

December 19, 2023

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

Re: 411 Kipling Project Description

To Planning Staff and HRB Members:

Attached is Hayes Group Architect's submittal package for 411 Kipling for a request to elevate the local historic listing classification. The project applicant is Hayes Group Architects on behalf of our client, Thoits Bros.

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

1. EXISTING CONDITIONS

The building site is midblock on Kipling Street, in the downtown north neighborhood of Palo Alto, in the CD-C(P) zoning district, adjacent to other historic properties of similar age and scale. The building, constructed in 1902 by GW Mosher, a prominent builder, is a one and one half-story Square Cottage in a Colonial Revival style and listed as a Category 4 ("contributing building") Historic Resource in the local historic inventory. The original use was residential but the building has been occupied by commercial uses since 1983.

2. PROPOSED PROJECT

We are proposing to elevate the historic status on the local inventory from Category 4, "contributing building" to Category 2, "major building". According to the city commissioned Page & Turnbull Historic Resource Evaluation, dated November 21, 2023, 411 Kipling Street appears eligible for elevation to Category 2: A "Major Building" of regional importance in the Palo Alto Historic Resources Inventory. The subject building meets Criterion 2, 5 and 6 of the seven Criteria for Designation.

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

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

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

Sincerely,



Ken Hayes, AIA
Principal

encl: Page & Turnbull HRE dated 11/21/2023

cc: John Shenk, Thoits Bros