Historic Resources Board  
Staff Report (ID # 9124)

Report Type: Study Session  
Meeting Date: 4/26/2018

Summary Title: Study Session for 1107 Cowper

Title: 1107 Cowper Street [Application Not Yet Filed]: Historic Resources Board Study Session to Discuss Preliminary Plans for Replacement of a Professorville Historic District Two-Story Home Built in 1997 with a New Two-Story Home

From: Hillary Gitelman

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

1. Provide input during a voluntary ‘study session’ review. This proposal, shared in a preliminary Individual Review meeting with staff, is to demolish a relatively new (circa 1997) neo-traditional style, two-story home located at 1107 Cowper Street within the locally listed Professorville Historic District, and build a new two-story home, subject to Individual Review and Professorville Guidelines compliance, and a pool house.

Report Summary
This report forwards a location map (Attachment A), a relevant excerpt of the Professorville Guidelines (Attachment B), and concept plans (Attachment D) for a new two-story home to replace a two-story home located within the Professorville Historic District. The applicant has provided and analysis (Attachment C) the new home for compliance with the Professorville Guidelines. The existing home is not individually listed on the National Register of Historic Places. The below image shows the front of the current home located at 1107 Cowper Street.
Background

Palo Alto Municipal Code (PAMC)
The first purpose of PAMC Chapter 16.49, Historic Preservation, is to “Designate, preserve, protect, enhance and perpetuate those historic structures, districts and neighborhoods which contribute to the cultural and aesthetic heritage of Palo Alto.” The chapter states, “All structures/sites within a historic district are categorized as significant on the historic inventory” and notes that all structures within a historic district are ‘historic structures/sites’. However, only Inventory categories 1 and 2 are called “significant buildings”.

The existing building is not a significant building on the Inventory, and is not historic, having been built in 1997. Its significance is derived from its location within the Professorville Historic District.

Professorville Guidelines
City Council adopted the Professorville Guidelines in the fall of 2016. The Guidelines envisions the replacement of non-historic homes. Chapter 6, Guidelines for Designing and Building New Residence states:

“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.”

Chapter 6 contains guidelines for new construction, and notes, “Most existing residences are complementary to the character of the district, even though not all residences in the district are historic contributors... demolishing and replacing an existing residence can be disruptive to a historic, established streetscape.” Guideline 6.1.2 states, “Avoid demolishing later residences that are complementary to the district” and “Be cognizant of how existing later residences fit into and reinforce historic development patterns and retain wherever feasible.” If these “later residences” are not compatible, they may be candidates for demolition and replacement, when the new construction is compatible with the district. The compatibility guidelines for new construction in Professorville Historic District are excerpted in Attachment B.

National Register Bulletin
The overall historic character of National Register Districts is defined in Section 5 (“District”) of Chapter IV (“How to Define Categories of Historic Properties”) of National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation: "A district possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. ... A district derives its importance from being a unified entity, even though it is often composed of a wide variety of resources." Compatibility review is a complex task that takes many design factors into account; for example, the review of materials involves the scope of usage of the material, its color, pattern, texture, reflectivity, and a consideration of how its appearance may change over.

Compliance with Applicable Regulations
Once an Individual Review application is submitted, the project plans will be reviewed for compliance with the City’s development standards, Individual Review findings, Comprehensive Plan policies, and the Professorville Guidelines.

Discussion
The intent of the study session is to have a preliminary discussion about the replacement home with respect to the Professorville Guidelines at the earliest opportunity. The proposed home has not yet been analyzed for compliance with the R-1 Zoning regulations or Individual Review Guidelines.

The existing site is represented in the below left image. The proposed site plan is below right.
The applicant has submitted preliminary drawings and an analysis (Attachment C) of the proposed home design as relates to the Professorville Guidelines. The analysis includes the below streetscape image to illustrate how the proposed new home would relate to the neighboring homes.

At the time this report was written, the applicant had not yet submitted an application for Single Family Individual Review. Once the application has been submitted and evaluated for compliance with the Individual Review Guidelines and Professorville Guidelines, the formal plans will be presented to the HRB for discussion and recommendation to staff. The comments of the HRB in a study session are non-binding to the project.

The image on the following page is a rendering of the proposed front façade in the preliminary plans. Additional drawings are provided in the plan set distributed to the HRB members.
Environmental Review
The formal application for the subject project would be assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the environmental regulations of the City.

Next Steps
The formal application for Single Family Individual Review, once submitted, would be reviewed by staff for compliance with the Individual Review Guidelines and Professorville Guidelines.

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HRB\(^1\) Liaison & Contact Information
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Attachments:
- Attachment A: 1107 Cowper Parcel Report Map (PDF)
- Attachment B: Professorville Guidelines Excerpts Pertaining to New Construction (DOCX)
- Attachment C: FGY 1107 Cowper - HRB response document (PDF)
- Attachment D: FGY 1107 Cowper - HRB drawing set (PDF)

\(^1\) Emails may be sent directly to the HRB using the following address: hrb@cityofpaloalto.org
Guideline 6.3.2 is focused on massing and form:

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.

Guideline 6.3.3 pertains to roof form:

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.
Guideline 6.4 (and sub-guidelines 6.4.1 through 6.4.3) pertain to compatibility:

5.4 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.
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.
DATE: March 28, 2018

PROJECT: Proposed New Construction at 1107 Cowper Street

Response to Professorville Historic District Design Guidelines in regards to deconstruction of existing home at 1107 Cowper St.

This document outlines Fergus Garber Young’s response to the guidelines regarding demolition of a non-historic home within the Professorville district, at 1107 Cowper St. Using the design guidelines indicated below, we believe that the new proposal be more compatible with the character of the neighborhood than the existing structure, warranting demolition. Included in this document are an existing photo (Fig 1, page 5), a rendering of the proposed residence, (Fig 2, page 6) and a streetscape drawing. (Fig 3, page 6)

6.1) New construction should avoid demolition of existing buildings

6.1.1- Do not demolish an early residence.

- Not applicable, as the existing house was constructed in 1997.

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

- We feel that the current house, completed in 1997 is not an exemplary example of compatibility within the neighborhood, and thus a candidate for deconstruction and replacement. Additionally, as per section 5.4, the existing structure does not have any individual historic significance. (see Fig. 1)

6.1.3- Attempt to construct new residences without removing existing residences.

- Not Applicable for this instance.

(continued on next page)
6.2) New Residences and Accessory Buildings Should Be Sited Within Their Lots to Reflect Professorville’s Historic Development and Streetscape Patterns

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.

- The proposed residence sits in approximately the same spot on the property as the existing house. Because the lot is so wide, there are no other houses on the block with a Cowper address establishing a contextual setback. The house is roughly in line with the houses to each side, on the corners of Kingsley and Lincoln, and therefore maintains the current pattern.

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

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.

- The immediate neighborhood is made up of primarily 2 and 3 story structures. The proposed house is two stories, replacing the existing two story house. The overall height of the proposed structure is shorter than existing, and visually splits the difference between the two story house on the corner of Lincoln, and the large, 3 story house on the corner of Kingsley and Cowper. (see Fig. 3)

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.

- The proposed residence has a simple massing with a strong front façade plane, and an entry porch, as is typical of homes in the vicinity. Additionally, a rear wing that is hidden from the street reduces the visual impact of the overall mass of the structure.

(continued on next page)
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 compliment the building’s proportions, not complicate them.

- The proposed house has simple, gabled roofs consistent with the surrounding homes. The main roof has gabled ends with cross gables facing the street. Between the two gables, the horizontal roof is broken with a center dormer over the porch.

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

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

- The proposed house takes design ques from the historic Victorian, Queen Anne and Shingle styles, helping to blend into the existing aesthetics of the neighborhood. By using shingles and clapboard siding, in combination with a wood belt line and flair between the first and second floors, the home strives to blend with the existing aesthetic patterns and forms found in Professorville. (see Fig. 2)

6.4.2 – Choose strategies that differentiate new construction from the neighborhood’s early residences.

- We understand that this is a new home, and will not be confused with a historic home in the area; instead it will be a contributor to the historic feel and character of the neighborhood, in a way that blends the historic detailing and style, with contemporary materials and construction techniques.

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

- The proposed home will be primarily a shade of white with dark, contrasting window color, and a neutral roof, to fit both the style of the house, as well as the character of the Professorville.
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.

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

- The proposed residence’s entry is at the center of the front façade, and includes a porch with wood detailing that creates a welcoming progression from public to private that is typical of the neighborhood.

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

- The window patterning and placement creates an understandable hierarchy of window types/sizes from the first floor to the upper floor. The window sizes and proportions are respectful to the character of the neighborhood.

(continued on next page)
Fig 1. *Existing residence at 1107 Cowper*

(continued on next page)
Fig 2. (Proposed residence at 1107 Cowper)

Fig 3. (Proposed streetscape with neighbors)
1107 COWPER ST.
NEW RESIDENCE, PALO ALTO, CA

PROJECT DIRECTORY

OWNER
1107 COWPER ST
PALO ALTO, CA 94301

ARCHITECT & CONTRACT ADMINISTRATOR
FERGUS GARBER YOUNG ARCHITECTS
885 EL CAMINO REAL SUITE 13A
Palo Alto, CA 94303

ARCHITECT
FERGUS GARBER YOUNG ARCHITECTS
885 EL CAMINO REAL SUITE 13A
Palo Alto, CA 94301

CONTRACTOR
FREDERICK & SMITH
1400 GILMAN AVENUE
PALO ALTO, CA 94304

ARCHITECT
FERGUS GARBER YOUNG ARCHITECTS
885 EL CAMINO REAL SUITE 13A
Palo Alto, CA 94301

HISTORICAL ENGINEER
JULIA M. GIBBS, AIA
1317 14TH ST
ALAMEDA, CA 94501

CELEBRITY ARCHITECT
1107 COWPER ST
PALO ALTO, CA 94301

OWNER
1107 COWPER ST
PALO ALTO, CA 94301

CIVIL ENGINEER
SARAFRISO HAGEMANN & ASSOCIATES
255 SHORELINE DRIVE, SUITE 200
REDWOOD CITY, CA 94063

PROJECT DESCRIPTION

CONSTRUCTION OF A TWO STORY HOUSE, INCLUDING BASEMENT LEVEL, AND NEW DETACHED GARAGE, POOL HOUSE AND ACCESSORY STRUCTURE

BUILDING ELEVATION KEY

CONSTRUCTION OF A NEW 2 STORY DWELLING, INCLUDING BASEMENT LEVEL, AND NEW DETACHED GARAGE, POOL HOUSE AND ACCESSORY STRUCTURE

PROJECT DATA

BUILDING CODE    2016 CBC
ENERGY CODE    2016 CE C
PLUMBING CODE    2016 CPC
MECHANICAL CODE    2016 CMC

PROJECT DATA

GREEN BUILDING   2016 CGBC

ACCESSORY STRUCTURES

TOTAL = 15,903.60 SF
39,759.00 X 35%   13,915.65 SF (STRUCTURES)

TOTAL = 12,677 SF
34,759
2,250 SF
5,000 SF X 45% 7,285.0 SF

LOT AREA
EXISTING 1987.95
PROPOSED 3540.00
30%
5%

FLOOD ZONE
ASSESOR ADDRESS
1107 COWPER STREET

CONTEXTUAL GARAGE PLACEMENT

CONSTRUCTION TYPE

FLOOR AREA
SECOND FLOOR 2,128.40 SF
FIRST FLOOR 3,482.60 SF
TOTAL FLOOR AREA 5,611.00 SF

SPECIAL INSPECTIONS

GEOTECHNICAL ENGINEER FOR INSPECTION AND TESTING:
THE CITY OF PALO ALTO FOR SPECIAL INSPECTION AND STRUCTURAL ENGINEER FOR SPECIAL INSPECTION AND TESTING:

REV 3/28/18
DATE
1107 COWPER ST

GEOTECHNICAL REQUIREMENTS

REFER TO GEOTECHNICAL INVESTIGATION PREPARED BY 39,000.000.000.

ICE & PLUMBING WELDING EPOXY EMBEDMENTS TESTING:

COVERS SPACED AT 4" MINIMUM

FIRE DEPARTMENT REQUIREMENTS

1) INSTALL A NFPA 13-D FIRE SPRINKLER SYSTEM IN THE MAIN HOUSE UNDER SEPARATE PERMIT.
3) ACCESSORY STRUCTURE TO BE SPRINKLED AS PER 2013 CHBC SECTION 8-402.2.

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ARBORIST REPORT

DATE

DESCRIPTION

ISSUANCES

1107 COWPER ST
PALO ALTO
3/28/18

HRB MEETING

Additional, there is a new portion of the home that will provide views from the existing home. While the ODA collected most of these plates, and saved them, and approved a basement under this portion of the house, the house cannot have divided into old tree

head and have decided to adjust the basement in the location. To make nothing more from this tree, the basement will be surrounded by a C2 zone grade beam (allowing the one large root we found in the trench to remain).

A site meeting with the excavator and contractor must occur prior to excavation under this tree.

Lastly, a small auxiliary building is proposed for the area between areas B, R 1. The estimated

area is of a small area to the west of these trees is 1107. The foundation will be constructed like the seed in the main house with no basement (architectural above), with green on a 10" deep grade beam. Following observation of an exploratory trench, a paper tray of the

roots will be used along the foundation trench.

Additionally, main roof area will be loosened and opened and made to the more root-friendly

with the removal of an existing related stage structure and concrete.

The landscape assessment, the root, is also an with increasing floor bearing areas across the

property and is capturing the landscape zones most root-friendly and has water dependent. Much of this

rooting will be away from the foundation.

Respectfully,

Michael P. Yagir

ARBORIST REPORT

A0.10

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1107 COWPER ST
PALO ALTO
EXISTING SITE AND DEMO PLAN

DATE
ISSUANCES

- All existing structures, landscaping, and focal trees removed.
- See Sheet A1.11, Proposed Site Plan, for additional notes.

E. SITE PLAN NOTES:
- Property line
- Hardscaping to demolished
- Structures to demolished
- Tree protection fencing
- Type I U.O.N.

E. SITE PLAN LEGEND:

SCALE: 1/16" = 1'-0"
PROPOSED NON-FAR CALCULATIONS

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NON-FAR CALC NOTES:
- Combined area of all below grade patios not to exceed 2% of the area of the floor of the building or 200 sf, whichever is greater.
- Areas devoted to required egress are not included in the 200 sf limitation.

2% x 39,759 sf = 795 sf
PROPOSED FIRST FLOOR AREA CALCS

<table>
<thead>
<tr>
<th>Zone Number</th>
<th>Zone Name</th>
<th>Calculated Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>101</td>
<td>GUEST BEDROOM</td>
<td>287.7 sq ft</td>
</tr>
<tr>
<td>102</td>
<td>GUEST BATHROOM</td>
<td>182.9 sq ft</td>
</tr>
<tr>
<td>103</td>
<td>CLOSET</td>
<td>80.1 sq ft</td>
</tr>
<tr>
<td>104</td>
<td>HALL</td>
<td>53.4 sq ft</td>
</tr>
<tr>
<td>105</td>
<td>POWDER 1</td>
<td>36.6 sq ft</td>
</tr>
<tr>
<td>106</td>
<td>ENTRY</td>
<td>31.5 sq ft</td>
</tr>
<tr>
<td>107</td>
<td>COVERED PORCH</td>
<td>167.3 sq ft</td>
</tr>
<tr>
<td>108</td>
<td>HALL</td>
<td>296.6 sq ft</td>
</tr>
<tr>
<td>109</td>
<td>COVERED PORCH</td>
<td>55.9 sq ft</td>
</tr>
<tr>
<td>110</td>
<td>PACKAGE CLOS.</td>
<td>40.1 sq ft</td>
</tr>
<tr>
<td>111</td>
<td>ELEVATOR</td>
<td>237.3 sq ft</td>
</tr>
<tr>
<td>112</td>
<td>OFFICE</td>
<td>182.9 sq ft</td>
</tr>
<tr>
<td>113</td>
<td>LIBRARY</td>
<td>336.8 sq ft</td>
</tr>
<tr>
<td>114</td>
<td>KITCHEN</td>
<td>395.6 sq ft</td>
</tr>
<tr>
<td>115</td>
<td>EATING</td>
<td>274.0 sq ft</td>
</tr>
<tr>
<td>116</td>
<td>DINING</td>
<td>453.1 sq ft</td>
</tr>
<tr>
<td>117</td>
<td>SIDE ENTRY</td>
<td>162.5 sq ft</td>
</tr>
<tr>
<td>118</td>
<td>PANTRY</td>
<td>47.1 sq ft</td>
</tr>
<tr>
<td>119</td>
<td>POWDER 2</td>
<td>32.8 sq ft</td>
</tr>
<tr>
<td>120</td>
<td>MUD ROOM</td>
<td>94.7 sq ft</td>
</tr>
<tr>
<td>121</td>
<td>POWDER 1</td>
<td>30.8 sq ft</td>
</tr>
</tbody>
</table>

TOTAL: 3,479.7 sq ft
### PROPOSED EQUIV. CALCS

<table>
<thead>
<tr>
<th>Floor (Story)</th>
<th>Zone Number</th>
<th>Zone name</th>
<th>Calculated Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>1ST FLOOR</td>
<td>301</td>
<td>2ND FLOOR EQUIV</td>
<td>176.7 sq ft</td>
</tr>
<tr>
<td>2ND FLOOR</td>
<td>301</td>
<td>2ND FLOOR EQUIV</td>
<td>211.0 sq ft</td>
</tr>
<tr>
<td>3RD FLOOR</td>
<td>301</td>
<td>3RD FLOOR EQUIV</td>
<td>387.7 sq ft</td>
</tr>
</tbody>
</table>

**SCALE:** 1/4" = 1'-0"
### Proposed FAR Calculations - Pool House

<table>
<thead>
<tr>
<th>Room Name</th>
<th>Room Number</th>
<th>Zone Name</th>
<th>Calculated Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Floor</td>
<td>121</td>
<td>REC ROOM</td>
<td>389.8 sq ft</td>
</tr>
<tr>
<td></td>
<td>122</td>
<td>BATH</td>
<td>12.1 sq ft</td>
</tr>
<tr>
<td></td>
<td>123</td>
<td>STAIRS</td>
<td>33.5 sq ft</td>
</tr>
<tr>
<td></td>
<td>124</td>
<td>ENSUITE</td>
<td>51.1 sq ft</td>
</tr>
<tr>
<td></td>
<td>125</td>
<td>LANDING</td>
<td>28.9 sq ft</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>540.4 sq ft</td>
</tr>
<tr>
<td>2nd Floor</td>
<td>201</td>
<td>GARAGE</td>
<td>438.7 sq ft</td>
</tr>
<tr>
<td></td>
<td>202</td>
<td>STAIRS</td>
<td>172.9 sq ft</td>
</tr>
<tr>
<td></td>
<td>203</td>
<td>PANTY</td>
<td>123.4 sq ft</td>
</tr>
<tr>
<td></td>
<td>204</td>
<td>PANTRY</td>
<td>51.1 sq ft</td>
</tr>
<tr>
<td></td>
<td>205</td>
<td>KITCHEN</td>
<td>33.5 sq ft</td>
</tr>
<tr>
<td></td>
<td>206</td>
<td>DINING</td>
<td>28.9 sq ft</td>
</tr>
<tr>
<td></td>
<td>207</td>
<td>LIVING</td>
<td>28.9 sq ft</td>
</tr>
<tr>
<td></td>
<td>208</td>
<td>BEDROOM 1</td>
<td>33.5 sq ft</td>
</tr>
<tr>
<td></td>
<td>209</td>
<td>BEDROOM 2</td>
<td>33.5 sq ft</td>
</tr>
<tr>
<td></td>
<td>210</td>
<td>MUD ROOM</td>
<td>33.5 sq ft</td>
</tr>
<tr>
<td></td>
<td>211</td>
<td>MUD ROOM</td>
<td>33.5 sq ft</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>703.2 sq ft</td>
</tr>
</tbody>
</table>

### Proposed FAR Calculations - Main House

<table>
<thead>
<tr>
<th>Room Name</th>
<th>Room Number</th>
<th>Zone Name</th>
<th>Calculated Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Floor</td>
<td>121</td>
<td>REC ROOM</td>
<td>389.8 sq ft</td>
</tr>
<tr>
<td></td>
<td>122</td>
<td>BATH</td>
<td>12.1 sq ft</td>
</tr>
<tr>
<td></td>
<td>123</td>
<td>STAIRS</td>
<td>33.5 sq ft</td>
</tr>
<tr>
<td></td>
<td>124</td>
<td>ENSUITE</td>
<td>51.1 sq ft</td>
</tr>
<tr>
<td></td>
<td>125</td>
<td>LANDING</td>
<td>28.9 sq ft</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>540.4 sq ft</td>
</tr>
<tr>
<td>2nd Floor</td>
<td>201</td>
<td>GARAGE</td>
<td>438.7 sq ft</td>
</tr>
<tr>
<td></td>
<td>202</td>
<td>STAIRS</td>
<td>172.9 sq ft</td>
</tr>
<tr>
<td></td>
<td>203</td>
<td>PANTY</td>
<td>123.4 sq ft</td>
</tr>
<tr>
<td></td>
<td>204</td>
<td>PANTRY</td>
<td>51.1 sq ft</td>
</tr>
<tr>
<td></td>
<td>205</td>
<td>KITCHEN</td>
<td>33.5 sq ft</td>
</tr>
<tr>
<td></td>
<td>206</td>
<td>DINING</td>
<td>28.9 sq ft</td>
</tr>
<tr>
<td></td>
<td>207</td>
<td>LIVING</td>
<td>28.9 sq ft</td>
</tr>
<tr>
<td></td>
<td>208</td>
<td>BEDROOM 1</td>
<td>33.5 sq ft</td>
</tr>
<tr>
<td></td>
<td>209</td>
<td>BEDROOM 2</td>
<td>33.5 sq ft</td>
</tr>
<tr>
<td></td>
<td>210</td>
<td>MUD ROOM</td>
<td>33.5 sq ft</td>
</tr>
<tr>
<td></td>
<td>211</td>
<td>MUD ROOM</td>
<td>33.5 sq ft</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>703.2 sq ft</td>
</tr>
</tbody>
</table>
PRIVACY DIAGRAM

PRIVACY DIAGRAM
© FERGUS GARBER YOUNG ARCHITECTS 2018

FRONT ELEVATION

DATE

DESCRIPTION

ISSUANCES

1107 COWPER ST
PALO ALTO
3/28/18

HRB MEETING

AVERAGE (E) GRADE
(+50.7')

30'-0" HEIGHT LIMIT
(MEASURED FROM +50.7')

SIDE SETBACK

PROPERTY LINE

26'-0" A.F.F.
(THIRD FLOOR EQUIV.)

NOTE: GRADE FOR THE PURPOSE OF ESTABLISHING DAYLIGHT PLANE SHALL BE AN AVERAGE OF THE GRADE AT THE MIDPOINT OF THE BUILDING AND GRADE AT THE CLOSEST POINT ON ADJACENT LOT.