

Appendix C

Historic Resources Evaluation

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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Resource name(s) or number (assigned by recorder) 511 Byron Street

P1. Other Identifier: _____

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County** Santa Clara

***b. USGS 7.5' Quad** Palo Alto, CA

Date 2015

***c. Address** 511 Byron Street

City Palo Alto

Zip 94301

d. UTM: (Give more than one for large and/or linear resources) Zone _____ mE/ _____ mN

***e. Other Locational Data:** Assessor's Parcel Number 120-03-042

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

511 Byron Street (APN 120-03-042) is an approximately 5,900-square-foot lot located at the northeast corner of Byron Street and University Avenue in the University South neighborhood of Palo Alto. The parcel is zoned RM-20 (low density multiple-family residential). The parcel contains a dental office building that was constructed in 1950 to replace a smaller dental office building that had been erected in 1934 and was designed by Palo Alto architect Birge Clark.¹ The building has been used as a dental office since its construction.

The two-story building is largely rectangular in footprint and has a concrete foundation, stucco cladding, wood windows and frames, and a flat roof with wide eaves that are undecorated and have a stucco-clad soffit (**Figure 1**). A partial basement can be accessed via an exterior below-grade concrete staircase at the rear (north) façade. The building is set back from University Avenue and has a brick patio with cast-in-place concrete planters with wood benches. A concrete walkway follows the north and west property lines. The primary entrance to the building is located at the first floor of the primary (south) façade with an entrance ramp and stairs in pebble dash concrete with a metal handrail. Most of the building's windows are single-lite wood frame awning sash windows and will be referred to as "typical windows" throughout the following description. (Continued on page 2)

***P3b. Resource Attributes:** HP6. 1-3 story commercial building

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photo



P5b. Photo: (view and date)

Primary façade of 511 Byron Street, looking north, February 15, 2022.

***P6. Date Constructed/Age and**

Sources: ☒ Historic ☐ Prehistoric ☐ Both
1950. Palo Alto Historical Association, Building Permit Index.²

***P7. Owner and Address:**

Palo Alto Dental Group – 511 Byron Street, Palo Alto, CA 94301

***P8. Recorded by:**

Page & Turnbull, Inc.
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

***P9. Date Recorded:**

March 10, 2022

***P10. Survey Type:** Intensive

***P11. Report Citation:** None

***Attachments:** ☐ None ☐ Location Map

☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

¹ "Dentist's Office, Dr. Hugh David Phillips, Byron and University Sts., Palo Alto, California, 1933." Birge M. Clark Architectural Drawings, 1909-1954. Stanford University. Libraries. Department of Special Collections and University Archives. Accessed March 2, 2022, <https://purl.stanford.edu/cr444mn7219>

² PAHA's Building Permit Index references permits published in past issues of the *Palo Alto Times*. In the case of 511 Byron Street, an announcement of the original 1933 building permit was printed in a November 10, 1933 issue of the *Palo Alto Times*, and the permit for the expansion and remodel, which effectively demolished the earlier building, was published July 13, 1950.

***P3a. Description (Continued)**

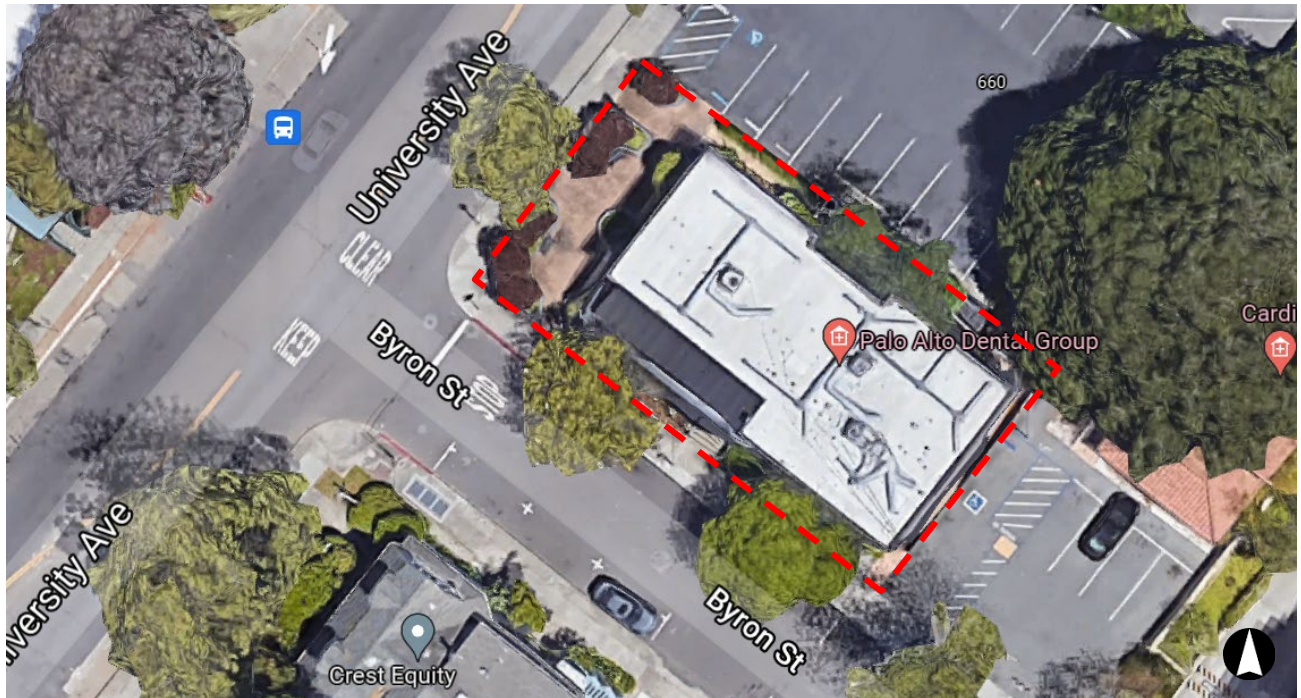


Figure 1: Subject property at 511 Byron Street, with approximate parcel boundary outlined with dashed red line. Source: Google Maps, 2022. Edited by Page & Turnbull.

The primary (south) façade of the building features a second-floor porch at the west half of the building with typical windows arranged in a ribbon window formation and a fully glazed wood door that provides access to the porch. This porch has solid stucco side walls at its west and south sides, and a series of wood L-brackets that begin as rafter tails beneath the eaves of the second floor extend to the south where they are supported by square wood posts. A fabric awning is mounted over the porch (refer to **P5a. Photo**, on page 1). The porch sits over a partially recessed first floor with painted square wood support posts and the primary entrance to the building, which features a glazed wall with aluminum mullions and a fully glazed door with an aluminum frame (**Figure 2**). Windows to the west of the primary entrance include two small typical windows and three large typical windows.³ The east half of the primary façade is marked by ribbon windows (with typical windows) at both floors. A fabric awning is mounted over the second-floor windows, while the first-floor windows sit beneath a wood frame, stucco-clad projecting canopy that matches the wide eaves of the building (**Figure 3**).



Figure 2: West portion of the first floor of the primary façade. Looking northwest.



Figure 3: East portion of the first floor of the primary façade. Looking northeast.

³ Note that the westernmost small typical window is hidden from view in the Figure 2 and is located behind the far-left support post and partially hidden by vegetation.

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The west façade of the building contains the second-floor porch at its southern half over a ribbon of four typical windows at the first floor (**Figure 4**). The north half of the façade is characterized by a projecting grid pattern with four recessed typical windows in the second-floor openings of the grid and two tall and narrow replacement windows in the center openings of the grid at the first floor.



Figure 4: West façade of the subject building, looking slight northeast.

The rear (north) façade of the building has a short, painted, wood parapet along the top of its roofline that wraps around to the west façade. The rear façade consists of three distinct sections (**Figure 5**). The easternmost third of the building is defined by a slightly projecting volume with ribbon windows at its second floor. At the first floor of this section are three large one-over-one double-hung wood sash windows within a shallowly recessed wall with painted wood posts divide that wall into three sections (**Figure 6**). A rear fully glazed multi-lite entrance door and a non-original vinyl slider window are located beneath the far western edge of the overhanging second floor (**Figure 7**).



Figure 5: Rear (north) façade of the subject building. Looking south.

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Figure 6: East section of rear façade. Looking southwest.



Figure 7: Door at west end of east section of rear façade. Looking southeast.

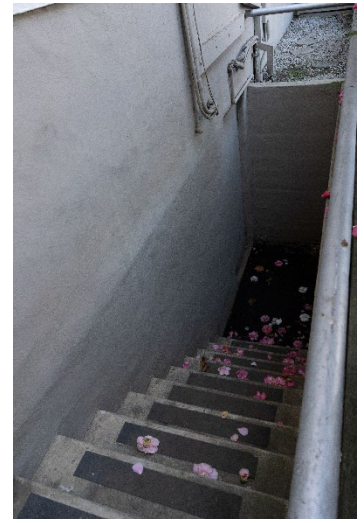


Figure 8: Basement stairs at central section of rear façade. Looking southwest and down.

The central section of the building features a ribbon of typical windows at the second floor and two non-original vinyl slider windows at the first floor. Beneath these first-floor windows is a concrete staircase that provides access to the building's basement (**Figure 8**).

The westernmost section of the rear façade is defined by extended eaves that serve as a roof over an exterior staircase that provides access to the second floor (**Figure 9**). A fully glazed single-leaf door is located at the east end of this section, with a ribbon of typical windows to the right (west). The extended eaves over the exterior staircase are supported by painted square wood posts. Metal handrails are installed on either side of the staircase, and the exterior side wall consists of a solid stucco-clad wall with a painted wood cap. At the first floor, a non-original vinyl slider window and a one-over-one double-hung wood window are located beneath the exterior stairs. A utility door with a louvered vent is located on the east-facing wall of the rear of the stairs.



Figure 9: West section of rear façade. Looking southeast.



Figure 10: East façade of building. Looking northwest.

The west façade of the building has a short, painted, wood parapet along the top of its roofline (**Figure 10**). Openings are limited to the south two-thirds of the façade. At the second floor, these consist of two single typical windows and a grouping of three windows where the northmost windows are typical windows and the southernmost window opening has been altered to contain an air-conditioning unit and a solid wood panel. At the first floor are three groupings of two windows that all consist of typical windows, with the exception of the center pair which contain one-over-one wood sash windows with contemporary vinyl screens. A glazed wood frame entrance door is located to the north of the first-floor windows. Fabric awnings are mounted over all windows and the door at this façade.

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The neighboring buildings to the subject property, located along the intersection of Byron Street and University Avenue, contain a mixture of one- to two-story commercial buildings that serve as medical or dental offices. Properties to the south of the subject building are generally small one- and two-story early twentieth-century residential buildings that were converted to office uses (**Figure 11**). The buildings to the north, along Middlefield Road, were constructed in the middle of the twentieth century as office buildings (**Figure 12 and Figure 13**). A notable exception to this property type is the four-story Lytton Gardens Assisted Living building at the southwest corner of Middlefield Road and University Avenue that was constructed in 1975 on the site of the former Lytton School (**Figure 14**).



Figure 11: 518 Byron Street, built 1904. Located across Byron Street to the south of the subject building. Looking south.



Figure 12: 555 Middlefield Road, built 1956. Located across Middlefield Road to the north of the subject building. Looking northeast.



Figure 13: 680 University Avenue, located directly north of the subject building. Looking east.



Figure 14: Lytton Gardens Assisted Living, located at the corner of University Avenue and Middlefield Road. Looking southwest.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # 511 Byron Street

B1. Historic name: _____

B2. Common name: 511 Byron Street

B3. Original Use: Dental office

B4. Present use: Dental office

*B5. Architectural Style: Midcentury Modern

*B6. Construction History: (Construction date, alterations, and date of alterations)

The subject building at 511 Byron Street was constructed in 1950 to replace a small, one-story dental clinic building that had been erected in 1934 by Palo Alto master architect Birge Clark and local builder W.P. Goodenough for Dr. Hugh D. Phillips, a dentist.⁴ A drawing of the 1934 building was made to accompany Phillips' announcement of the opening of his dental clinic, and shows a Spanish Colonial Revival style structure (**Figure 15**). Birge Clark was hired in 1945 to make plans to expand the existing one-story building with an addition to the east.⁵ It appears that the business required additional square footage than would be provided by Clark's addition, so the building was demolished and the existing two-story building was constructed in its place in 1950. The architect and builder are unknown. No elements of this earlier building appear to have been saved or incorporated into the 1950 construction of the subject building. (Refer to continuation sheet, page 7)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme N/A Area University South, Palo Alto

Period of Significance N/A Property Type N/A Applicable Criteria N/A

Historic Context:

Palo Alto History

The earliest known settlement of the Palo Alto area was by the Ohlone people. The region was colonized in 1769 as part of Alta California. The Spanish and Mexican governments carved the area into large ranchos which contained portions of land that became Palo Alto including Rancho Corte Madera, Rancho Pastoria de las Borregas, Rancho Rincon de San Francisquito, and Rancho Riconada del Arroyo de San Francisquito.⁶ These land grants were honored in the cession of California to the United States, but parcels were subdivided and sold throughout the nineteenth century. The current city of Palo Alto contains the former township of Mayfield, which was located just southwest of Alma Street. In 1882, railroad magnate and California politician Leland Stanford purchased 1,000 acres adjacent to Mayfield to add to his larger estate. Stanford's vast holdings became known as the Palo Alto Stock Farm. On March 9, 1885, Stanford University was founded on land of the Palo Alto Stock Farm through an endowment act by the California Assembly and Senate. (Refer to continuation sheet, page 9)

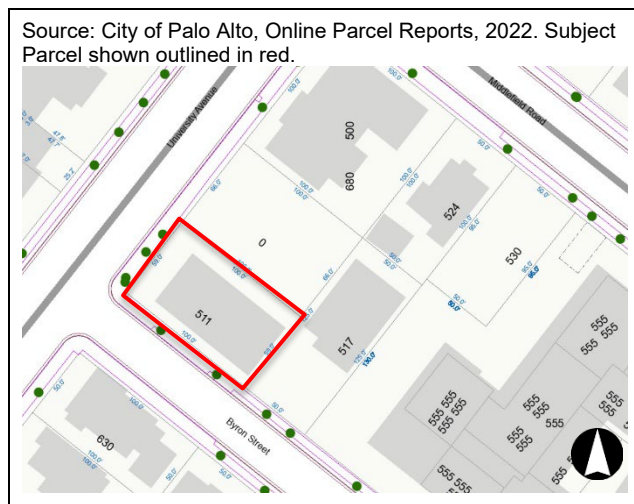
B11. Additional Resource Attributes: N/A

*B12. References: See footnotes

B13. Remarks: N/A

*B14. Evaluator: Barrett Reiter, Page & Turnbull, Inc.

*Date of Evaluation: March 10, 2022



⁴ Birge Clark's drawings of the 1934 building are available via the Stanford Digital Repository. "Dentist's Office, Dr. Hugh David Phillips, Byron and University Sts., Palo Alto, California, 1933." Birge M. Clark Architectural Drawings, 1909-1954. Stanford University. Libraries. Department of Special Collections and University Archives. <https://purl.stanford.edu/cr444mn7219>

⁵ "Dentist's Office, Dr. Hugh David Phillips, Byron and University Sts., Palo Alto, California, 1945." Birge M. Clark Architectural Drawings, 1909-1954. Stanford University. Libraries. Department of Special Collections and University Archives. <https://exhibits.stanford.edu/ua-maps-drawings/catalog/gt780rr2656>

⁶ Ward Winslow and the Palo Alto Historical Association, *Palo Alto: A Centennial History*, (Palo Alto: Palo Alto Historical Association, 1993), 12-17.

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***B6. Construction History (continued):**

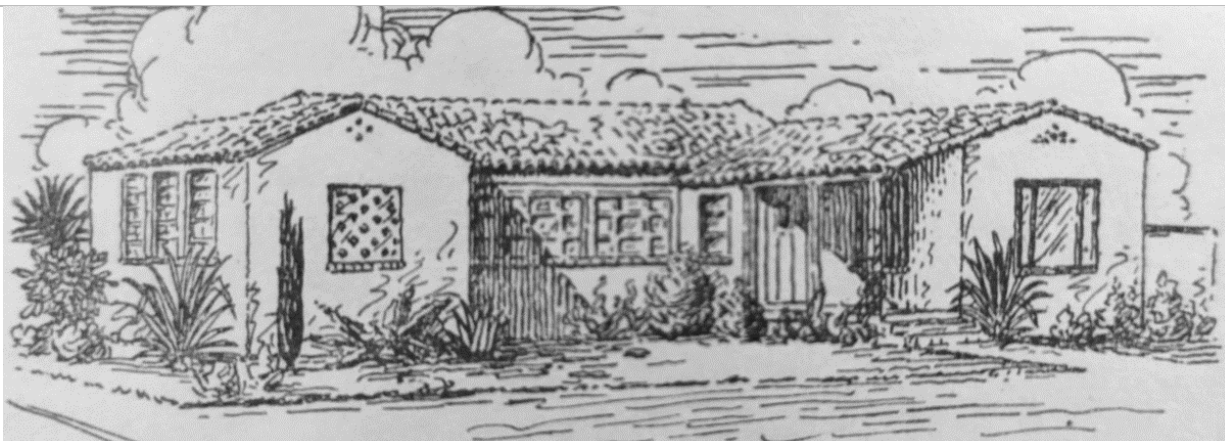


Figure 15: Drawing of the 1934 dental clinic that was located on the subject property from 1934 until 1950. Source: image on display in the lobby of 511 Byron Street with an historic invitation to the opening of the new “dental arts and science bungalow” of Dr. Hugh David Phillips.

A 1956 Sanborn Map Company fire insurance map and a 1965 aerial photograph show the footprint of the 1950 office building as it was originally constructed (**Figure 16 and Figure 17**).

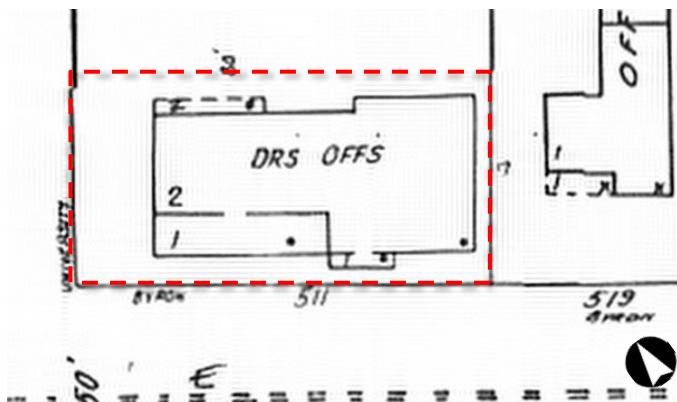


Figure 16: Sanborn Map Company map, 1956. Sheet 22. Subject parcel outlined in dashed red line. Source: San Francisco Public Library. Edited by Page & Turnbull.

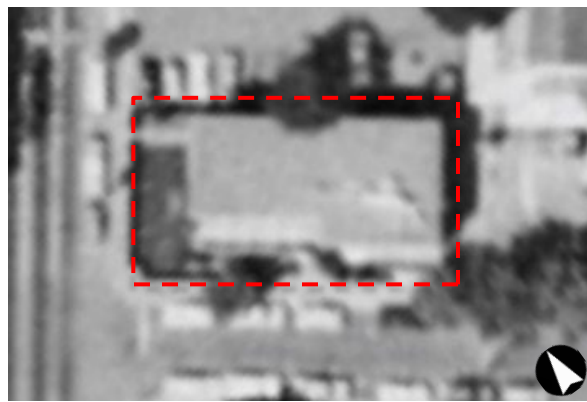


Figure 17: Aerial photograph from May 1965. Dashed red line shows the approximate subject parcel. Flight CAS-65-130, Frame 2-172. Source: FrameFinder UC Santa Barbara. Edited by Page & Turnbull.

Table 1, following, includes known construction and alterations undertaken at the subject property based on the permits on file at Palo Alto Development Services.

Table 1. Permit History for 511 Byron Street				
Permit #	Date	Owner	Architect and/or Contractor	Description
4699	07/17/1950	Hugh D. Phillips et al	Not listed	Dental clinic to be enlarged.
22625	03/18/1963	Dr. Newton Wachhorst	Morgan Stedman (architect); Aro & Okerman (builders)	Construct and enlarge existing basement (\$2,000)
22768	05/13/1963	Palo Alto Dental Group	Morgan Stedman (architect); Aro & Okerman (builders)	Interior alteration (\$25,000); includes covering the second-floor deck at the primary (south) façade
7079	05/28/1974	Byron Dental Group	Shelton Roofing	Reroof building

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Table 1. Permit History for 511 Byron Street

Permit #	Date	Owner	Architect and/or Contractor	Description
75-ARB-145	08/05/1975	Palo Alto Dental Research Corp.	Not listed	Remove existing awning and replace with new.
A-34769	08/14/1975	Palo Alto Dental Research Corp.	PA Awning	Install awning on front of building
84-ARB-14	01/12/1984	Palo Alto Dental Research Corp.	Not listed	Install a new freestanding wood sign located on University Avenue near the corner of Byron Street. Sign lists the name of the dental practice and practicing dentists.
B84-728	08/09/1984	Palo Alto Dental Research Corp.	Robert Jenks	Install awnings
B84-757	08/20/1984	Palo Alto Dental Research Corp.	Boyd & Jenks, Associates	New landscaping, new awning, repaint building, install a new ramp
93-ARB-241	12/22/1993	Palo Alto Dental Research Corp.	Karl Shultz	Remove three windows facing University Avenue; install two windows facing Byron Street. [interior remodel to create a dark room and x-ray lab, moving an existing operator]
94-128	01/18/1994	Palo Alto Dental	All Phase Builders	Remodel dental lab and operator
96-2674	08/22/1996	Palo Alto Dental Research Inc.	Shelton Roofing	Reroof building
12000-02998	12/07/2012	Not listed	Not listed	Re-roof building in kind; replace any dry rot
16000-02912	11/17/2016	Not listed	Not listed	Re-pipe gas line

Alterations to the building that are supported by the permit record include expanding an existing basement and covering the second-floor deck in 1963; reroofing in 1974, 1996 and 2012; and installing a ramp at the south façade in 1984. A 1993 alteration removed three existing windows at the west façade and installed two new windows at the primary (south) façade of the first floor (**Figure 18**). Two of the original windows that were removed were located within the now blind opening of the gridded feature of the west façade. Landscaping work, likely including the geometric planters and benches, was completed along the University Avenue façade in 1984. Additional work, including the enclosure of the second-floor porch and the installation of an elevator, was proposed in 2008, but never completed.⁷

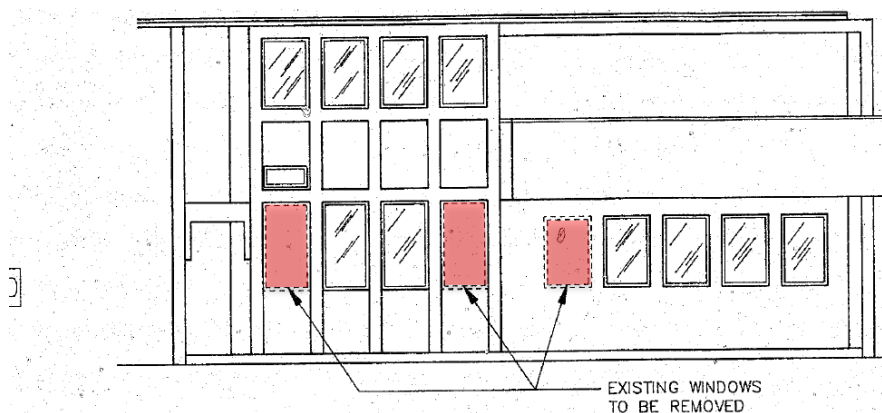


Figure 18: Elevation drawing of windows (shown in red) that were removed in 1993, under permit no. 93-ARB-241. Source: Drawing set, 93-ARB-241, December 1993, Karl Schultz, AIA. Edited by Page & Turnbull.

Other alterations identified through observation include the replacement of the entrance door and glazed wall at the entrance on the primary (south) façade, the installation of replacement vinyl sash windows at the north façade, and the erection of the short wood parapet along the east and north rooflines.

Overall, alterations to the building have been minimal and are limited to the removal and replacement of some windows and the replacement of the primary entrance door and glazed surround.

⁷ Permit no. 08PLN-00-155, issued May 20, 2005. Plans on file at Palo Alto Development Services.

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***B10. Significance:**

Historic Context (continued)

Originally looking to connect Stanford University as a part of the already established town of Mayfield, Stanford asked residents of Mayfield to make the town a temperance town. Their refusal in 1886 caused Stanford to found the town of Palo Alto with aid from his friend, Timothy Hopkins of the Southern Pacific Railroad. Hopkins purchased and subdivided 740 acres of private land, that was known initially as University Park (or the Hopkins Tract).⁸ This land was bounded by the San Francisquito Creek to the north and the railroad tracks and Stanford University campus to the south. A new train stop was created along University Avenue and the new town flourished in its close connection with the university. University Park, under its new name of Palo Alto, was incorporated in 1894.

In its early years, Palo Alto was a temperance town where no alcohol could be served. The residents were mostly middle and working class, with a pocket of university professors clustered in the neighborhood deemed Professorville. The development of a local streetcar in 1906 and the interurban railway to San Jose in 1910 facilitated access to jobs outside the city. They also increased access to Stanford University and encouraged more people to move to Palo Alto.⁹ In July 1925, Mayfield was officially annexed and consolidated into the City of Palo Alto.¹⁰

Like the rest of the nation, Palo Alto suffered through the Great Depression in the 1930s and did not grow substantially. World War II brought an influx of military personnel and their families to the Peninsula; accordingly, Palo Alto saw rapid growth following the war as many families who had been stationed on the Peninsula by the military or who worked in associated industries chose to stay. Palo Alto's population more than doubled from 16,774 in 1940 to 33,753 in 1960.¹¹

Palo Alto's city center greatly expanded in the late 1940s and 1950s, gathering parcels that would house new offices and light industrial uses and lead the city away from its "college town" reputation. Palo Alto annexed a vast area of mostly undeveloped land between 1959 and 1968. This area, west of the Foothill Expressway, has remained protected open space. Small annexations continued into the 1970s, contributing to the discontinuous footprint of the city today. Palo Alto remains closely tied to Stanford University; it is the largest employer in the city. The technology industry dominates other sectors of business, as is the case with most cities within Silicon Valley. Palo Alto consciously maintains its high proportion of open space to development and the suburban feeling and scale of its architecture.¹²

University South

The current University South neighborhood is located in the southern portion of the original University Park tract platted by Timothy Hopkins. It was the core part of the early city, along with today's Downtown North neighborhood. University South contains the residential and commercial areas that lay southeast of University Avenue, although it does not encompass Professorville, the residential neighborhood closely associated with early Stanford faculty members and their families. As a result, the neighborhood is U-shaped, bounded by University Avenue at the northwest, Alma Street and the railroad tracks at the south, and Middlefield Road at the northeast. The southeast boundary follows Embarcadero Road but steps northwest to Addison Avenue, so as to exclude Professorville. University Avenue, which has historically been the main commercial corridor in Palo Alto, divides the Downtown North and University South neighborhoods, and the subject building sits just southeast of this boundary along the northwest edge of University South.

The 1895 Sanborn Map Company map illustrates that stores were located along University Avenue, and were particularly concentrated at its southwest end, near the railroad, where a large lumberyard stood (**Figure 19**). Residences were scattered along the street just east and west of University Avenue on Hamilton and Lytton Avenues. A few churches, hotels, and boarding houses also stood among many vacant lots. Contemporary newspapers called the homes that housed artisans and merchants in this area "neat cottages"—which stood in contrast to the houses occupied by Stanford faculty members, located to the southeast in the Professorville neighborhood. Some grander homes for more affluent residents were sprinkled throughout the current-day University South neighborhood.¹³

⁸ City of Palo Alto, *Comprehensive Plan 2030* (adopted by City Council, November 13, 2017), 16, accessed January 2, 2019, <https://www.cityofpaloalto.org/civicax/filebank/documents/62915>.

⁹ Dames & Moore (Michael Corbett and Denise Bradley), *Final Survey Report – Palo Alto Historical Survey Update: August 1997-August 2000* prepared for the City of Palo Alto Planning Division (February 2001), 1-4.

¹⁰ City of Palo Alto, *Comprehensive Plan 2030*, 16.

¹¹ "Depression, War, and the Population Boom," Palo Alto Medical Foundation - Sutter Health, accessed January 2, 2019, <http://www.pamf.org/about/pamfhistory/depression.html>.

¹² City of Palo Alto, *Comprehensive Plan 2030*, 11-20.

¹³ Palo Alto AAUW, *...Gone Tomorrow? "Neat Cottages" and "Handsome Residences"* (Palo Alto: American Association of University Women, 1971, revised 1986) 5.

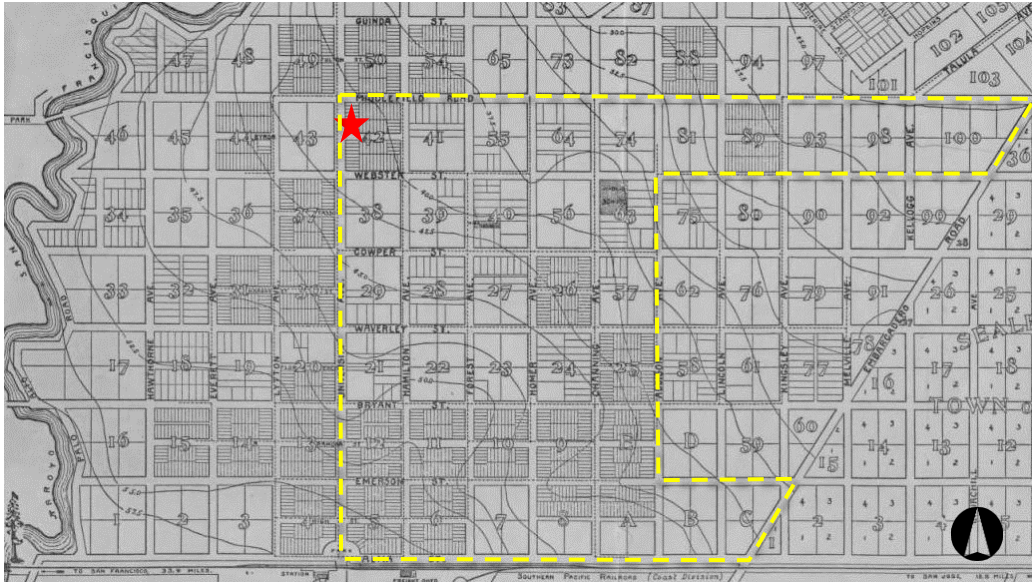


Figure 19: 1900 map of Palo Alto, with the boundaries of the University South neighborhood outlined with a dashed yellow line. The future location of the subject property is marked by the red star. Source: UC Berkeley, Bancroft Library. Edited by Page & Turnbull.

By 1901, Palo Alto had grown beyond its original core. Houses filled in the lots on the blocks around the railroad, while scattered residential development extended up to and beyond Middlefield Road. Institutions, such as schools and Palo Alto's first public library, had been built in the area. During the first decade of the twentieth century, the University South neighborhood appears to have been built out with one- and two-story residences, but as the downtown commercial area prospered and expanded, University South became a desirable location for the growth of Palo Alto's commercial interests.¹⁴

Many properties containing early residences in the University South neighborhood have gradually been redeveloped for commercial and institutional uses, as well as into multi-unit residential buildings. The neighborhood currently transitions from commercial and civic tenants concentrated along the University Avenue corridor toward the less dense character of adjacent residential neighborhoods.

In the general vicinity of the subject building, and particularly concentrated at the intersection of University Avenue and Middlefield Road, are a number of medical and dental office buildings that were either early conversions of existing residential properties or were purpose-built in the middle of the twentieth century, like the subject building. The trend of locating medical offices in this area may have started as early as 1908, when Sanborn Map Company maps show a purpose-built doctor's office building located adjacent to a residence at 627 University Avenue (on the west side of University Avenue, just south of Byron Street).¹⁵

Ownership and Occupancy Summary

The building at 511 Byron Street has been owned by the Palo Alto Dental Group since it was completed in 1950. Prior to the establishment of the Palo Alto Dental Group circa 1948, the property, the previous 1934 building, and the dental practice were owned by Hugh D. Phillips (a brief biography of Phillips is included in the following section).

The following table outlines the occupancy history of 511 Byron Street. This information was compiled from Palo Alto City Directories, Santa Clara Assessor records, building permit applications, newspaper articles, and public records available through Ancestry.com. Years of occupancy are omitted when there is no city directory or available record for that year (i.e. omission of 1951, 1952, 1960, and so on). All occupants were dentists.

¹⁴ The 1924 Sanborn Map shows a variety of uses including a mixture of dwellings, stores, institutional, and light industrial uses.

¹⁵ Sanborn Map Company, 1908, page 5. Accessed via the San Francisco Public Library.

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Table 2. Occupant History for 511 Byron Street

Year of Occupancy	Known Occupants
1950	Palo Alto Dental Group: J. Kester Diment, Llewellyn P. Leigh, Hugh D. Phillips, Francis B. Rudine, Newton E. Wachhorst
1953	Palo Alto Dental Group: J. Kester Diment, Llewellyn P. Leigh, Harold Meinster, Hugh D. Phillips, Harold Ray, Russel L. Roach, Francis B. Rudine, Newton E. Wachhorst
1954	Palo Alto Dental Group: J. Kester Diment, Llewellyn P. Leigh, Harold Meinster, Hugh D. Phillips, Harold Ray, Russel L. Roach, Francis B. Rudine, Newton E. Wachhorst
1955	Palo Alto Dental Group: J. Kester Diment, H. Gordon Kretchmar, Llewellyn P. Leigh, Harold Meinster, Hugh D. Phillips, Russel L. Roach, Harold Santos, Newton E. Wachhorst
1956	Palo Alto Dental Group: J. Kester Diment, H. Gordon Kretchmar, Llewellyn P. Leigh, Harold Meinster, Hugh D. Phillips, Russel L. Roach, Harold Santos, Jack H. Sault, Newton E. Wachhorst
1957	Palo Alto Dental Group: J. Kester Diment, H. Gordon Kretchmar, Llewellyn P. Leigh, Harold Meinster, Hugh D. Phillips, Russel L. Roach, Harold Santos, Jack H. Sault, Newton E. Wachhorst
1958	Palo Alto Dental Group: J. Kester Diment, Leonard R. Iverson, H. Gordon Kretchmar, Llewellyn P. Leigh, Harold Meinster, Hugh D. Phillips, Russel L. Roach, Harold Santos, Jack H. Sault, Newton E. Wachhorst
1959	Palo Alto Dental Group / Palo Alto Dental Building: Leonard R. Iverson, H. Gordon Kretchmar, Llewellyn P. Leigh, Harold Meinster, Hugh D. Phillips, Russel L. Roach, Harold Santos, Jack H. Sault, Newton E. Wachhorst
1961	Palo Alto Dental Group / Palo Alto Dental Building: Leonard R. Iverson, H. Gordon Kretchmar, Llewellyn P. Leigh, Harold Meinster, Hugh D. Phillips, Russel L. Roach, Harold Santos, Jack H. Sault, Newton E. Wachhorst
1962	Palo Alto Dental Group / Palo Alto Dental Building: Leonard R. Iverson, H. Gordon Kretchmar, Llewellyn P. Leigh, Harold Meinster, Russel L. Roach, Harold Santos, Jack H. Sault, Newton E. Wachhorst
1963	Palo Alto Dental Group / Palo Alto Dental Building: Leonard R. Iverson, Duane Kalar, H. Gordon Kretchmar, Llewellyn P. Leigh, Harold Meinster, Russel L. Roach, Harold Santos, Jack H. Sault, Rolf G. Spamer, Newton E. Wachhorst
1965	Palo Alto Dental Group / Palo Alto Dental Building: Peter L. Gerpheide, Leonard R. Iverson, Duane Kalar, H. Gordon Kretchmar, Llewellyn P. Leigh, Harold Meinster, Russel L. Roach, Harold Santos, Jack H. Sault, Newton E. Wachhorst
1966	Palo Alto Dental Group / Palo Alto Dental Building: J. Kester Diment, Peter L. Gerpheide, Leonard R. Iverson, Duane Kalar, H. Gordon Kretchmar, Llewellyn P. Leigh, Harold Meinster, Russel L. Roach, Harold Santos, Jack H. Sault, Newton E. Wachhorst
1967	Palo Alto Dental Group / Palo Alto Dental Building: Peter L. Gerpheide, Leonard R. Iverson, Duane Kalar, H. Gordon Kretchmar, Llewellyn P. Leigh, Harold Meinster, Russel L. Roach, Harold Santos, Jack H. Sault, Newton E. Wachhorst
1968	Palo Alto Dental Group / Palo Alto Dental Building: Peter L. Gerpheide, Leonard R. Iverson, Duane Kalar, H. Gordon Kretchmar, Llewellyn P. Leigh, Harold Meinster, Russel L. Roach, Harold Santos, Jack H. Sault, Newton E. Wachhorst
1969	Palo Alto Dental Group: Peter L. Gerpheide, Leonard R. Iverson, Duane Kalar, H. Gordon Kretchmar, Llewellyn P. Leigh, Harold Meinster, Russel L. Roach, Harold Santos, Jack H. Sault, Newton E. Wachhorst
1972	Palo Alto Dental Building: Wachhorst, Leigh & Meinster; Peter L. Gerpheide, Leonard R. Iverson, H. Gordon Kretchmar, Peter Kasenchak, Llewellyn P. Leigh, Jarold H. Lipson, Harold Meinster, Rudi Neumarker, Jack H. Sault, Harold Santos, John E. Tabor, Newton E. Wachhorst
1974	Palo Alto Dental Building: Wachhorst, Leigh & Meinster dentists; Peter L. Gerpheide, Leonard R. Iverson, H. Gordon Kretchmar, Peter Kasenchak, Llewellyn P. Leigh, Harold Meinster, Rudi Neumarker, Jack H. Sault, John E. Tabor, Newton E. Wachhorst
1976	Palo Alto Dental Building: Wachhorst, Leigh & Meinster dentists; Peter L. Gerpheide, Leonard R. Iverson, H. Gordon Kretchmar, Peter Kasenchak, Llewellyn P. Leigh, Harold Meinster, James E. Parker, Jack H. Sault, John E. Tabor, Newton E. Wachhorst

The Palo Alto Dental Group started as a small practice of approximately five dentists and continued to grow after the completion of this office building in 1950. Some of the earliest partners included Hugh D. Phillips, Llewellyn Leigh, and Newton Wachhorst remained at this location until their respective retirements. Initial archival research in historic newspapers did not uncover any significant medical or dental discoveries or practices that were developed at this location under the numerous dentists who had their practices at the subject building.

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Resource Name or # 511 Byron Street

*Date March 10, 2022 ☒ Continuation ☐ Update

Brief Biography of Hugh D. Phillips

Hugh David Philips was born in 1898 in Tracy, Minnesota.¹⁶ At an unknown date, Phillips joined the United States Army. While an army officer, Phillips married Marie Louise Willcox, a California native, in 1927 in Ohio. In the 1930 census, Phillips was listed as a dentist in the United States Army stationed in Honolulu, Hawaii. By 1933, Phillips and his wife were living in Atherton with his mother-in-law. It was at this time that he commissioned the first dental office building at the subject property and established his practice in Palo Alto. Phillips continued to live in Atherton, and by the 1960s the Phillipses spent the winters in Palm Springs and lived part-time in Santa Barbara.¹⁷ He retired from the Palo Alto Dental Group circa 1962. Phillips passed away in 1971 at the age of 72.¹⁸

Design of 511 Byron Street

The design of 511 Byron Street is most closely identified as a Midcentury Modern style building but does not appear to be a high style design or to have been designed by an architect known for their work in the style.

Midcentury Modern is a generalized term that defines a period of adaptation of the International Style after World War II. The International Style was part of the early 20th century Modern Movement that marked a major shift in architecture. Emphasizing functionalism and rationalism, the International Style was characterized by clear expression of structural forms, smooth wall surfaces, rectilinear shapes, lack of ornament, and extensive use of glass. While forms remain geometric in a Midcentury Modern building, elements of texture, materiality, and color began to appear.¹⁹

The resulting wide-ranging architecture from the 1940s and 1950s is broadly categorized as Midcentury Modern and consists of less strict interpretations of the International Style. Construction techniques that separate building structure from the envelope or skin, mass-produced materials, expansive glass walls, horizontal orientations, open floor plans, and integrated outdoor spaces became the hallmarks of Midcentury Modern in California. While closely associated with postwar residential work, Midcentury Modern lent itself to several different building types, including commercial, educational, civic, and religious buildings, including college campuses and corporate office campuses.

The subject building at 511 Byron Street demonstrates a strong geometric form in its rectilinear massing with projecting and recessed volumes, flat roof, horizontal bands of windows, wide eaves, and wood porch brackets, but lacks the more decorative and notable elements of the style such as the use of extensive glazing and window walls, sunshades, breeze block, courtyard entryways, and an indoor-outdoor connection that emphasizes the local climate. Overall, the design of 511 Byron Street is a modest version of the Midcentury Modern style.

Statement of Significance:

In order for a property to be considered eligible for the California Register of Historical Resources (California Register), the property must possess significance and retain integrity to convey that significance. The criteria for significance are:

Criterion 1 (Events): Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

511 Byron Street does not appear to be individually eligible for listing in the California Register under Criterion 1 (Events), as the property does not appear to have contributed to the broad patterns of history in Palo Alto, the state, or the nation. The dental office building at 511 Byron Street was built in 1950 to replace a previous, smaller dental office on this site. During this period, a number of dental and doctor's office buildings were constructed in the immediate vicinity of the subject building. As illustrated by the presence of the previous 1934 building and other properties, this building was not the first of its type to be erected in this area and does not appear to have had a significant impact on the establishment of the area as a locus of medical and dental offices. No significant medical breakthroughs or professional developments are known to have occurred at this property, which has functioned as a dental office since 1950. No important events are known to have occurred at this property that would make it individually significant for the California Register under Criterion 1.

¹⁶ This biography is based on the following sources: United States Federal Census, 1920, 1930, 1940. Accessed via Ancestry.com.; "Phillips," [obituary] *The Desert Sun*, March 10, 1971; "Hugh David Phillips," WWII Draft Registration Cards records, National Archives and Records Administration, accessed via Ancestry.com; "Phillips and Willcox," Ohio, County Marriage Records, 1774-1993, Accessed via Ancestry.com.

¹⁷ Joan Woods, "Inside Society [column]," *San Francisco Examiner*, July 31, 1963.

¹⁸ A portrait photograph of Hugh D. Phillips is available within the Palo Alto Historical Association digital photograph collection.

¹⁹ Mary Brown, *San Francisco Modern Architecture and Landscape Design, 1935-1970: Historic Context Statement* (prepared for the San Francisco Planning Department, 2011), 189.

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Criterion 2 (Persons): Associated with the lives of persons important to local, California or national history.

511 Byron Street does not appear to be individually eligible for listing in the California Register under Criterion 2 (Persons). When constructed in 1950, the property was owned and operated by the Palo Alto Dental Group that formed circa 1948 as other dentists joined the established practice of Dr. Hugh D. Phillips. Since 1950, the building has served as dental offices for several dentists at the Palo Alto Dental Group. None of the identified dental professionals are known to have made significant professional achievements that would make the subject building individually eligible for listing on the California Register. Additionally, while the site is closely identified with Dr. Hugh D. Phillips, due to the establishment of his 1934 practice at this site and his continued practice within the Palo Alto Dental Group until circa 1962, archival research did not uncover any professional achievements of Phillips's that would be considered significant to the city or state and would make the building individually eligible for the California Register. Therefore, 511 Byron Street does not appear to be individually eligible for the California Register under Criterion 2 (Persons).

Criterion 3 (Architecture): Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.

511 Byron Street does not appear to be individually eligible for listing in the California Register under Criterion 3 (Architecture). The building was constructed in 1950 by an unknown architect and/or builder and therefore is not considered the work of a master. The architectural style of the office building is Midcentury Modern, with its strong geometric form and rectilinear massing with projecting and recessed volumes, its flat roof, horizontal bands of windows, wide eaves, and wood porch brackets. However, the building lacks the more decorative and notable elements of the style, such as the use of extensive glazing and window walls, sunshades, breeze block, courtyard entryways, and an indoor-outdoor connection that emphasizes the local climate. Overall, the design of 511 Byron Street is a modest version of the Midcentury Modern style and does not embody high architectural or artistic value that would make the building individually significant for its architectural style under Criterion 3.

Criterion 4 (Information Potential): Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The property at 511 Byron Street does not appear to be individually eligible for listing in the California Register under Criterion 4 as a building or property that has the potential to provide information important to the prehistory or history of the City of Palo Alto, state, or nation. It does not feature construction or material types, or embody engineering practices that would, with additional study, provide important information. Evaluation of this property was limited to age-eligible resources above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information.

Conclusion

The property at 511 Byron Street does not appear to be individually eligible for listing in the California Register of Historical Resources under any criteria. The California Historical Resource Status Code (CHRSC) of "6Z" has been assigned to the property, meaning "Found ineligible for National Register, California Register, or Local Designation through survey evaluation."²⁰

²⁰ California State Office of Historic Preservation Department of Parks and Recreation, *Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory*, Sacramento, November 2004.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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Resource name(s) or number (assigned by recorder) 680 University Avenue

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County Santa Clara

*b. USGS 7.5' Quad Palo Alto, CA

Date 2015

*c. Address 680 University Avenue

City Palo Alto

Zip 94301

d. UTM: (Give more than one for large and/or linear resources) Zone _____ mE/ _____ mN

*e. Other Locational Data: Assessor's Parcel Number 120-03-044

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.) 680 University Avenue (APN 120-03-044) is an approximately 10,000-square-foot lot located at the southeast corner of University Avenue and Middlefield Road in the University South neighborhood of Palo Alto. The parcel is zoned RM-20 (low density multiple-family residential). The parcel contains a freestanding office building that was erected in 1950 as a medical office building and was constructed by Arthur A. Smith, a local builder. The property owners at the time of construction consisted of several physicians in partnership, including Dr. Herbert Browne. Since 1950, the building has remained in use as a medical and dental office. The building is addressed as 680 University Avenue and 500 Middlefield Road; the building will be referred to in this document as 680 University Avenue. 500 Middlefield Road will only be used in reference to the occupancy of the commercial unit at that address.

The two-story wood frame, stucco-clad medical office building is freestanding with entrances along both street-facing façades (**Figure 1**). The primary façade of the building, which faces University Avenue, is oriented northwest of true north; for the clarity of the following descriptions, the primary façade will be described as the west façade, the secondary façade facing Middlefield Road will be described as the north façade, and so on. The parcel features a small lawn at its University Avenue and Middlefield Road frontages, a concrete pedestrian path along its south edge, and a small concrete paved parking lot at the rear (east) of the property. (Continued on page 2)

*P3b. Resource Attributes: HP6: 1-3 story commercial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photo



P5b. Photo: (view and date)

Primary (University Ave) façade of building, looking northeast, February 15, 2022.

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both 1950. Palo Alto Historical Association, Historic Inventory Database.¹

*P7. Owner and Address:

Palo Alto Dental Group – 511 Byron Street, Palo Alto, CA 94301

*P8. Recorded by:

Page & Turnbull, Inc.
170 Maiden Lane, 5th Floor
San Francisco, CA 94108

*P9. Date Recorded:

March 10, 2022

*P10. Survey Type: Intensive

*P11. Report Citation: None

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (list)

¹ PAHA's Historic Inventory Database references permits published in past issues of the *Palo Alto Times*. In the case of 680 University Avenue, a building permit for the project was referenced in a July 21, 1950 issue of the *Palo Alto Times*.

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Resource Name or # (Assigned by recorder) 680 University Avenue

*Recorded by Page & Turnbull, Inc.

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***P3a. Description (Continued)**



Figure 1: Subject property at 680 University Avenue, with approximate parcel boundary outlined with dashed red line.
Source: Google Earth, 2022. Edited by Page & Turnbull.

680 University Avenue has an irregular footprint that consists of a single-story in a U-shape with a small rectangular second story located at the center of the U-shaped first story. The presence of the second story forms a covered patio at the rear (east) façade. The building features a low hipped roof with deep eaves with a banded wood soffit with mitered corners, and a wide wood fascia board. The sloped sides of the hipped roof are clad in composite shingles while the flat sections over the deep eaves have tar and gravel roofing. Exterior walls of the building are clad in stucco with an undecorated painted wood cornice. Both the primary and secondary façades have elements including planters and accent walls that are clad in ledgerstone. Original windows consist of steel sash in combinations of fixed, awning, and casement windows. Typical variations include small fixed lites at the top of each window arrangement with combinations of casement sash and fixed sash below, or multi-lite awning sash over multi-lite fixed sash.



Figure 2: Primary (west) façade of 680 University Avenue. Looking southeast.

The first floor of the primary (west) façade of the building, facing University Avenue, contains the primary entrance, which is set within a slightly projecting section of the façade located just south of the building's midpoint. The centrally placed entrance door is flanked by ledgerstone-clad side walls and fixed steel-sash windows over a low bulkhead with wood louvers (**Figure 3**). The entrance door is a single-leaf wood door reached via a flagstone path. Windows along the first floor consist of six window arrangements with small fixed lites over combinations of fixed and casement sash located over ledgerstone planters that extend the length of the façade. Four windows sit to the north of the central entrance and two sit to the south (**Figure 4**).

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Figure 3: Primary entrance to subject building at west façade. Looking east.



Figure 4: Typical window arrangement, shown here at north end of west façade. Looking northeast.

The first floor of the secondary (north) façade of the building has ledgerstone planters along its length with two openings for entrances (**Figure 5**). At the east end of the façade, a wood entrance door with a transom and sidelights over louvered wood panels serves as the entrance to the commercial unit addressed as 500 Middlefield Road. The entrance is reached via concrete stairs and a ramp with pent metal tube railings. Additional openings along this façade include four steel sash window arrangements, a partially glazed entrance door with a transom, and one steel sash window arrangement. A flagstone walkway leads to the westernmost entrance door.



Figure 5: Secondary (north) façade of 680 University Avenue, facing south.

The south façade of the building contains several punched window openings with steel sash. Three openings along the westernmost south-facing wall include a horizontal fixed window and two windows with fixed and awning sash (**Figure 6**). The east-facing wall of the south façade contains a typical window with steel fixed and awning sash and a narrow fixed and awning sash window within a small alcove at the north end of the south-facing wall. A larger steel sash window is located within that same alcove at the easternmost south-facing wall (**Figure 7**).

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Figure 6: Westernmost portion of the south façade of 680 University Avenue. Looking northwest.



Figure 7: Easternmost portion of the south façade of 680 University Avenue. Looking north.



Figure 8: South portion of rear (east) façade of 680 University Avenue, looking northwest.



Figure 9: Central portion of rear (east) façade of 680 University Avenue, looking northwest.

The rear (east) façade consists of a south portion, a central portion including the covered patio and second floor, and a north portion. The south portion contains three steel sash windows (**Figure 8**). The central portion features a concrete and metal exterior staircase that provides access to the second floor (**Figure 9**). Along the first floor of this central portion are various steel sash windows on north-, east-, and west-facing walls and three single-leaf doors located on the north- and south-facing walls (**Figure 10**). A concrete staircase with a metal handrail at the east-facing wall descends to a below-grade basement. The north portion of the rear façade contains two steel sash windows (**Figure 11**).



Figure 10: First floor of central portion of rear (east) façade of 680 University Avenue, looking west.



Figure 11: North portion of rear (east) façade of 680 University Avenue, looking southwest.

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The openings at the west façade of the second floor are only partially visible and feature six slider windows arranged in loose pairs. A stucco clad chimney rises from the west slope of the roof of the second floor. The north façade has two slider windows, and the south façade has no openings. Openings at the rear (east) façade include a non-original door and two slider windows.

The neighboring buildings to the subject property, located along the intersection of Middlefield Road and University Avenue, are primarily one- to two-story commercial buildings that serve as medical or dental offices. Most buildings were constructed in the middle of the twentieth century as office buildings, although some small one- and two-story early twentieth-century residential buildings located in the surrounding blocks were converted to office uses (**Figure 12, Figure 13 and Figure 14**). A notable exception to this property type is the four-story Lytton Gardens Assisted Living building at the southwest corner of Middlefield Road and University Avenue that was constructed in 1975 on the site of the former Lytton School (**Figure 15**).



Figure 12: 518 Byron Street, built 1904. Located across Byron Street to the south of the subject building. Looking south.



Figure 13: 555 Middlefield Road, built 1956. Located across Middlefield Road to the north of the subject building. Looking northeast.



Figure 14: 511 Byron Street, built 1950. Located directly south of the subject property. Looking north.



Figure 15: Lytton Gardens Assisted Living, located at the corner of University Avenue and Middlefield Road. Looking southwest.

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # 680 University Avenue

B1. Historic name: _____

B2. Common name: 680 University Avenue

B3. Original Use: Medical offices

B4. Present use: Medical and dental offices

*B5. Architectural Style: None (no single identifiable style)

*B6. Construction History: (Construction date, alterations, and date of alterations)

Prior to the erection of the office building in 1950, this parcel previously held a two-story single-family residence constructed ca. 1904.² A rear garage building was present on the parcel by 1924, and the residence was subdivided into apartments by the 1940s.³ The residence was razed in order to construct the existing building in 1950. The ca. 1924 garage building remained on the site until at least 1956 according to Sanborn Map Company fire insurance maps.⁴ (Refer to continuation sheet, page 7)

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: None

B9a. Architect: Unknown

b. Builder: Arthur A. Smith

*B10. Significance: Theme N/A Area University South, Palo Alto

Period of Significance N/A Property Type N/A Applicable Criteria N/A

Historic Context:

Palo Alto History

The earliest known settlement of the Palo Alto area was by the Ohlone people. The region was colonized in 1769 as part of Alta California. The Spanish and Mexican governments carved the area into large ranchos which contained portions of land that became Palo Alto including Rancho Corte Madera, Rancho Pastoria de las Borregas, Rancho Rincon de San Francisquito, and Rancho Riconada del Arroyo de San Francisquito.⁵ These land grants were honored in the cession of California to the United States, but parcels were subdivided and sold throughout the nineteenth century. The current city of Palo Alto contains the former township of Mayfield, which was located just southwest of Alma Street. In 1882, railroad magnate and California politician Leland Stanford purchased 1,000 acres adjacent to Mayfield to add to his larger estate. Stanford's vast holdings became known as the Palo Alto Stock Farm. On March 9, 1885, Stanford University was founded on land of the Palo Alto Stock Farm through an endowment act by the California Assembly and Senate.

Originally looking to connect Stanford University as a part of the already established town of Mayfield, Stanford asked residents of Mayfield to make the town a temperance town. Their refusal in 1886 caused Stanford to found the town of Palo Alto with aid from his friend, Timothy Hopkins of the Southern Pacific Railroad. Hopkins purchased and subdivided 740 acres of private land, that was known initially as University Park (or the Hopkins Tract).⁶ This land was bounded by the San Francisquito Creek to the north and the railroad tracks and Stanford University campus to the south. A new train stop was created along University Avenue and the new town flourished in its close connection with the university. University Park, under its new name of Palo Alto, was incorporated in 1894. (Refer to continuation sheet, page 8)

B11. Additional Resource Attributes: N/A

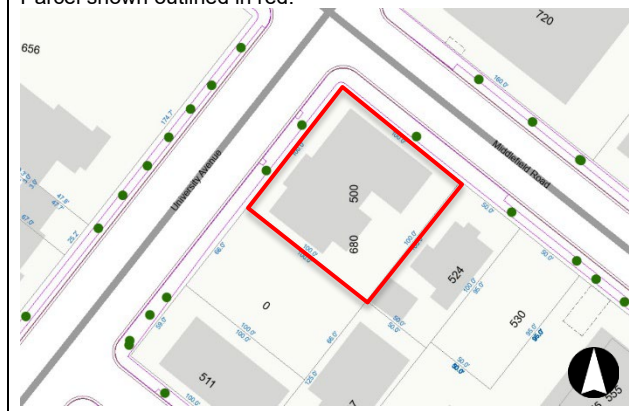
*B12. References: Refer to footnotes

B13. Remarks: N/A

*B14. Evaluator: Barrett Reiter, Page & Turnbull, Inc.

*Date of Evaluation: March 10, 2022

Source: City of Palo Alto, Online Parcel Reports, 2022. Subject Parcel shown outlined in red.



² Sanborn Map Company, Palo Alto (map), 1901 and 1904. Accessed through the San Francisco Public Library.

³ Sanborn Map Company, Palo Alto (map), 1924. Accessed through the San Francisco Public Library.

⁴ Sanborn Map Company, Palo Alto (map), 1956. Accessed through the San Francisco Public Library.

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

⁶ City of Palo Alto, *Comprehensive Plan 2030* (adopted by City Council, November 13, 2017), 16, accessed January 2, 2019, <https://www.cityofpaloalto.org/civicax/filebank/documents/62915>.

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***B6. Construction History (continued):**

The office building at 680 University Avenue was erected by Arthur A. Smith, a local builder, for a partnership of physicians including Herbert Browne and Norman Sears, and others who remain unnamed in the permit and directory records. A 1956 Sanborn Map Company fire insurance map likely shows the footprint of the office building as it was originally constructed (**Figure 16**). A 1968 aerial photograph shows the same massing and footprint as the 1956 map (**Figure 17**). It is unclear whether the exterior staircase to the second floor was present from the building's original construction or was added later. A 1958 photograph of the entrance to the offices at 500 Middlefield Road show that the original glazing of many, if not all, of the windows, transoms, and sidelights was vertically reeded obscure glass (**Figure 18**). Only one window at the north façade retains this glazing while all other windows have had their glazing replaced at an unknown date.

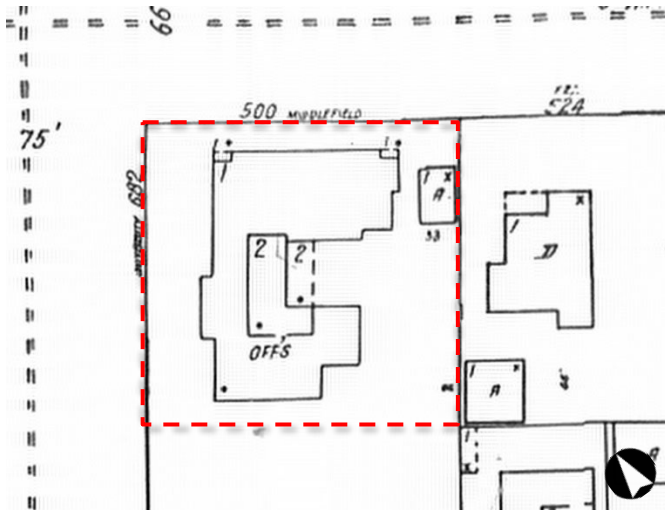


Figure 16: Sanborn Map Company map, 1956, updated from 1924. Sheet 22. Subject parcel outlined in dashed red line. Source: San Francisco Public Library. Edited by Page & Turnbull.

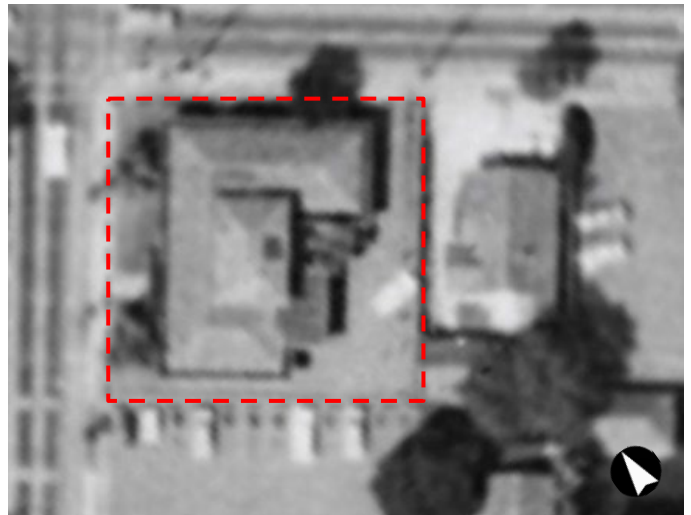


Figure 17: Aerial photograph from May 1965. Dashed red line shows the approximate subject parcel. Flight CAS-65-130, Frame 2-172. Source: FrameFinder UC Santa Barbara. Edited by Page & Turnbull.



Figure 18: 500 Middlefield Road unit for lease at 680 University Avenue building in 1958. Source: Palo Alto Historical Association.

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Table 1, following, includes known construction and alterations undertaken at the subject property based on the permits on file at Palo Alto Development Services.

Table 1. Permit History for 680 University Avenue				
Permit #	Date	Owner	Architect/Contractor	Description
4744	07/21/1950		Arthur A. Smith	Erect building
5346	10/20/1950		Arthur A. Smith	Additional permit for construction of building
3442	11/07/1967	Newton Wachhorst	L.W. West Roofing Co.	Reroof building with tar and gravel roofing.
A-28138	02/03/1969	Dr. Kalar and Dr. Kretchmor	J. Paul McKiro	Change existing office to operatory; add second floor office area.
A-30929	07/06/1972	Palo Alto Dental Group	Lester O. Baker (builder)	Install six dental chairs in existing building used as medical offices.
A-32204	08/07/1973	Dr. Duane Kalar	Lester O. Baker (builder)	Various interior alterations within office unit at 500 Middlefield Road, including installation of dental chairs.
A-39882	02/01/1979	Dr. Santos and Dr. Lipson	Harold Bakile (architect); Grant Bishop (builder)	Interior tenant alterations
97-2999R	10/15/1997	Dick Raley	Responsible Roofing	Tear off existing shake and tar and gravel roofing, install a new "fire-free" shake and tar and gravel roof
16000-00820	4/8/2016	Not listed	Not listed	Install accessible walkway/ramp at entry
16Rev-00460	7/19/2016	Not listed	Not listed	Revision to permit to add handrail

Alterations to the building that are supported by the permit record include the reroofing of the building in 1967 and 1997, various interior alterations in the 1970s, and the installation of a ramp and handrail at the 500 Middlefield Road entrance to the building in 2016. An interior alteration in 1969 that included "add[ing] second floor office area" within the permit description indicates that while this second floor is original to the building, it may have been unfinished. The installation of the existing slider windows, second floor exterior entrance door, and staircase may have been installed at this time.

***B10. Significance:**

Historic Context (continued)

In its early years, Palo Alto was a temperance town where no alcohol could be served. The residents were mostly middle and working class, with a pocket of university professors clustered in the neighborhood deemed Professorville. The development of a local streetcar in 1906 and the interurban railway to San Jose in 1910 facilitated access to jobs outside the city. They also increased access to Stanford University and encouraged more people to move to Palo Alto.⁷ In July 1925, Mayfield was officially annexed and consolidated into the City of Palo Alto.⁸

Like the rest of the nation, Palo Alto suffered through the Great Depression in the 1930s and did not grow substantially. World War II brought an influx of military personnel and their families to the Peninsula; accordingly, Palo Alto saw rapid growth following the war as many families who had been stationed on the Peninsula by the military or who worked in associated industries chose to stay. Palo Alto's population more than doubled from 16,774 in 1940 to 33,753 in 1960.⁹

Palo Alto's city center greatly expanded in the late 1940s and 1950s, gathering parcels that would house new offices and light industrial uses and lead the city away from its "college town" reputation. Palo Alto annexed a vast area of mostly undeveloped land between 1959 and 1968. This area, west of the Foothill Expressway, has remained protected open space. Small annexations continued into the 1970s, contributing to the discontinuous footprint of the city today. Palo Alto remains closely tied to Stanford University; it is the largest employer in the city. The technology industry dominates other sectors of business, as is the case with most cities within Silicon Valley. Palo Alto consciously maintains its high proportion of open space to development and the suburban feeling and scale of its architecture.¹⁰

⁷ Dames & Moore (Michael Corbett and Denise Bradley), *Final Survey Report – Palo Alto Historical Survey Update: August 1997-August 2000* prepared for the City of Palo Alto Planning Division (February 2001), 1-4.

⁸ City of Palo Alto, *Comprehensive Plan 2030*, 16.

⁹ "Depression, War, and the Population Boom," Palo Alto Medical Foundation - Sutter Health, accessed January 2, 2019, <http://www.pamf.org/about/pamfhistory/depression.html>.

¹⁰ City of Palo Alto, *Comprehensive Plan 2030*, 11-20.

University South

The current University South neighborhood is located in the southern portion of the original University Park tract platted by Timothy Hopkins. It was the core part of the early city, along with today's Downtown North neighborhood. University South contains the residential and commercial areas that lay southeast of University Avenue, although it does not encompass Professorville, the residential neighborhood closely associated with early Stanford faculty members and their families. As a result, the neighborhood is U-shaped, bounded by University Avenue at the northwest, Alma Street and the railroad tracks at the south, and Middlefield Road at the northeast. The southeast boundary follows Embarcadero Road but steps northwest to Addison Avenue, so as to exclude Professorville. University Avenue, which has historically been the main commercial corridor in Palo Alto, divides the Downtown North and University South neighborhoods, and the subject building sits just southeast of this boundary along the northwest edge of University South.

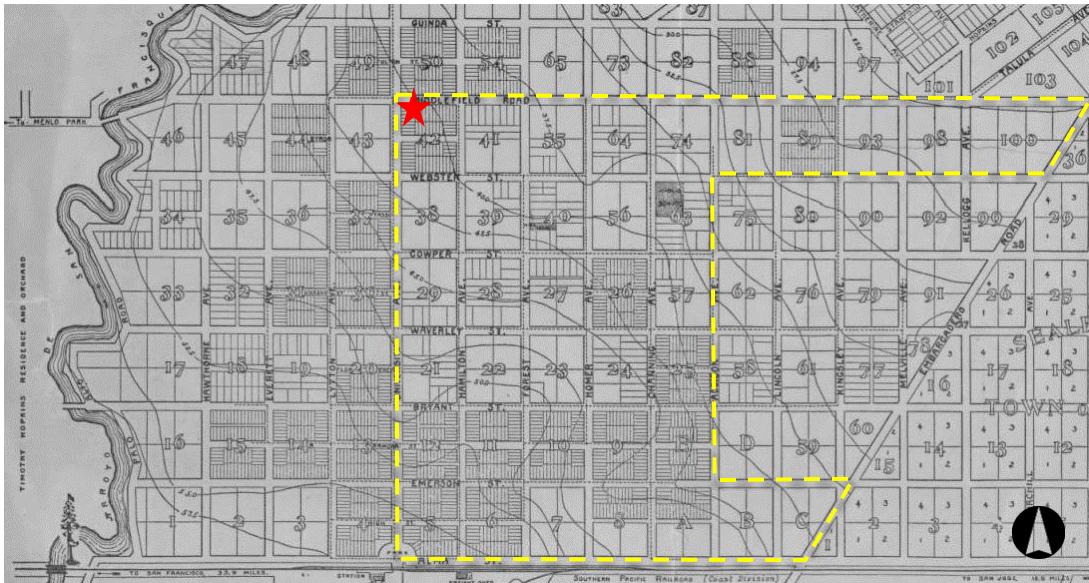


Figure 19: 1900 map of Palo Alto, with the boundaries of the University South neighborhood outlined with a dashed yellow line. The future location of the subject property is marked by the red star. Source: UC Berkeley, Bancroft Library. Edited by Page & Turnbull.

The 1895 Sanborn Map Company map illustrates that stores were located along University Avenue, and were particularly concentrated at its southwest end, near the railroad, where a large lumberyard stood (**Figure 14**). Residences were scattered along the street just east and west of University Avenue on Hamilton and Lytton Avenues. A few churches, hotels, and boarding houses also stood among many vacant lots. Contemporary newspapers called the homes that housed artisans and merchants in this area “neat cottages”—which stood in contrast to the houses occupied by Stanford faculty members, located to the southeast in the Professorville neighborhood. Some grander homes for more affluent residents were sprinkled throughout the current-day University South neighborhood.¹¹

By 1901, Palo Alto had grown beyond its original core. Houses filled in the lots on the blocks around the railroad, while scattered residential development extended up to and beyond Middlefield Road. Institutions, such as schools and Palo Alto's first public library, had been built in the area. During the first decade of the twentieth century, the University South neighborhood appears to have been built out with one- and two-story residences, but as the downtown commercial area prospered and expanded, University South became a desirable location for the growth of Palo Alto's commercial interests.¹²

Many properties containing early residences in the University South neighborhood have gradually been redeveloped for commercial and institutional uses, as well as into multi-unit residential buildings. The neighborhood currently transitions from commercial and civic tenants concentrated along the University Avenue corridor toward the less dense character of adjacent residential neighborhoods.

¹¹ Palo Alto AAUW, ...*Gone Tomorrow? “Neat Cottages” and “Handsome Residences”* (Palo Alto: American Association of University Women, 1971, revised 1986) 5.

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

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In the general vicinity of the subject building and particularly concentrated at the intersection of University Avenue and Middlefield Road, are a number of medical and dental office buildings that were either early conversions of existing residential properties or were purpose-built in the middle of the twentieth century, like the subject building. The trend of locating medical offices in this area may have started as early as 1908, when Sanborn Map Company maps show a purpose-built doctor's office building located adjacent to a residence at 627 University Avenue (on the west side of University Avenue, just south of Byron Street).¹³

Occupancy Summary

The following table outlines the occupancy history of 680 University Avenue. Occupants are listed under their respective office address, either 680 University Avenue or 500 Middlefield Road. All occupants are physicians unless noted otherwise. This information was compiled from Palo Alto City Directories, Santa Clara Assessor records, building permit applications, newspaper articles, and public records available through Ancestry.com. Years of occupancy are omitted when there is no city directory or available record for that year (i.e. omission of 1951-52, 1960, and so on).

Table 2. Occupancy History of 680 University Avenue

Year of Occupancy	Known Occupants
1950	Vacant (under construction)
1953	680 University Ave: Herbert T. Browne; William J. Fleming; Norman W. Sears 500 Middlefield Road: James I. Ball; Marshall L. Carter
1954	680 University Ave: Herbert T. Browne; Norman W. Sears 500 Middlefield Road: James I. Ball; Marshall L. Carter
1955	680 University Ave: Herbert T. Browne, Joseph P. Carson, Norman W. Sears 500 Middlefield Road: James I. Ball; Marshall L. Carter, Robert Herman
1956	680 University Ave: Herbert T. Browne, Joseph P. Carson, Norman W. Sears 500 Middlefield Road: James I. Ball; Robert Herman
1957	680 University Ave: Herbert T. Browne, Joseph P. Carson, Norman W. Sears 500 Middlefield Road: James I. Ball; Marshall L. Carter, Robert Herman
1958	680 University Ave: Herbert T. Browne, Joseph P. Carson, Norman W. Sears 500 Middlefield Road: vacant
1959	680 University Ave: Herbert T. Browne, Norman W. Sears 500 Middlefield Road: Glen S. Hogle
1961	680 University Ave: Herbert T. Browne, Norman W. Sears, Alfred P. Spivack 500 Middlefield Road: Glen S. Hogle
1962	680 University Ave: Herbert T. Browne, Norman W. Sears, Alfred P. Spivack 500 Middlefield Road: Henry E. DeFeo
1963	680 University Ave: Herbert T. Browne, Norman W. Sears, Alfred P. Spivack 500 Middlefield: Henry E. DeFeo
1965	680 University Ave: Herbert T. Browne, McGhie & Jones Physical Therapy, Norman W. Sears, Alfred P. Spivack 500 Middlefield: Henry E. DeFeo
1966	680 University Ave: Herbert T. Browne; McGhie & Jones Physical Therapy, W. Norman Sears, Alfred P. Spivack 500 Middlefield: Henry E. DeFeo
1967	680 University Ave: Herbert T. Browne, David P. Cooney, McGhie & Jones Physical Therapy, Blockley Medical Laboratory, Alfred P. Spivack 500 Middlefield: Henry E. DeFeo
1968	680 University Ave: David P. Cooney, McGhie & Jones Physical Therapy, Blockley Medical Laboratory, Alfred P. Spivack 500 Middlefield: Henry E. DeFeo
1969	680 University Ave: Herbert T. Browne, David P. Cooney, McGhie & Jones Physical Therapy, Blockley Medical Laboratory, Alfred P. Spivack 500 Middlefield: vacant
1972	680 University Ave: Herbert T. Browne; David P. Cooney; Norman S. Coplon; C. Howard Hatcher; McGhie & Jones Physical Therapy; Peninsula Medical Laboratory; Alfred P. Spivack 500 Middlefield: Duane E. Kalar (dentist); Robert McWilliams (dentist)
1974	680 University Ave: Jerold H. Lipson (dentist); Harold Santos (dentist) 500 Middlefield: Duane E. Kalar (dentist); Robert McWilliams (dentist)
1976	680 University Ave: Jerold H. Lipson (dentist); Harold Santos (dentist)

¹³ Sanborn Map Company, 1908, page 5. Accessed via the San Francisco Public Library.

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680 University Avenue, along with its second address of 500 Middlefield Road, has served as a medical office building since it was completed in 1950. The earliest physician connected to the building in the permit record and in city directories was Dr. Herbert T. Browne. Browne and Dr. Norman W. Sears appear to have been the primary practitioners in the office through the mid-1960s when Spears retired or relocated his practice. The office continued to grow over the decades with several doctors joining the staff. While many stayed for long periods, others are listed in directories for only a year or two at this building. In the early 1970s, the unit addressed as 500 Middlefield Road became the offices of dentists previously located at 511 Byron Street, located just south of the subject building on University Avenue at the corner of Byron Street. By 1974, the building was entirely dentists' offices.

Initial archival research in historic newspapers did not uncover any significant medical discoveries or practices that were developed at this location under the numerous doctors, and few dentists, who had their practices at the subject building.

Ownership Summary

When constructed, the building permit for the new physicians' office building listed "Herbert Browne et al." as the property's owners. The building appears to have remained under the ownership of partnership of physicians including Browne at least until 1972. Possibly as early as 1972, with the expansion of the Palo Alto Dental Group into this building, 680 University Avenue was purchased by the Palo Alto Dental Group.

Design of 680 University Avenue

The building at 680 University Avenue does not express a single clear architectural style, but features some elements of the Midcentury Modern and Ranch styles. Notable elements of the design of the building include its low-pitched hipped roof with deep eaves and a textured wood soffit with mitered corners, its low rectilinear massing and strong geometry, stucco cladding with a simple wood cornice, and stone elements for planters and accent walls. The building was constructed by Arthur A. Smith, a local builder, who has not been recognized as a master builder in Palo Alto. No architect has been identified.

Statement of Significance:

In order for a property to be considered eligible for the California Register of Historical Resources (California Register), the property must possess significance and retain integrity to convey that significance. The criteria for significance are:

Criterion 1 (Events): Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.

The property at 680 University Avenue does not appear to be individually eligible for listing in the California Register under Criterion 1 (Events), as it does not appear to have contributed to the broad patterns of history in Palo Alto, the state, or the nation. The office building was constructed to replace a previous residential structure on this property and reflects a changing use pattern of the surrounding blocks during the mid-century as the surrounding properties transitioned from residential homes to medical offices. The subject building was not the first medical office building to be erected in this area and does not appear to have had a significant impact on the establishment of the area as a locus of medical offices. No significant medical breakthroughs or professional developments are known to have occurred at this property which functioned as a typical medical and dental office. No important events are known to have occurred at this property that would make it individually significant for the California Register under Criterion 1.

Criterion 2 (Persons): Associated with the lives of persons important to local, California or national history.

680 University Avenue does not appear to be individually eligible for listing in the California Register under Criterion 2 (Persons). Since its construction in 1950, the building has served as the medical and dental offices for a number of physicians and dentists. While many physicians and dentists maintained their offices at this location for several years, none of the identified medical professionals are known to have made significant professional achievements that would make the subject building individually eligible for listing on the California Register. Therefore, 680 University Avenue does not appear to be individually eligible for the California Register under Criterion 2 (Persons).

Criterion 3 (Architecture): Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.

680 University Avenue does not appear to be individually eligible for listing in the California Register under Criterion 3 (Architecture). The office building was constructed in 1950 by a local builder, Arthur A. Smith, and no architect is listed in the available permit documentation. The building features a low rectilinear massing with deep eaves with a wood soffit, a low-pitched hipped roof, stucco cladding with a simple wood cornice, and stone elements including planters and accent walls. The design of the building includes stylistic elements of the Midcentury Modern and Ranch styles of architecture, but does not clearly express a single style. Exterior alterations have been minimal and include reroofing, replacement of reeded glazing with transparent un-textured glazing, the installation of non-original windows and a door at the second floor, and the installation of a ramp at the north façade.

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Arthur A. Smith has not been identified as a master builder in Palo Alto, and the building does not appear to be the work of a master architect, nor does it appear to be a significant example of any architectural style. 680 University Avenue does not embody high architectural or artistic value that would make the building individually significant for its architectural style under Criterion 3.

Therefore, 680 University Avenue does not appear to rise to a level of individual significance under Criterion 3. The property does not appear to be eligible as a contributor to a historic district, as the subject block features a variety of architectural styles, uses, and development patterns, but the evaluation of a potential district is outside the scope of this report.

Criterion 4 (Information Potential): Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.

The property at 680 University Avenue does not appear to be individually eligible for listing in the California Register under Criterion 4 as a building or property that has the potential to provide information important to the prehistory or history of the City of Palo Alto, state, or nation. It does not feature construction or material types, or embody engineering practices that would, with additional study, provide important information. Evaluation of this property was limited to age-eligible resources above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information.

Conclusion

The property at 680 University Avenue does not appear to be individually eligible for listing in the California Register of Historical Resources under any criteria. The California Historical Resource Status Code (CHRSC) of "6Z" has been assigned to the property, meaning "Found ineligible for National Register, California Register, or Local Designation through survey evaluation."¹⁴

¹⁴ California State Office of Historic Preservation Department of Parks and Recreation, *Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory*, Sacramento, November 2004.