of Palo Alto), <http://www.cityofpaloalto.org/civicax/filebank/documents/6436>

"Urban Canopy" (City of Palo Alto), <http://www.cityofpaloalto.org/services/sustainability/trees.asp>

"City Tree Regulations" (Canopy), <http://canopy.org/about-trees/trees-in-palo-alto/city-tree-regulations/>



Side yards are typically visible from public areas and contribute to the character of Professorville. The visual impact of mechanical equipment and other distracting elements in these locations should be minimized.

#### 7.1.4 Planting beds along house foundations are common features in Professorville and should be retained when possible.

- Introduce shrubs and other ornamental plantings within beds lining house foundations, and retain where they already exist. This strategy supports the neighborhood's rustic character and enforces the existing pattern of edges and spacing between homes.

#### 7.1.5 New site improvements that could affect historic landscape patterns should be placed so as to be minimally visible from the public right-of-way.

- Place air conditioning units, generators, and features that require excavation (such as window wells and basement stair wells) within a lot where they are not immediately visible from the public sidewalk and street. The best location for these features is at the back of a residence.
- If located at a side façade, place excavated features and mechanical equipment at the rear half of the residence, away from the front of the property. Investigate planting schemes that screen these elements from public view.

#### 7.1.6 Residents of older properties in Professorville are encouraged to research historic landscaping patterns that are period appropriate to their homes.

- Where interest exists, conduct research on planting schemes, species, and circulation patterns that were used for residences in the Palo Alto area during the late nineteenth and early twentieth centuries. This research can inform future landscaping plans at historic residences, if desired, that enhance the historic character of Professorville. See Chapter 2 for additional information on historic residential landscape design.



## 7.2 Driveways, Walkways, and Other Paved Elements Should Have As Little Visual Impact on the Overall Landscape As Possible.

Paving is often viewed as a functional circulation feature, but it may affect a property's landscape character and relationship between house and street. As modest walkways and one-car-width driveways are historic features within the neighborhood, new paving should ideally have a similar, minimal visual impact. If a paved surface is too expansive, the neighborhood's pedestrian-centered experience will be diminished.

### 7.2.1 The location, size, and materials of a driveway should be carefully selected in order to preserve the broader visual patterns of the neighborhood.

- Retain existing one-car driveways (approximately 8' or 10' wide) where they currently exist.
- Where a new driveway is required, attempt to locate it alongside one edge of the lot. It should preferably be of single-car width until it approaches a detached garage or other designated parking space, where it may widen out.
- Consider driveway materials and configurations that decrease surface runoff and minimize visual impact. Ribbon or "Hollywood" driveways (two strips of concrete), permeable brick paving patterns, and turf blocks are all effective options that are already found in Professorville.



Ribbon driveways offer an effective way to provide automobile circulation within a property while minimizing visual impact.



Narrow brick walkways provide visual interest to front yards without creating a monotonous paved surface.

- Explore alternatives to monotonous patterns of paving such as poured concrete. Choose materials that promote a degree of visual variety, and consider options that offer differences in paver coloration and size. Brick is particularly encouraged.
- Be mindful of the visual impact of semicircular approach drives or other additional areas of paving. Introducing such an element would be appropriate if proven to reflect a property's historic conditions.

**7.2.2 In Professorville, private walkways have often been located at the center of front yards to allow direct access between a residence's front entrance and the sidewalk. Walkways of this type support the visual progression between public and private spaces and should be maintained.**

- Attempt to maintain existing walkways that have a low visual impact on the front yard.
- In cases of new residential construction or landscape design, plan a new walkway that directly connects the public sidewalk and the front entrance. Straight walkways that are perpendicular to the public sidewalk are preferred, in keeping with historic precedents.
- Consider paving materials that are found elsewhere in the neighborhood and provide a degree of visual variation, such as brick or flagstone.
- Use connecting or secondary walkways located along the front façade of a residence to provide access between the front entrance and the driveway, garage, or other parking area.

**7.2.3 Ramps or lifts, where required, should be designed to be compatible with the historic character of a residence, to the degree that is feasible.**

- When planning to add an access ramp or lift, consider issues like visual impact, removability in the future, and whether character-defining features are affected.

**7.2.4 Patios placed within a front yard are discouraged, as they often involve paving and other features that interrupt the historic character that is desired for front yards in Professorville.**

- Attempt to place patios to the side or rear of a residence where possible, to support the open character of Professorville's front yards and the visual progression of landscape to streetscape.
- If a patio is placed to the front of a residence, strive to use permeable pavers or other materials that reduce the visual impact of the patio surface. Avoid enclosing front yard patios with low walls or fences.



Historic garages and carriage houses are important elements of their properties and should remain in use where possible.

### 7.3 The Rehabilitation and Construction of Garages and Other Accessory Buildings Should Be Planned in Order to Enhance the Historic Character of Professorville.

Accessory buildings such as carriage houses and automobile garages have existed throughout Professorville since the neighborhood's earliest years. Whether historic or recent, these types of buildings are important components of their properties: they contribute to the neighborhood's pattern of site layouts, and they convey the neighborhood's historic development. They also provide opportunities for growth and development in Professorville. Existing accessory buildings can be converted for other purposes while retaining historic character. New secondary dwellings are also encouraged in locations where they support the neighborhood's overall streetscape pattern. Secondary dwellings warrant sensitive planning.

#### 7.3.1 Historic accessory buildings such as garages and carriage houses are important components of early properties and should be preserved whenever possible.

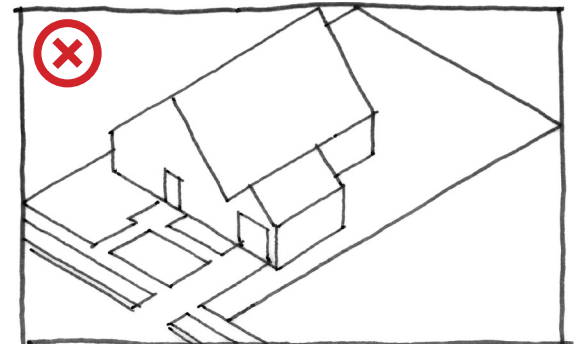
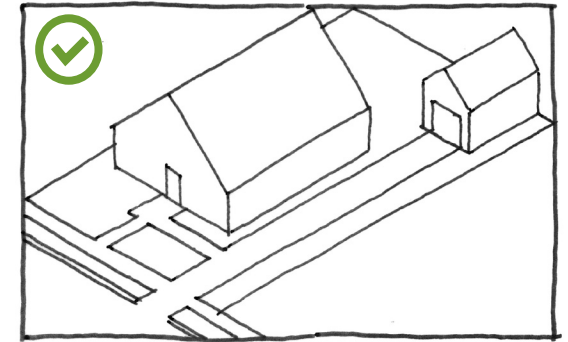
- Always make an effort to retain historic accessory buildings and to rehabilitate them sensitively if a new use is desired.
- When a rehabilitation project is pursued, retain the building's original form, materials, and character-defining features to the highest degree feasible. These historic elements will help relate the building to its associated residence. (Refer to Chapter 3 for appropriate guidance on treating the features and materials of a historic accessory building.)



- If possible, retain the existing automobile or carriage door to allow the building to convey its original purpose.
- Avoid moving an original garage or carriage house within the lot such that it would alter its spatial and functional relationship with its associated residence. However, moving a historic building is always preferable to demolishing it or making incompatible alterations.

**7.3.2 New accessory buildings and secondary dwelling units within Professorville should be placed at the rear of lots so as not to distract from the existing pattern of homes in the neighborhood.**

- New livable buildings such as detached offices and secondary dwelling units should be placed towards the rear of a lot, preferably in a location that is not directly visible from the public-right-of-way.
- New garages should be detached and placed at the rear of the lot whenever possible. This is an important development pattern and defining characteristic of Professorville, as early homes in the neighborhood were typically constructed with detached garages at the backs of lots. (If a new attached garage is considered necessary, see 4.1.1 and 5.2.1 for appropriate guidance on the placement of new attached garages on early and later homes, respectively.)
- If an alley is present along the rear boundary of a lot (found within the western half of Professorville), place the new garage directly adjacent to the alley. The alley should serve as the primary access route to the garage, as this was its traditional purpose within the block. Avoid using driveways where alleys exist.



Detached garages at the backs of lots are preferred for new residences in Professorville, as this pattern was used historically.





New detached garages can be designed with materials and doors that relate to historic residences in Professorville.

### 7.3.3 New garages and other accessory buildings should be designed so that they respect and are compatible with the main residence.

- Design a new secondary dwelling or accessory building to be compatible with the general architectural character (massing, roof form, materials, and features) of its residence. Keep in mind that a historic characteristic of Professorville is the vernacular appearance and architectural simplicity of its accessory buildings in comparison to the more elaborately styled houses.
- A new secondary dwelling or accessory building should have basic forms, be one story in height, and be otherwise visibly subordinate to its associated residence. An accessory building should be scaled so that it cannot be seen over the roof of the primary residence.

## 7.4 Take Into Account Professorville's Historic Character When Making Changes to the Neighborhood's Streetscape and Infrastructure.

Public infrastructure is closely tied to the quality of Professorville's streetscape and public realm. Future changes to Professorville's infrastructure should attempt to support the qualities that distinguish the district.

### 7.4.1 Professorville's sidewalks, parking strips, and street trees should be maintained in a manner that enhances the historic district's streetscape and sense of place.

- Maintain the existing pattern of public sidewalks running parallel to the neighborhood's streets, with planter strips located in between. Minimize new paving in parking strips as much as possible.
- Retain existing street trees that stand in parking strips whenever feasible. If street trees are removed for any reason, replace them with similar species and continue the overall spacing pattern seen in the neighborhood.
- Attempt to preserve historic trees that currently encroach into roadways, a pattern that occurred in Palo Alto around the turn of the twentieth century. This phenomenon strongly conveys the city's early development.
- Plan new landscape design to screen utilities elements, such as required backflow units, using appropriate shrubs or tall clump grass.



Mature native trees have been accommodated throughout Professorville's historic development.



This curb cut with a tight radius reflects an earlier era of Professorville and could serve as a template for future improvements.



Identification signage has been used in many historic districts to enhance a sense of arrival and neighborhood identity.

#### 7.4.2 Upgrades to Professorville's utilities and roadway infrastructure should be developed with the neighborhood's historic character in mind.

- Investigate sensitively moving utilities infrastructure, such as power lines, underground to remove visually distracting poles and wires. Yet, also consider the potential effects that ground disturbance could have on the landscape of the neighborhood.
- Design new curb cuts at driveways to repeat the tighter radius of older curb cuts found in Professorville.
- Plan upgrades to public roadways in a manner that respects the historic streetscape of the neighborhood as much as possible. Avoid adding new roadway features that did not exist historically and that may be considered visually distracting.
- Conduct research in order to identify types of streetlights that may have existed in Professorville during the early twentieth century, with the possible goal of replacing the existing streetlights with historically appropriate fixtures.

#### 7.4.3 Public place-making and education strategies should be considered to enhance the neighborhood's identity as an important historic district in Palo Alto.

- Consider designing and installing signage in appropriate locations near district boundaries that announces the Professorville Historic District.
- Investigate a new design for street signs located in Professorville that is distinguished from the City's Standard street signs, and that would augment the district's unique sense of place.





# Appendices

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## Appendix A: Glossary of Terms

**Asphalt composition shingles:** Shingles made from roofing felt coated with asphalt and mineral granules.

**Baluster:** Small turned or cut out posts that form a railing.

**Bay window:** The common term for a minor projection containing a window that extends beyond the surrounding façade plane.

**Belt course:** A projecting horizontal member across a façade or around a building.

**Bracket:** A feature that supports, or appears to support, a projecting element such as cornice, eave, or window hood.

**Cartouche:** A decorative relief located on a façade, often of molded stucco and representing a shield or crest.

**Casement window:** A window with the sash hinged on the jamb (vertical side member).

**Clapboard siding:** A siding material consisting of narrow wood boards applied horizontally, with the lower edge overlapping the board below.

**Clipped gable:** A gable that features a partial roof slope (hip) that meets the ridge; also known as a jerkinhead.

**Cornice:** The common name for the decorative projecting element at the top of a façade; commonly bracketed and located above a frieze.

**Dentils:** Small tooth-like blocks set in rows (dentil courses) used in Classical cornices.

**Dormer:** A minor projection on a pitched roof, usually bearing a window on its front face. Dormers can have a variety of roof forms.

**Eave:** The lower edge of a roof slope that intersects with the exterior wall.

**Façade:** An exterior building face.

**Façade plane:** The predominant plane at which the physical features of a façade are arranged.

**Fanlight:** A semi-circular or round arched window located above a door, often with radiating muntin patterns.



**Fenestration:** The physical arrangement of windows on a building's exterior walls.

**Fixed window:** A window sash that does not move or open.

**Gable:** The upper area of an exterior wall that is located between the roof slopes.

**Gambrel roof:** A roof form characterized by two roof slopes: one shallower near the ridge, the other steeper near the eaves.

**Half-timbering:** Exposed wood framing infilled with contrasting materials, such as plaster or masonry. In the Tudor Revival style, false half-timbering is used for aesthetic rather than structural purposes.

**Hipped roof:** A roof form where all sides slope between the roof ridge and eaves.

**Historicist architecture:** Architecture that is heavily influenced by past movements, sometimes freely interpreted.

**Hung sash window:** A window in which one or more sashes move vertically.

**Hyphen:** A minor volume that connects two larger volumes.

**Infill:** New construction located within an existing, historic setting.

**Landscape:** The physical and aesthetic setting of a place, typically defined by natural features but also incorporating spatial relationships, views, furnishings, and circulation routes.

**Lite:** A piece of glass located within a window.

**Massing:** The distribution of a building's volume through space.

**Muntin:** A narrow member that separates the lites within a window sash.

**Palladian window:** A window in the form of a round arch flanked on either side by narrower rectangular windows.

**Parapet:** The area of a building's exterior walls where they extend above a roof; it can be flat or stepped/shaped.

**Parking strip:** The narrow area containing grass, plantings, or paving that is located between a roadway and its parallel sidewalk.

**Porch:** A component of a building that shelters a building entrance and contains occupiable space.

**Portico:** An exterior structure that shelters a building entrance; it is differentiated by a porch because it covers only the entrance and stoop and does not contain occupiable space.

**Rafter tail:** The exterior expression of a roof structure below the eaves. Rafter tails are sometimes applied decorative elements and commonly have shaped or scrolled ends.

**Setback:** The distance between a property line and a building, especially at the front of a lot.

**Shed roof:** A roof form characterized by a single slope.

**Sidelight:** Any window that flanks a door; typically a tall narrow window that spans the full height or partial height of the door.

**Streetscape:** The visual character of a roadway's setting, including paving, plant life, and adjacent buildings and structures.

**Stucco:** An exterior finish composed of some combination of portland cement, lime and sand, which are mixed with water and applied to a wall in a wet coating and allowed to dry.

**Surface-to-void ratio:** The proportional relationship between solid wall areas and window/door openings.

**Window sash:** The overall frame that contains the glazing and possibly muntins of a window.

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## Appendix B: Professorville Property Data

APN	ADDRESS	YEAR BUILT	STYLE / INFLUENCE	CITY INVENTORY LISTING	NATIONAL REGISTER LISTING	NOTES
120-28-062	271 Addison Avenue	1896	Vernacular	Professorville - Category 4	Professorville - Contributing	
120-28-061	281 Addison Avenue	1904	Colonial Revival/ Classical Revival	Professorville	Professorville - Contributing	
120-17-085	301 Addison Avenue	1902	Colonial Revival	Professorville - Category 3	Professorville - Contributing	
120-18-002	310 Addison Avenue	1938	Colonial Revival	Professorville	Not applicable - Local listing only	
120-17-084	319 Addison Avenue	1902	Craftsman	Professorville	Professorville - Contributing	
120-18-003	326 Addison Avenue	1907	Craftsman	Professorville	Not applicable - Local listing only	
120-17-083	327 Addison Avenue	1902	Craftsman/ Colonial Revival	Professorville - Category 3	Professorville - Contributing	
120-18-004	342-352 Addison Avenue	1904	Craftsman	Professorville	Not applicable - Local listing only	

Note: In addition to being located in the local historic district, properties may be listed in the City's Historic Inventory with one of the following Historic Category designations: Category 1 ("Exceptional building"); Category 2 ("Major building"); Category 3 or 4 ("Contributing building"). Not all contributing buildings in the district are individually designated with a Historic Category in the City's Historic Inventory. For more information about Historic Categories, see the Palo Alto Municipal Code Chapter 16.49.

APN	ADDRESS	YEAR BUILT	STYLE / INFLUENCE	CITY INVENTORY LISTING	NATIONAL REGISTER LISTING	NOTES
120-18-005	354-362 Addison Avenue	1896	Queen Anne	Professorville	Not applicable - Local listing only	
120-18-006	370 Addison Avenue	1904	Prairie School/ Colonial Revival	Professorville	Not applicable - Local listing only	
120-18-007	376 Addison Avenue	1904	Craftsman	Professorville	Not applicable - Local listing only	
120-28-059	940 Bryant Street	1900	Colonial Revival	Professorville	Professorville - Contributing	
120-17-087	943 Bryant Street	1904	Colonial Revival	Professorville	Professorville - Contributing	
120-28-060	944 Bryant Street	1902	Craftsman	Professorville	Professorville - Contributing	
120-17-086	951 Bryant Street	1898	Colonial Revival/ Shingle	Professorville	Professorville - Contributing	
120-28-061	960 Bryant Street	1904	Colonial Revival	Professorville	Professorville - Non-contributing	
120-18-001	1001-1005 Bryant Street	1892	Colonial Revival/ Shingle	Professorville - Category 2	Professorville - Contributing	Frank Angell House
120-29-002	1008 Bryant Street	2001	Neotraditional	Professorville	Professorville - Non-contributing	
120-29-003	1010 Bryant Street	1903	Colonial Revival	Professorville - Category 3	Professorville - Contributing	
120-18-040	1017-1023 Bryant Street	1893	Colonial Revival/ Shingle	Professorville - Category 3	Professorville - Contributing	Augustus Murray House

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APN	ADDRESS	YEAR BUILT	STYLE / INFLUENCE	CITY INVENTORY LISTING	NATIONAL REGISTER LISTING	NOTES
120-29-004	1020 Bryant Street	1902	Colonial Revival	Professorville - Category 3	Professorville - Contributing	
120-18-039	1027 Bryant Street	1898	Colonial Revival/ Queen Anne/ Craftsman	Professorville	Professorville - Contributing	
120-29-005	1028 Bryant Street	1902	Colonial Revival	Professorville	Professorville - Contributing	
120-18-038	1033-1037 Bryant Street	1901	Colonial Revival	Professorville - Category 3	Professorville - Contributing	
120-29-006	1036 Bryant Street	1920	Colonial Revival	Professorville	Professorville - Contributing	
120-29-007	1044 Bryant Street	1902	Craftsman	Professorville - Category 3	Professorville - Contributing	Varian House
120-29-008	1052 Bryant Street	1902	Craftsman/ Colonial Revival	Professorville - Category 4	Professorville - Contributing	
120-18-037	1061 Bryant Street	1899	Colonial Revival	Professorville - Category 2	Professorville - Contributing	Sun-Bonnet House by Bernard Maybeck
120-29-009	1100 Bryant Street	1903	Craftsman	Professorville - Category 4	Professorville - Contributing	Kimball Residence
120-29-010	1106 Bryant Street	1997	Neotraditional	Professorville*	Professorville - Contributing*	*Contributing property replaced by new construction
120-29-011	1116 Bryant Street	1904	Colonial Revival	Professorville	Professorville - Contributing	

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APN	ADDRESS	YEAR BUILT	STYLE / INFLUENCE	CITY INVENTORY LISTING	NATIONAL REGISTER LISTING	NOTES
120-18-062	1121 Bryant Street	1892	Colonial Revival/ Classical Revival	Professorville - Category 3	Professorville - Contributing	Castilleja Hall; Nardyne Apartments
120-29-012	1130 Bryant Street	1902	Craftsman Chalet	Professorville - Category 3	Professorville - Contributing	
120-18-061	1135 Bryant Street	1910	Craftsman	Professorville	Professorville - Contributing	
120-29-013	1140 Bryant Street	1903	Colonial Revival	Professorville	Professorville - Contributing	
120-18-060	1143 Bryant Street	1912	Prairie School	Professorville	Professorville - Contributing	
120-29-014	1148 Bryant Street	1902	Craftsman/ Colonial Revival	Professorville	Professorville - Contributing	
120-29-015	1160 Bryant Street	1910	Colonial Revival	Professorville - Category 4	Professorville - Contributing	
120-20-009	1200 Bryant Street	1908	Colonial Revival	Professorville - Category 3	Professorville - Contributing	
120-20-008	1201 Bryant Street	1966	Ranch	Professorville	Not applicable - Local listing only	
120-20-007	1225 Bryant Street	1966	Ranch	Professorville	Not applicable - Local listing only	
120-20-010	1250 Bryant Street	1908	Colonial Revival	Professorville	Not applicable - Local listing only	Historic address 281 Embarcadero Road
120-06-021	1055 Cowper Street	1910	Mission Revival	Professorville - Category 2	Not applicable - Local listing only	

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APN	ADDRESS	YEAR BUILT	STYLE / INFLUENCE	CITY INVENTORY LISTING	NATIONAL REGISTER LISTING	NOTES
120-06-078	1107 Cowper Street	1997	Neotraditional	Professorville	Not applicable - Local listing only	
120-18-048	1140 Cowper Street	1955	Modern	Professorville - Category 2	Professorville - Non-contributing	
120-07-044	1211 Cowper Street	1963	Ranch (multi-story)	Professorville	Not applicable - Local listing only	
120-07-043	1225 Cowper Street	1948	Ranch	Professorville	Not applicable - Local listing only	
120-19-005	1236 Cowper Street	1920	Craftsman	Professorville	Not applicable - Local listing only	
120-19-006	1238 Cowper Street	1904	Craftsman	Professorville	Not applicable - Local listing only	
120-07-101	1247 Cowper Street	1928	Spanish Colonial Revival	Professorville - Category 1	Individual property listing	Norris House
120-19-008	1300 Cowper Street	1958	Contemporary	Professorville	Not applicable - Local listing only	
120-19-009	1312 Cowper Street	1910	Colonial Revival/ Craftsman	Professorville	Not applicable - Local listing only	
120-07-094	1325 Cowper Street	1915	Craftsman	Professorville	Not applicable - Local listing only	
120-19-010	1330 Cowper Street	1904	Craftsman	Professorville	Not applicable - Local listing only	

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APN	ADDRESS	YEAR BUILT	STYLE / INFLUENCE	CITY INVENTORY LISTING	NATIONAL REGISTER LISTING	NOTES
120-07-093	1335 Cowper Street	1904	Craftsman	Professorville	Not applicable - Local listing only	
120-19-011	1336 Cowper Street	1926	Spanish Colonial Revival	Professorville - Category 1	Individual property listing	Pettigrew House
120-07-092	1345 Cowper Street	1908	Craftsman	Professorville - Category 3	Not applicable - Local listing only	
120-07-091	1357 Cowper Street	1907	Craftsman	Professorville - Category 4	Not applicable - Local listing only	
120-19-012	1390 Cowper Street	1937	Tudor Revival	Professorville	Not applicable - Local listing only	
120-19-013	1400 Cowper Street	1924	Colonial Revival	Professorville	Not applicable - Local listing only	
120-08-001	1401 Cowper Street	1901	Craftsman	Professorville - Category 4	Not applicable - Local listing only	
120-08-058	1415 Cowper Street	1927	French Eclectic	Professorville - Category 4	Not applicable - Local listing only	
120-08-057	1425 Cowper Street	1903	Tudor Revival	Professorville - Category 4	Not applicable - Local listing only	
120-20-013	223 Embarcadero Road	1923	Craftsman	Professorville	Professorville - Contributing	Also addressed as 222 Kingsley Avenue
120-20-012	235 Embarcadero Road	1906	Craftsman	Professorville - Category 2	Professorville - Contributing	

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APN	ADDRESS	YEAR BUILT	STYLE / INFLUENCE	CITY INVENTORY LISTING	NATIONAL REGISTER LISTING	NOTES
120-20-011	251 Embarcadero Road	1906	Colonial Revival	Professorville	Professorville - Contributing	
120-20-025	359 Embarcadero Road	1900	Prairie School	Professorville - Category 4	Not applicable - Local listing only	
120-19-016	425 Embarcadero Road	1907	Craftsman	Professorville - Category 2	Not applicable - Local listing only	
120-19-015	427 Embarcadero Road	1907	Craftsman	Professorville - Category 2	Not applicable - Local listing only	
120-19-014	473 Embarcadero Road	1988	Neotraditional	Professorville	Not applicable - Local listing only	
120-29-044	1101-1103 Emerson Street	1906	Colonial Revival	Professorville - Category 3	Professorville - Contributing	
120-30-009	1102 Emerson Street	1925	Spanish Colonial Revival	Professorville	Professorville - Contributing	
120-29-043	1111 Emerson Street	1903	Colonial Revival	Professorville - Category 4	Professorville - Contributing	
120-30-010	1118 Emerson Street	1914	Colonial Revival/ Craftsman/ Prairie School	Professorville - Category 3	Professorville - Contributing	
120-29-042	1121 Emerson Street	1908	Colonial Revival	Professorville	Professorville - Contributing	
120-30-011	1128 Emerson Street	1907	Colonial Revival/ English Cottage	Professorville - Category 4	Professorville - Contributing	

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120-29-041	1129 Emerson Street	1908	Craftsman	Professorville - Category 4	Professorville - Contributing	
120-29-055	1133 Emerson Street	1976	Contemporary Shingle	Professorville	Professorville - Non-contributing	
120-30-012	1134 Emerson Street	1903	Prairie School/ Craftsman	Professorville - Category 4	Professorville - Contributing	Elmore Residence
120-29-054	1135 Emerson Street	1975	Contemporary Shingle	Professorville	Professorville - Non-contributing	
120-30-051	1174 Emerson Street	1980	Neotraditional	Professorville	Professorville - Non-contributing	
120-30-052	1176 Emerson Street	1925	Spanish Colonial Revival	Professorville - Category 3	Professorville - Contributing	
120-20-014	200 Kingsley Avenue	1906	Craftsman	Professorville	Professorville - Contributing	
120-29-056	221 Kingsley Avenue	1901	Colonial Revival/ Craftsman	Professorville - Category 2	Professorville - Contributing	Fowler Residence
120-20-013	222 Kingsley Avenue	1906	Colonial Revival	Professorville	Professorville - Contributing	Also addressed as 223 Embarcadero Road
120-20-015	252 Kingsley Avenue	1908	Craftsman	Professorville	Professorville - Contributing	
120-29-016	257 Kingsley Avenue	1904	Craftsman	Professorville	Professorville - Contributing	
120-20-016	262 Kingsley Avenue	1908	Craftsman	Professorville	Professorville - Contributing	

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120-18-059	303 Kingsley Avenue	1963	Ranch	Professorville	Professorville - Non-contributing	
120-18-058	319 Kingsley Avenue	1908	Colonial Revival/ Craftsman	Professorville	Not applicable - Local listing only	
120-69-006*	325-365 Kingsley Avenue	1940	Bungalows	Professorville	Not applicable - Local listing only	
120-20-006	334 Kingsley Avenue	1904	Classical Revival	Professorville - Category 2	Professorville - Contributing	
120-20-005	356 Kingsley Avenue	1893	Vernacular	Professorville - Category 1	Professorville - Contributing	
120-20-004	360 Kingsley Avenue	1900	Colonial Revival	Professorville	Professorville - Contributing	
120-20-003	364 Kingsley Avenue	2008	Neotraditional	Professorville	Contributing (does Not apply to new construction)	
120-20-002	374 Kingsley Avenue	1905	Craftsman	Category 3	Professorville - Contributing	
120-18-050	405 Kingsley Avenue	1929	Spanish Colonial Revival	Professorville	Professorville - Contributing	
120-18-064	425 Kingsley Avenue	1975	Contemporary	Professorville	Professorville - Non-contributing	
120-19-002	430 Kingsley Avenue	1900	Colonial Revival	Professorville - Category 3	Professorville - Contributing	
120-18-063	433 Kingsley Avenue	1899	Colonial Revival	Professorville - Category 2	Professorville - Contributing	Hutchinson House

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APN	ADDRESS	YEAR BUILT	STYLE / INFLUENCE	CITY INVENTORY LISTING	NATIONAL REGISTER LISTING	NOTES
120-19-003	450 Kingsley Avenue	1895	Colonial Revival/ Shingle	Professorville - Category 2	Professorville - Contributing	Sanford House
120-18-048	457-459 Kingsley Avenue	1914	Tudor Revival	Professorville - Category 2	Professorville - Contributing	
120-19-004	490 Kingsley Avenue	1923	Spanish Colonial Revival	Professorville - Category 3	Professorville - Contributing	Blake Wilbur Residence
120-07-001	500 Kingsley Avenue	2000	Neotraditional	Professorville	Not applicable - Local listing only	Also addressed as 1201 Cowper Street
120-06-075	501-505 Kingsley Avenue	1897	Colonial Revival	Professorville - Category 2	Professorville - Contributing	Fleugel Residence
120-29-045	225 Lincoln Avenue	2013	Neotraditional	Professorville - Category 3*	Professorville - Contributing*	*Contributing property replaced by new construction
120-29-034	251 Lincoln Avenue	1904	Colonial Revival/ Craftsman	Professorville - Category 4	Professorville - Contributing	Charles House
120-18-041	308 Lincoln Avenue	1903	Colonial Revival	Professorville - Category 3	Professorville - Contributing	
120-18-042	318 Lincoln Avenue	1904	Colonial Revival	Professorville - Category 4	Professorville - Contributing	
120-18-036	329 Lincoln Avenue	1900	Colonial Revival (altered)	Professorville	Professorville - Non-contributing	
120-18-035	331 Lincoln Avenue	1900	Colonial Revival	Professorville	Professorville - Contributing	

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120-18-043	332-334 Lincoln Avenue	1896	Colonial Revival	Professorville - Category 3	Professorville - Contributing	
120-18-034	333-345 Lincoln Avenue	1890	Colonial Revival	Professorville - Category 2	Professorville - Contributing	
120-18-044	356 Lincoln Avenue	1896	Craftsman	Professorville - Category 1	Professorville - Contributing	
120-18-032	365 Lincoln Avenue	1896	Craftsman/ Shingle	Professorville - Category 2	Professorville - Contributing	Hoskins-Thomas Residence
120-18-070	381 Lincoln Avenue	1890	Craftsman	Professorville - Category 4	Professorville - Contributing	
120-18-025	405 Lincoln Avenue	2012	Neoelectic	Professorville	Professorville - Non-contributing	
120-18-024	409 Lincoln Avenue	1922	Spanish Colonial Revival	Professorville	Not applicable - Local listing only	
120-18-023	427 Lincoln Avenue	1926	Spanish Colonial Revival	Professorville	Not applicable - Local listing only	
120-18-047	436 Lincoln Avenue	1920	Colonial Revival	Professorville	Not applicable - Local listing only	
120-18-022	439 Lincoln Avenue	1929	French Eclectic	Professorville	Not applicable - Local listing only	
120-18-021	451 Lincoln Avenue	1924	Spanish Colonial Revival	Professorville	Not applicable - Local listing only	

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APN	ADDRESS	YEAR BUILT	STYLE / INFLUENCE	CITY INVENTORY LISTING	NATIONAL REGISTER LISTING	NOTES
120-18-020	467 Lincoln Avenue	1926	Tudor Revival	Professorville - Category 4	Not applicable - Local listing only	
120-06-080	510 Lincoln Avenue	1930	French Eclectic	Professorville - Category 3	Not applicable - Local listing only	
120-20-017	305 Melville Avenue	1901	Queen Anne	Professorville - Category 3	Not applicable - Local listing only	Also addressed as 1251 Bryant Street
120-20-018	311-315 Melville Avenue	1903	Queen Anne	Professorville - Category 4	Not applicable - Local listing only	
120-20-019	321 Melville Avenue	1902	Queen Anne/ Craftsman	Professorville	Not applicable - Local listing only	
120-20-029	325 Melville Avenue	1961	Ranch	Professorville	Not applicable - Local listing only	
120-20-027	330 Melville Avenue	1900	Vernacular	Professorville	Not applicable - Local listing only	Historic address 345 Embarcadero Road
120-20-028	335 Melville Avenue	1958	Ranch	Professorville	Not applicable - Local listing only	
120-20-026	340 Melville Avenue	1987	Neotraditional	Professorville	Not applicable - Local listing only	
120-20-021	353 Melville Avenue	1900	Colonial Revival/ Vernacular	Professorville - Category 3	Not applicable - Local listing only	
120-20-022	363 Melville Avenue	1904	Queen Anne	Professorville	Not applicable - Local listing only	

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120-19-028	409 Melville Avenue	1901	Queen Anne	Professorville	Not applicable - Local listing only	
120-19-027	433 Melville Avenue	1894	Queen Anne/ Shingle	Professorville - Category 2	Not applicable - Local listing only	
120-19-021	440 Melville Avenue	1926	Colonial Revival	Professorville	Not applicable - Local listing only	
120-19-022	450-458 Melville Avenue	1983	Neotraditional	Professorville	Not applicable - Local listing only	
120-19-035	465 Melville Avenue	1898	Craftsman	Professorville	Not applicable - Local listing only	
120-19-024	467-469 Melville Avenue	1910	Craftsman (altered)	Professorville	Not applicable - Local listing only	
120-19-007	475 Melville Avenue	1911	Craftsman	Professorville - Category 2	Not applicable - Local listing only	Huff House
120-19-023	480 Melville Avenue	1958	Contemporary	Professorville	Not applicable - Local listing only	
120-07-045	500 Melville Avenue	1906	Craftsman	Professorville - Category 3	Not applicable - Local listing only	Stark Residence
120-07-102	541 Melville Avenue	1951	Modern	Professorville	Not applicable - Local listing only	
120-29-028	1000 Ramona Street	1905	Craftsman	Professorville	Professorville - Contributing	

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120-29-001	1001 Ramona Street	1907	Craftsman	Professorville - Category 3	Professorville - Contributing	
120-29-028	1004-1006 Ramona Street	1905	Vernacular	Professorville	Professorville - Contributing	
120-29-027	1013 Ramona Street	1908	Vernacular (altered)	Professorville	Professorville - Non-contributing	
120-29-029	1020 Ramona Street	1907	Craftsman	Professorville	Professorville - Contributing	
120-29-026	1021 Ramona Street	1907	Colonial Revival	Professorville - Category 4	Professorville - Contributing	
120-29-030	1024 Ramona Street	1914	Craftsman	Professorville - Category 4	Professorville - Contributing	
120-29-025	1029 Ramona Street	1907	Colonial Revival	Professorville	Professorville - Contributing	
120-29-031	1030-1032 Ramona Street	2012	Neotraditional	Professorville	Professorville - Non-contributing	
120-29-024	1037 Ramona Street	1904	Colonial Revival	Professorville	Professorville - Contributing	
120-29-032	1040 Ramona Street	1914	Craftsman	Professorville	Professorville - Contributing	
120-29-023	1047 Ramona Street	1907	Classical Revival	Professorville - Category 4	Professorville - Contributing	
120-29-033	1048 Ramona Street	1900	Colonial Revival	Professorville - Category 4	Professorville - Contributing	

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120-29-022	1057 Ramona Street	1906	Craftsman/ Colonial Revival	Professorville - Category 4	Professorville - Contributing	
120-29-035	1102 Ramona Street	1908	Colonial Revival	Professorville	Professorville - Contributing	
120-29-021	1103 Ramona Street	1904	Colonial Revival	Professorville - Category 3	Professorville - Contributing	
120-29-036	1106 Ramona Street	1905	Craftsman	Professorville	Professorville - Contributing	
120-29-037	1112 Ramona Street	1905	Craftsman	Professorville	Professorville - Contributing	
120-29-020	1115 Ramona Street	1908	Colonial Revival	Professorville - Category 2	Professorville - Contributing	
120-29-038	1116 Ramona Street	1902	Craftsman/ Colonial Revival	Professorville	Professorville - Contributing	
120-29-019	1125 Ramona Street	1902	Colonial Revival	Professorville	Professorville - Contributing	
120-29-057	1156 Ramona Street	1910	Craftsman	Professorville	Professorville - Contributing	
120-29-018	1139 Ramona Street	1904	Colonial Revival	Professorville - Category 2	Professorville - Contributing	
120-29-017	1147 Ramona Street	1906	Craftsman	Professorville	Professorville - Contributing	
120-29-016	1155 Ramona Street	1904	Vernacular/ Craftsman	Professorville	Professorville - Contributing	
120-18-008	1010 Waverley Street	1922	Craftsman	Professorville	Not applicable - Local listing only	

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APN	ADDRESS	YEAR BUILT	STYLE / INFLUENCE	CITY INVENTORY LISTING	NATIONAL REGISTER LISTING	NOTES
120-18-030	1020 Waverley Street	1902	Craftsman	Professorville	Not applicable - Local listing only	
120-18-031	1022 Waverley Street	1905	Colonial Revival	Professorville	Not applicable - Local listing only	
120-18-071	1050 Waverley Street	1926	Colonial Revival	Professorville - Category 4	Professorville - Non-contributing	
120-18-046	1101 Waverley Street	1922	Colonial Revival/ Period Revival	Professorville	Professorville - Contributing	
120-18-045	1110 Waverley Street	1993	Neotraditional	Professorville*	Professorville - Contributing*	*Contributing property replaced by new construction
120-18-054	1130 Waverley Street	1900	Vernacular/ Rustic Bungalow	Professorville	Professorville - Non-contributing	
120-18-053	1135 Waverley Street	1926	Colonial Revival	Professorville - Category 4	Professorville - Contributing	
120-18-055	1136 Waverley Street	1893	Colonial Revival	Professorville - Category 3	Professorville - Contributing	
120-18-056	1146 Waverley Street	1893	Queen Anne	Professorville - Category 4	Professorville - Contributing	
120-18-052	1155 Waverley Street	1927	Spanish Colonial Revival	Professorville - Category 4	Professorville - Contributing	

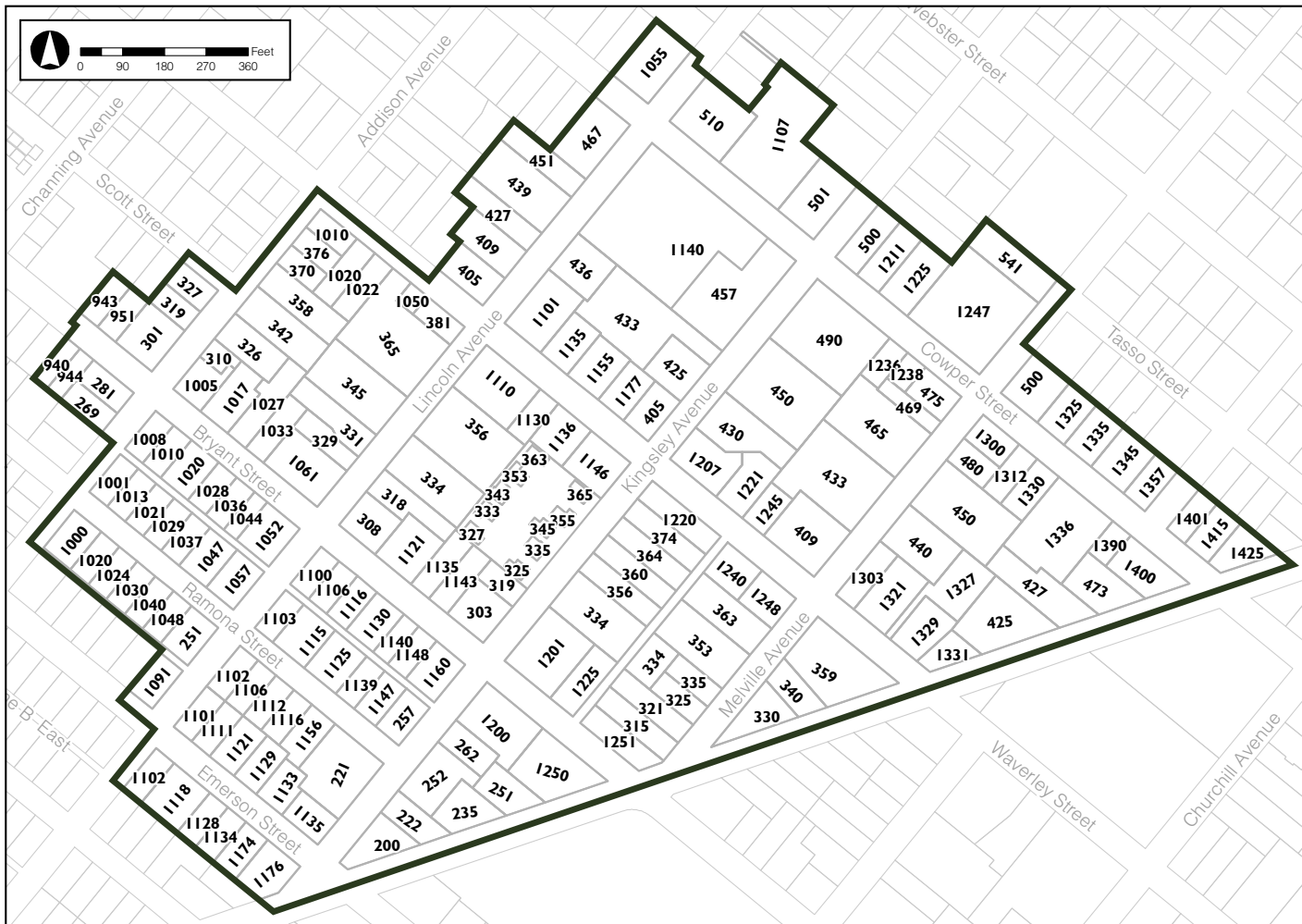
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120-18-051	1177 Waverley Street	1928	Spanish Colonial Revival	Professorville	Professorville - Contributing	
120-19-033	1207 Waverley Street	1904	Colonial Revival (altered)	Professorville	Professorville - Contributing	Historic address 1221 Waverley Street
120-20-001	1220-1224 Waverley Street	1898	Craftsman	Professorville - Category 4	Professorville - Contributing	
120-19-034	1221 Waverley Street	1993	Neoelectic	Professorville	Professorville - Non-contributing	
120-20-023	1240 Waverley Street	1905	Classical Revival	Professorville	Professorville - Contributing	
120-19-029	1245 Waverley Street	1902	Craftsman	Professorville	Not applicable - Local listing only	
120-20-024	1248 Waverley Street	1904	Colonial Revival	Professorville	Professorville - Contributing	
120-19-020	1303 Waverley Street	1912	Mission Revival	Professorville - Category 4	Not applicable - Local listing only	
120-19-032	1321 Waverley Street	1916	Colonial Revival	Professorville	Not applicable - Local listing only	
120-19-030	1327 Waverley Street	1988	Neotraditional	Professorville	Not applicable - Local listing only	
120-19-031	1329 Waverley Street	1988	Neotraditional	Professorville	Not applicable - Local listing only	

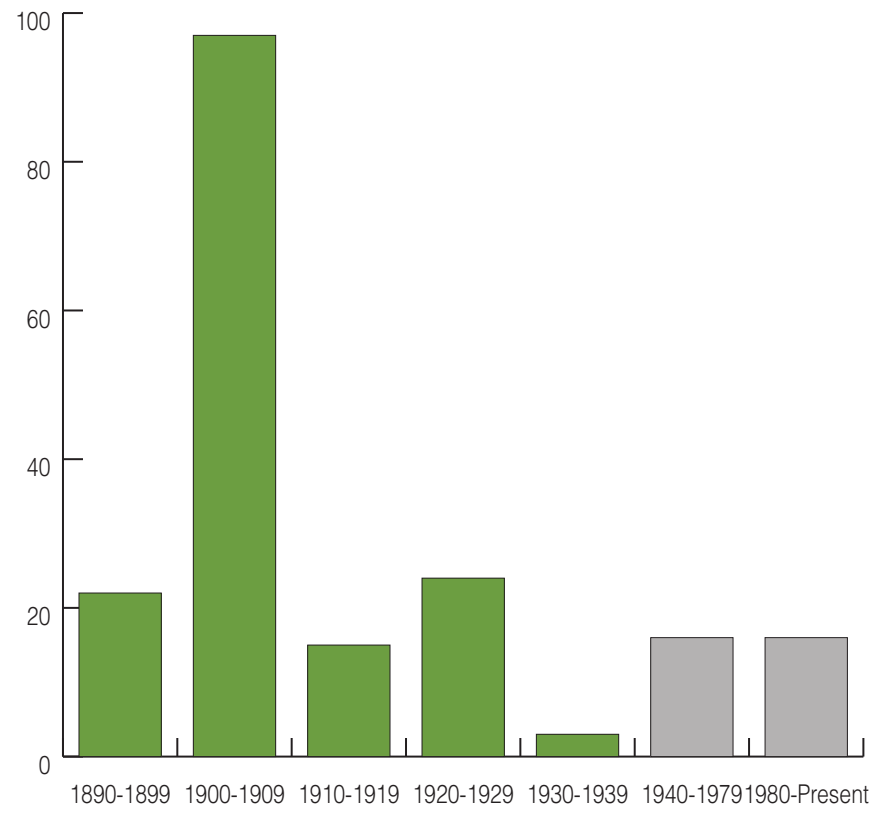
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APN	ADDRESS	YEAR BUILT	STYLE / INFLUENCE	CITY INVENTORY LISTING	NATIONAL REGISTER LISTING	NOTES
120-19-017	1331 Waverley Street	1950	Ranch	Professorville	Not applicable - Local listing only	
120-20-020	334 Whitman Court	1904	Craftsman	Professorville	Not applicable - Local listing only	
120-20-002	373-375 Whitman Court	1905	Craftsman	Category 4	Professorville - Non-contributing	

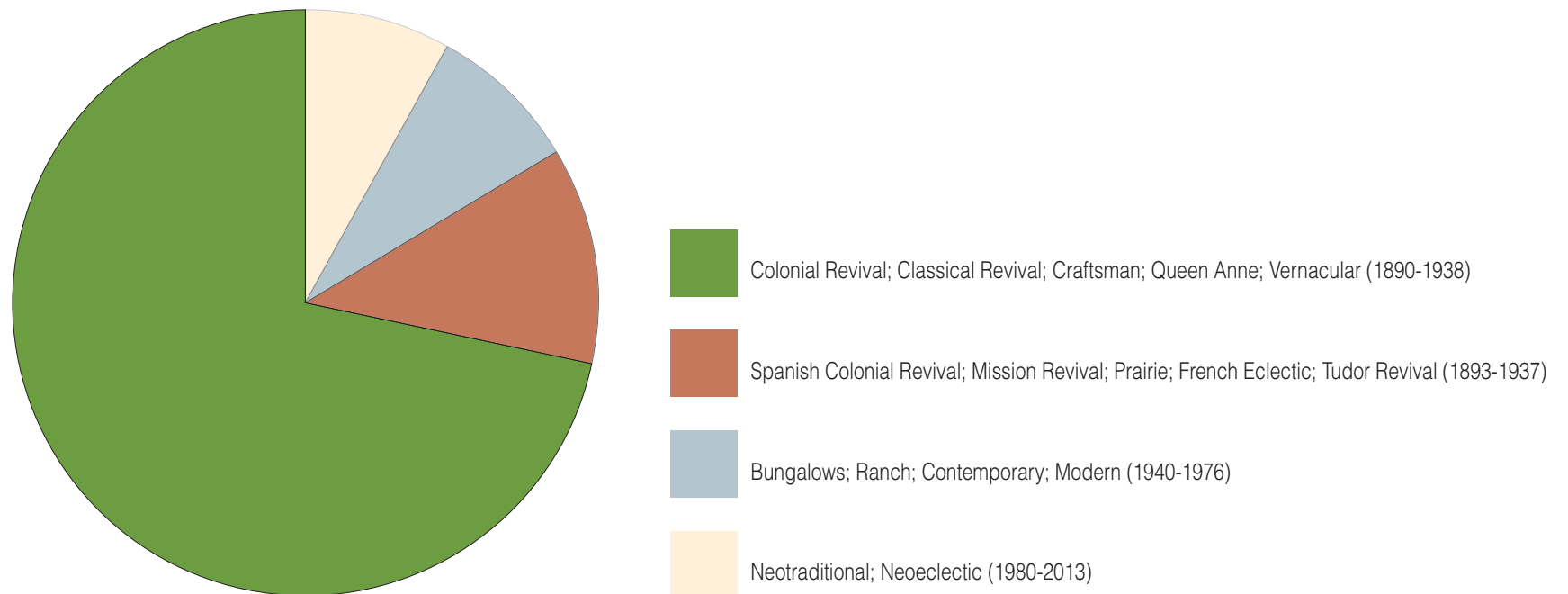
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The graph on this page displays the number of buildings in Professorville, organized by period of construction. Green bars represent those periods considered to be the early periods of development, while the gray bars represent later periods of development.



This graph displays the distribution of architectural styles and influences in Professorville, organized according to broad groupings of related styles.





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