



Architectural Review Board

Staff Report (ID # 14770)

Report Type: Action Items **Meeting Date:** 10/20/2022

Summary Title: 414 California Avenue: Building Refresh

Title: PUBLIC HEARING / QUASI-JUDICIAL. 414 California Avenue [22PLN-00207]: Recommendation on Applicant's Request for Approval of a Minor Board-Level Architectural Review to Allow the Removal and Replacement of Existing Stucco with new Tenant Colors, Rooftop Mechanical Equipment, two Parking lot Trees, Front Breeze-Block Screen Wall and Façade, new Landscaping, and new Signage. Environmental Assessment: Exempt from the Provisions of CEQA per Section 15301. Zoning District: CC(2)(R)(P) (Community Commercial).

From: Jonathan Lait

Recommendation

It is recommended that the Architectural Review Board (ARB) take the following action(s):

1. Recommend approval of the proposed project to the Director of Planning and Development Services based on findings and subject to conditions of approval.

Report Summary

The application is a request for an architectural review of an existing 6,195-square-foot (SF) one-story bank/financial service building. The project includes the removal and replacement of the existing stucco with new tenant colors, rooftop mechanical equipment, two parking lot trees, front breeze-block screen wall and façade, new groundcover landscaping, and new tenant ID signage. The subject property is a 16,231 SF parcel currently developed with an existing building occupied by Silicon Valley Bank. The existing building's square footage will remain the same.

Background

Project Information

Owner: Arton Investment Inc.

Architect: Studios Architects

City of Palo Alto
Planning & Development Services
250 Hamilton Avenue
Palo Alto, CA 94301
(650) 329-2442

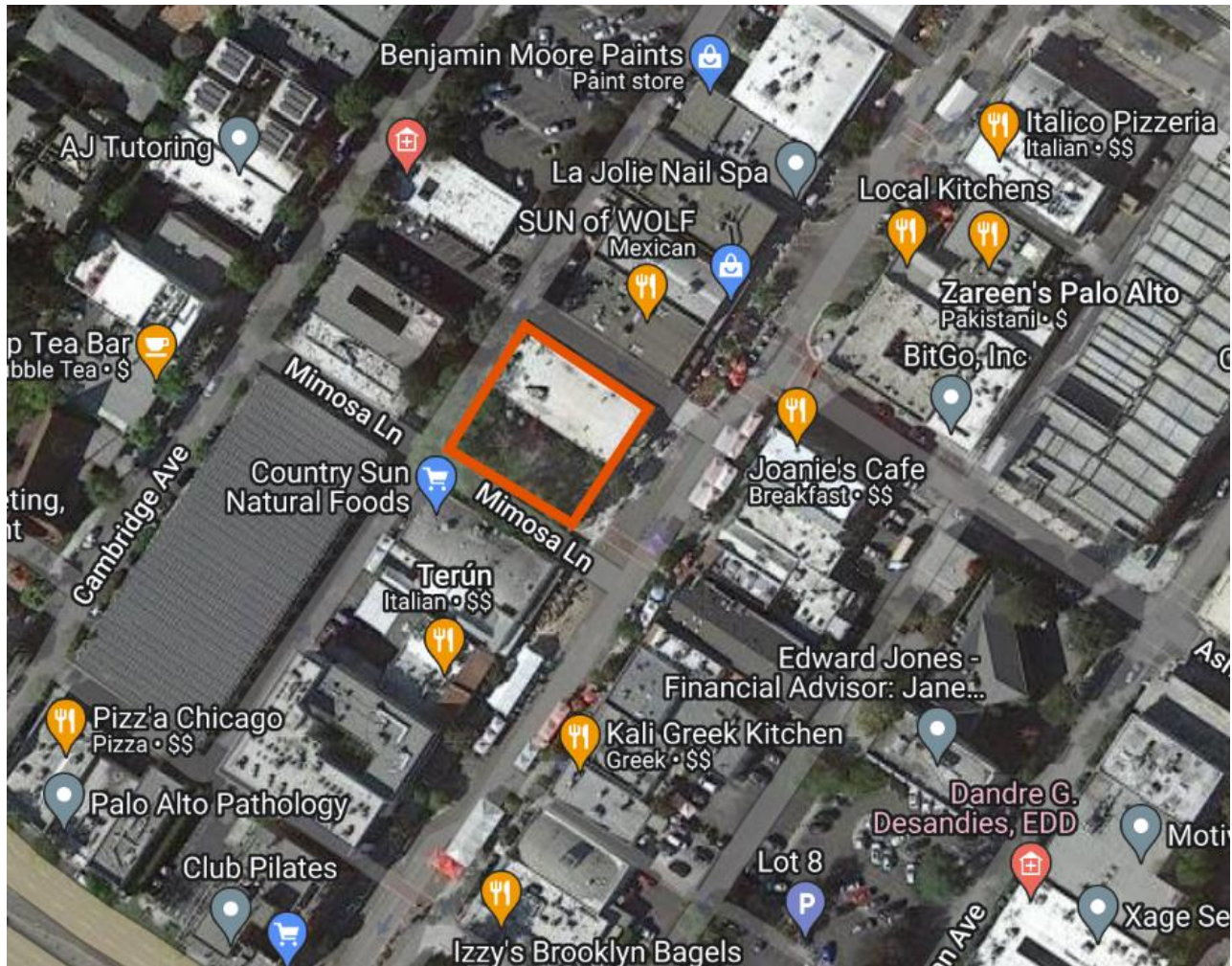
Representative: Kevin Lieberman
Legal Counsel: N/A

Property Information

Address: 414 California Avenue
Neighborhood: California Avenue
Lot Dimensions & Area: 125 ft wide x 130 ft long; 16,231 sf lot size
Housing Inventory Site: Yes
Located w/in a Plume: No; Site is Adjacent to Record Plume location
Protected/Heritage Trees: None; Regulated Trees Exist on Site
Historic Resource(s): No – See Historic Report (Attachment E)

Existing Improvement(s): 6,195 sf building; one story with mezzanine; 24'-7"; built 1958
Existing Land Use(s): Bank/Financial Service
Adjacent Land Uses & Zoning: North: CC(2)(R)/PF; Office/Retail/Parking Lot
West: CC(2)(R)(P); Retail
East: CC(2)(R)(P); Retail
South: CC(2)(R)(P); Retail

Aerial View of Property:



Source: Google Maps

Land Use Designation & Applicable Plans

Zoning Designation:	CC(2)(R)(P)
Comp. Plan Designation:	CC (Community Commercial)
Context-Based Design Criteria:	N/A
Downtown Urban Design Guide:	N/A
South of Forest Avenue Coordinated Area Plan:	N/A
Baylands Master Plan:	N/A
El Camino Real Design Guidelines (1976 / 2002):	N/A
Proximity to Residential Uses or Districts (150'):	N/A
Located w/in the Airport Influence Area:	N/A

Prior City Reviews & Action

City Council:	None
PTC:	None
HRB:	None
ARB:	None

Requested Entitlements, Findings and Purview:

The following discretionary applications are being requested:

- Architectural Review – Major (AR): The process for evaluating this type of application is set forth in PAMC 18.77.070. AR applications are reviewed by the ARB and recommendations are forwarded to the Planning & Community Environment Director for action within five business days of the Board’s recommendation. Action by the Director is appealable to the City Council if filed within 14 days of the decision. AR projects are evaluated against specific findings. All findings must be made in the affirmative to approve the project. Failure to make any finding requires project redesign or denial. The findings to approve an AR application are provided in Attachment C.

Analysis¹

Neighborhood Setting and Character

The subject site is mostly surrounded by one-story retail uses along California Avenue and a two-story office building at the rear of the site. One of the City of Palo Alto’s surface parking lots is located directly behind the site. The proposal seeks to refresh the visual elements of the building by replacing the deteriorating stucco as well as removing the breeze-block screen wall along California. The replaced stucco and the new horizontal metal panel façade will be painted grey-blue and grey, respectively, to reflect Silicon Valley Bank’s company color scheme. The retention of the stucco material is consistent with other buildings located along California Avenue while the introduction of the horizontal metal panel will introduce a more contemporary and modern element to the building. Staff believes these elements will provide a harmonious transition in character between the proposed building and the surrounding buildings but asks for ARB review.

The application also seeks to introduce additional ground cover landscaping on the site. This landscaping is a majority native species which is consistent with the findings for approval. Two trees are recommended for removal in the parking lot as they are very close to the building and could potentially damage its foundation once grown to maturity. The applicant has proposed to remove them and pay in-lieu fees to have those trees planted off-site. While staff does not

¹ The information provided in this section is based on analysis prepared by the report author prior to the public hearing. The Architectural Review Board in its review of the administrative record and based on public testimony may reach a different conclusion from that presented in this report and may choose to make alternative findings. A change to the findings may result in a final action that is different from the staff recommended action in this report.

generally encourage this alternative replanting strategy, the site's parking area currently exceeds the City's 50% shading requirement. Any future parking lot modifications (for parking lot purposes) will need to provide additional landscape islands with tree(s).

The proposed mechanical screen will be set back roughly 70 ft from the front of the property. In addition to screening mechanical equipment from view, it will also help to soften the appearance of the roof screen from the pedestrian view along California Avenue. It will improve pedestrians' experience by further reducing any noise generated by the equipment. By placing the equipment at the rear of the building, the applicant will be enhancing the conditions for visitors to the site and create a more desirable environment.

Historic Analysis

Due to the age of the building and the unique breeze-block wall feature on the façade, staff retained a historic consultant to evaluate the proposed changes. The Attachment E analysis indicated elements of the building in the past may have contributed to the building being historic today, if they had been retained. However, due to the extent of the changes over the years, the historic integrity of the building has been diminished such that it no longer appears eligible for listing on the California Register of Historical Resources. Since the building is ineligible as a historic resource, the proposed changes would not have a substantial adverse impact on a historic resource.

Zoning Compliance²

Staff performed a detailed review of the proposed project's consistency with applicable zoning standards. A summary table is provided in Attachment B. The proposed project complies with all applicable codes in a manner that is consistent with the Zoning Ordinance.

Consistency with the Comprehensive Plan, Area Plans, and Guidelines³

ARB Finding #1 requires the design to be consistent and compatible with applicable elements of the Palo Alto Comprehensive Plan. The Comprehensive Plan land use designation for the project site is Community Commercial, which is reserved for major commercial centers that provide a variety of services. The site has been a bank/financial service since the 1970s, and the proposed project continues that use.

On balance, the project is consistent with the policies in the Comprehensive Plan and therefore fulfills the goals of the Plan as well. A detailed review of the project's consistency with the Comprehensive Plan is provided in Attachment C.

Multi-Modal Access & Parking

The applicant does not propose any changes to the existing parking lot, though two parking lot trees are proposed for removal due to their proximity to the building, the site will remain

² The Palo Alto Zoning Code is available online: http://www.amlegal.com/codes/client/palo-alto_ca

³ The Palo Alto Comprehensive Plan is available online: <http://www.cityofpaloalto.org/gov/topics/projects/landuse/compplan.asp>

compliant with the shading requirements of PAMC 18.54.040. Any future modifications to the parking lot for parking use will need to comply with the City's municipal code requirements. However, note that newly adopted State legislation (AB2097) effective January 1, 2023, enables the elimination of parking space requirements for all uses within a half mile of major transit stops, with certain exceptions as noted in the new law.

Consistency with Application Findings

Staff has prepared a detailed review of the proposed project's consistency with the Findings for approval. The draft findings, tailored to the project, are provided in Attachment C. The proposed project appears to meet all applicable findings for Architectural Review approval.

Environmental Review

The subject project was assessed in accordance with the authority and criteria contained in the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City's environmental regulations. As noted earlier in this report, the existing building was found ineligible for the California Register of Historic Resources. The project qualifies as a Class 1 (Existing Facilities) since the exterior modifications to the building do not increase the allowed square footage of the building and only affect the materials used on the façade of the building.

Public Notification, Outreach & Comments

The Palo Alto Municipal Code requires notice of this public hearing to be published in a local paper and mailed to owners and occupants of property within 600 feet of the subject property at least ten days in advance. Notice of a public hearing for this project was published in the *Daily Post* on October 7, 2022, which is 13 days in advance of the meeting. Postcard mailing occurred on October 6, 2022, which is 14 days in advance of the meeting.

Public Comments

As of the writing of this report, no project-related, public comments were received.

Alternative Actions

In addition to the recommended action, the Architectural Review Board may:

1. Approve the project with modified findings or conditions
2. Continue the project to a date (un)certain, or
3. Recommend project denial based on revised findings.

Report Author & Contact Information

Garrett Sauls, Planner
(650) 329-2471

Garrett.Sauls@CityofPaloAlto.org

ARB⁴ Liaison & Contact Information

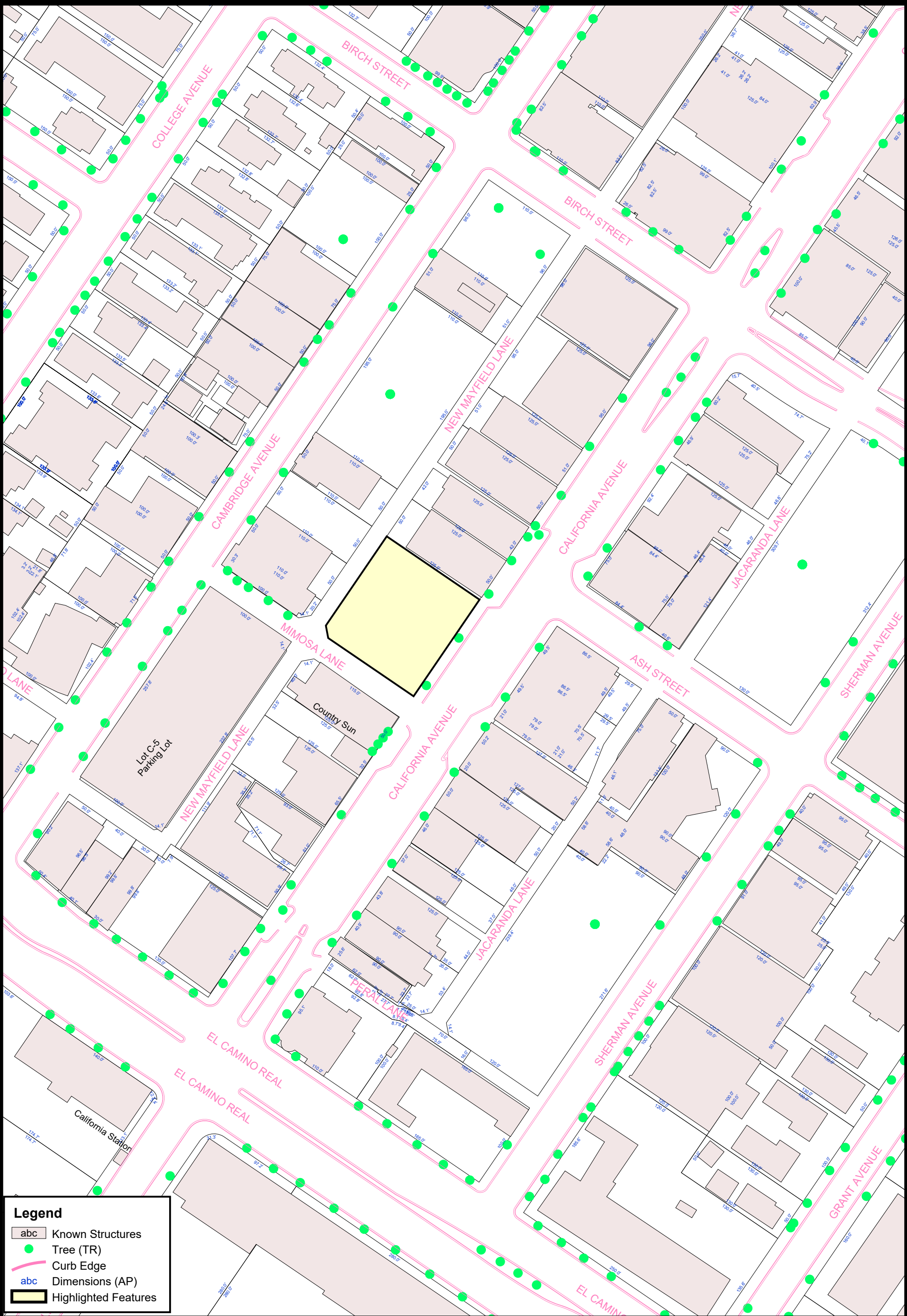
Jodie Gerhardt, AICP, Planning Manager
(650) 329-2575

jodie.gerhardt@cityofpaloalto.org

Attachments:

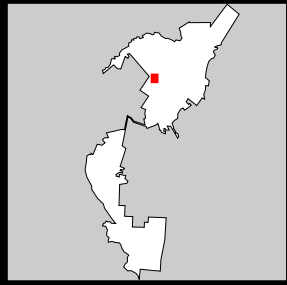
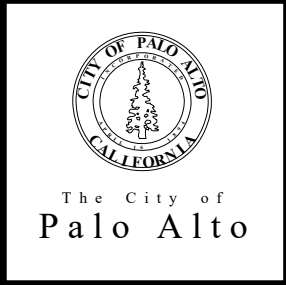
⁴ Emails may be sent directly to the ARB using the following address: arb@cityofpaloalto.org

- Attachment A: Location Map (PDF)
- Attachment B: Zoning Comparison Table (DOCX)
- Attachment C: Draft ARB Findings (DOCX)
- Attachment D: Draft Conditions of Approval (DOCX)
- Attachment E: 414 California Avenue DPR Form (PDF)
- Attachment F: Project Plans (DOCX)



Legend

- abc Known Structures
- Tree (TR)
- Curb Edge
- abc Dimensions (AP)
- Highlighted Features



414 California Avenue

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

0' 101'

ATTACHMENT B
ZONING COMPARISON TABLE
414 California Avenue, 22PLN-00207

Table 1: COMPARISON WITH CHAPTER 18.16 (CC(2) DISTRICT)
Exclusively Non-residential Development Standards

Regulation	Required	Existing	Proposed
Minimum Site Area, width and depth	No Requirement	32,642 sf	32,642 sf
Minimum Front Yard	0-10 feet to create an 8-12 foot effective sidewalk width ^{(1), (2), (8)}	12 ft	12 ft
Rear Yard	No Requirement	8 ft	8 ft
Street Side Yard	No Requirement	N/A	N/A
Interior Side Yard	No Requirement	10 ft & 35 ft	10 ft & 35 ft
Build-to-lines	50% of frontage built to setback on Park Boulevard; 33% of side street built to setback on Grant Avenue ⁽⁷⁾	Canopy is built to front property line; no street side yard	No change proposed
Max. Site Coverage	No Requirement	5,077 sf	5,077 sf
Max. Building Height	37 feet ⁽⁴⁾	24'-7"	24'-7"
Max. Floor Area Ratio (FAR)	2.0:1 (68,768 sf)	6,195 sf	6,195 sf
Daylight Plane for lot lines abutting one or more residential zone districts other than an RM-40 or PC Zone	None ⁽⁶⁾	N/A	N/A

(1) No parking or loading space, whether required or optional, shall be located in the first 10 feet adjoining the street property line of any required yard.

(2) Any minimum front, street side, or interior yard shall be planted and maintained as a landscaped screen excluding areas required for access to the site. A solid wall or fence between 5 and 8 feet in height shall be constructed along any common interior lot line..

(4) As measured to the peak of the roof or the top of a parapet; penthouses and equipment enclosures may exceed this height limit by a maximum of five feet, but shall be limited to an area equal to no more than ten percent of the site area and shall not intrude into the daylight plane.

(6) The initial height and slope shall be identical to those of the most restrictive residential zone abutting the site line in question.

(7) 25 foot driveway access permitted regardless of frontage, build-to requirement does not apply to CC district.

(8) A 12 foot sidewalk width is required along El Camino Real frontage

**Table 2: CONFORMANCE WITH CHAPTER 18.52 (Off-Street Parking and Loading)
for Office***

Type	Required	Existing	Proposed
Vehicle Parking	1/180 sf of financial service gross floor area for 34 parking spaces	20	20
Bicycle Parking	1/1,800 sf (40% long term and 60% short term) equals 3 spaces for financial service	4 ST	4 ST
Loading Space	0 loading spaces for less than 9,999 sf	0	0

**ATTACHMENT C
ARB FINDINGS FOR APPROVAL**

414 California Avenue
22PLN-00207

The design and architecture of the proposed improvements, as conditioned, complies with the Findings for Architectural Review as required in Chapter 18.76 of the PAMC.

Finding #1: The design is consistent with applicable provisions of the Palo Alto Comprehensive Plan, Zoning Code, coordinated area plans (including compatibility requirements), and any relevant design guides.

The project is consistent with Finding #1 because:

The project is in conformance with the following Comprehensive Plan Goals and Policies:

Comprehensive Plan Goal/Policy	Consistency
Policy L-6.6 Design buildings to complement streets and public spaces; to promote personal safety, public health and wellbeing; and to enhance a sense of community safety.	The proposal seeks to repair damaged stucco and refresh the façade of the building. The retention of the stucco establishes the relationship of this building to those in its immediate context while the introduction of the metal panel creates a subtle contrast that enhances the building's aesthetics. With the removal of the breeze-block façade, the building will have a more open and inviting feeling that enhances the pedestrian experience at the site.
Policy N-2.1 Recognize the importance of the urban forest as a vital part of the city's natural and green infrastructure network that contributes to public health, resiliency, habitat values, appreciation of natural systems and an attractive visual character which must be protected and enhanced.	The applicant has proposed to remove two trees located in the parking lot to the site and pay an in-lieu fee. The site already exceeds the 50% parking lot shading requirements. These in-lieu fees will support tree plantings off site in the City where they may provide a greater impact at reducing heat island effects and achieving the City's canopy coverage goals.
Policy B-6.4 Foster the establishment of businesses and commercial services in the California Avenue business district that serve the adjacent neighborhoods, as well as Stanford Research Park.	The proposed modifications would support the establishment of Silicon Valley Bank at this location. Additionally, the modifications will help to repair damaged stucco to the building to refresh the visual appearance of

Comprehensive Plan Goal/Policy	Consistency
	the building from the pedestrian perspective.

The project has been evaluated for consistency with the Zoning Code, and the project meets all applicable development standards. The project is consistent with the Context-Based Design Criteria and Performance Criteria of 18.16 and 18.40, respectively.

Finding #2: The project has a unified and coherent design, that:

- a. creates an internal sense of order and desirable environment for occupants, visitors, and the general community,
- b. preserves, respects and integrates existing natural features that contribute positively to the site and the historic character including historic resources of the area when relevant,
- c. is consistent with the context-based design criteria of the applicable zone district,
- d. provides harmonious transitions in scale, mass and character to adjacent land uses and land use designations,
- e. enhances living conditions on the site (if it includes residential uses) and in adjacent residential areas.

The project is consistent with Finding #2 because:

The design of the project is well ordered and provides a coherent plan that is readily understood in the California Avenue context. The replacement of the existing stucco will not only bring new life to an aging building but retains an element of the building that is consistent with buildings in its immediate context. The introduction of the horizontal metal panel adds a contemporary/modern element of the building that does is appropriately incorporated into the design. As Attachment X indicates, the breeze-block system is not an historic element of the building that, by removing it, would damage the historic integrity of the site as it is not eligible for the California Register of Historic Resources. The removal of the breeze-block system also helps to open the façade of the building which makes it more visually inviting to pedestrians.

Finding #3: The design is of high aesthetic quality, using high quality, integrated materials and appropriate construction techniques, and incorporating textures, colors, and other details that are compatible with and enhance the surrounding area.

The project is consistent with Finding #3 because:

The contemporary design of the building utilizes a variety of complimentary building materials, textures and colors that are appropriate to the setting of California Avenue. As noted in Finding #2 the stucco material connects the character of the existing building with those adjacent to it and the introduction of the horizontal metal panel is complimentary to the overall design approach. The proposed paint scheme will distinguish the building from those around it but will also be compatible with adjacent buildings.

Finding #4: The design is functional, allowing for ease and safety of pedestrian and bicycle traffic and providing for elements that support the building's necessary operations (e.g. convenient vehicle access to property and utilities, appropriate arrangement and amount of open space and integrated signage, if applicable, etc.).

The project is consistent with Finding #4 because:

The design is appropriate to the function of the project in that the removal of the breeze-block system will resolve the structural issues associated with retaining and reinforcing the system if it were kept. Additionally, this will provide openness at façade of the building that can create a more welcoming experience for pedestrians. Replacing the existing stucco will also enhance the building's appearance from the street and resolve other maintenance issues occurring on site.

Finding #5: The landscape design complements and enhances the building design and its surroundings, is appropriate to the site's functions, and utilizes to the extent practical, regional indigenous drought resistant plant material capable of providing desirable habitat that can be appropriately maintained.

The project is consistent with Finding #5 because:

The plant material is suitable and adaptable to the site, capable of being properly maintained, and is of a majority native and drought-resistant to reduce consumption of water in its installation and maintenance. The landscape plan increases the use of groundcover plants along the California Avenue street frontage. The landscaping plan supplements the City's tree canopy with additional plantings off site through in-lieu fees; the site currently exceeds the 50% canopy coverage. As the site is in a developed portion of California Avenue, it is not considered prime habitat.

Finding #6: The project incorporates design principles that achieve sustainability in areas related to energy efficiency, water conservation, building materials, landscaping, and site planning.

The project is consistent with Finding #6 because:

The project will replace the existing stucco on the building which will help the building to be more resilient over time. The applicant will be required to follow the City's Cal Green Checklist to ensure conformance with applicable requirements regarding green building techniques. The site's existing tree canopy exceeds the City's 50% shading requirements which significantly reduces the "heat island effect" associated with surface parking. New groundcover plantings would consist of a variety of native and drought tolerant species.

ATTACHMENT D
DRAFT CONDITIONS OF APPROVAL

414 California Avenue
22PLN-00207

PLANNING DIVISION

1. **CONFORMANCE WITH PLANS.** Construction and development shall conform to the approved plans entitled, "414 California Avenue" dated September 23, 2022 on file with the Planning Department, 250 Hamilton Avenue, Palo Alto, California except as modified by these conditions of approval.
2. **BUILDING PERMIT.** Apply for a building permit and meet any and all conditions of approval included in this document.
3. **BUILDING PERMIT PLAN SET.** The ARB approval letter including all Department conditions of approval for the project shall be printed on the plans submitted for building permit.
4. **PROJECT MODIFICATIONS:** All modifications to the approved project shall be submitted for review and approval prior to construction. If during the Building Permit review and construction phase, the project is modified by the applicant, it is the responsibility of the applicant to contact the Planning Division/project planner directly to obtain approval of the project modification. It is the applicant's responsibility to highlight any proposed changes to the project and to bring it to the project planner's attention.
5. **TREE REPLACEMENT IN-LIEU FEES.** The tree replacement in-lieu fee of \$1,950, equivalent to three 36" box trees, shall be paid prior to streetwork permit issuance. See Condition #10.
6. **PROJECT ARBORIST.** The property owner shall retain a certified arborist to ensure the project conforms to all Planning and Urban Forestry conditions related to landscaping/trees, as shown in the approved plan set.
7. **TREE PROTECTION FENCING.** Tree protection fencing shall be required to protect trees that are to remain during construction.
8. **LANDSCAPE MAINTENANCE.** All landscape material shall be well maintained and replaced if the plant material dies or if the irrigation equipment fails. Planters shall not drain onto sidewalk, ground, or public right of ways.
9. **PROJECT EXPIRATION.** The project approval shall automatically expire after two years from the original date of approval if, within such two year period, the proposed use of the site or the construction of buildings has not commenced pursuant to and in accordance with the provisions of the permit or approval. Application for a one-year extension of this entitlement may be made prior to the expiration. (PAMC 18.77.090(a))
10. **LIGHTING.** Between the hours of 10:00pm-6:00am (normal cessation of business hours), lighting within the building or on the property shall be reduced to its minimum necessary to facilitate security, in order to minimize light glare at night.

11. INDEMNITY: To the extent permitted by law, the Applicant shall indemnify and hold harmless the City, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside or void, any permit or approval authorized hereby for the Project, including (without limitation) reimbursing the City for its actual attorneys' fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its own choice.
12. FINAL INSPECTION: A Planning Division Final inspection will be required to determine substantial compliance with the approved plans prior to the scheduling of a Building Division final. Any revisions during the building process must be approved by Planning, including but not limited to; materials, landscaping and hard surface locations. Contact your Project Planner, Garrett Sauls at Garrett.Sauls@CityofPaloalto.org to schedule this inspection.

PUBLIC WORKS ENGINEERING

13. Provide the following note on the Site Plan: "The contractor shall not stage, store, or stockpile any material or equipment within the public right-of way. This includes job site trailers, dumpsters, storage containers and portable restrooms. Construction phasing shall be coordinated to keep materials and equipment onsite."
14. Provide the following note on the Site Plan: "If the work will impact pedestrian or vehicular traffic in the public right-of-way, the contractor must obtain an encroachment permit from Public Works."

URBAN FORESTRY

15. Applicant proposes to remove two Carolina Laurel Cherry and pay in-lieu fees to replace the five 24" box trees that will be placed of site. These in-lieu fees are assessed at \$3,380 (five trees at \$676 each for a total of \$3,380). These fees shall be paid prior to streetwork and building permit issuance.
16. TREE PROTECTION COMPLIANCE. The owner and contractor shall implement all protection and inspection schedule measures, design recommendations and construction scheduling as stated in the TPR & Sheet T-1, and is subject to code compliance action pursuant to PAMC 8.10.080. The required protective fencing shall remain in place until final landscaping and inspection of the project. Project arborist approval must be obtained and documented in the monthly activity report sent to the City. The mandatory Contractor and Arborist Monthly Tree Activity Report shall be sent monthly to the City (pwps@cityofpaloalto.org) beginning with the initial verification approval, using the template in the Tree Technical Manual, Addendum 11.
17. PLAN CHANGES. Revisions and/or **changes to plans before or during construction** shall be reviewed and responded to by the (a) project site arborist, or (b) landscape architect with written letter of acceptance before submitting the revision to the Building Department for review by Planning, PW or Urban Forestry.

18. TREE DAMAGE. Tree Damage, Injury Mitigation and Inspections apply to Contractor. Reporting, injury mitigation measures and arborist inspection schedule (1-5) apply pursuant to TTM, Section 2.202.30. Contractor shall be responsible for the repair or replacement of any publicly owned or protected trees that are damaged during the course of construction, pursuant to Title 8 of the Palo Alto Municipal Code, and city Tree Technical Manual, Section 2.25.
19. GENERAL. The following general tree preservation measures apply to all trees to be retained: No storage of material, topsoil, vehicles or equipment shall be permitted within the tree enclosure area. The ground under and around the tree canopy area shall not be altered. Trees to be retained shall be irrigated, aerated and maintained as necessary to ensure survival.
20. BUILDING PERMIT SUBMITTAL- PROJECT ARBORIST CERTIFICATION LETTER. Prior to submittal for staff review, attach a Project Arborist Certification Letter that he/she has; (a) reviewed the entire building permit plan set submittal and, (b) affirm that ongoing Contractor/Project Arborist site monitoring inspections and reporting have been arranged with the contractor or owner (see Sheet T-1) and, (c) understands that design revisions (site or plan changes) within a TPZ will be routed to Project Arborist/Contractor for review prior to approval from City.
21. TREE PROTECTION VERIFICATION. Prior to any site work verification from the contractor that the required protective fencing is in place shall be submitted to the Urban Forestry Section. The fencing shall contain required warning sign and remain in place until final inspection of the project.
22. PLAN SET REQUIREMENTS. The final Plans submitted for building permit shall include the following information and notes on relevant plan sheets:
- a. SHEET T-1, BUILDING PERMIT. The building permit plan set will include the City's full-sized, Sheet T-1 (Tree Protection-it's Part of the Plan!), available on the Development Center website at <http://www.cityofpaloalto.org/civicax/filebank/documents/31783>. The Applicant shall **complete and sign the Tree Disclosure Statement** and recognize the Project Arborist Tree Activity Inspection Schedule. Monthly reporting to Urban Forestry/Contractor is mandatory. (Insp. #1: applies to all projects; with tree preservation report: Insp. #1-7 applies)
 - b. The Tree Preservation Report (TPR). All sheets of the Applicant's TPR approved by the City for full implementation by Contractor, shall be printed on numbered Sheet T-1 (T-2, T-3, etc.) and added to the sheet index.
 - c. Plans to show protective tree fencing. The Plan Set (esp. site, demolition, grading & drainage, foundation, irrigation, tree disposition, utility sheets, etc.) must delineate/show the correct configuration of Type I, Type II or Type III fencing around each Regulated Tree, using a bold dashed line enclosing the Tree Protection Zone (Standard Dwg. #605, Sheet T-1; City Tree Technical Manual, Section 6.35-Site Plans); **or by using the Project Arborist's unique diagram for each Tree Protection Zone enclosure.**

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

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

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 14

Resource name(s) or number (assigned by recorder) 414 California Avenue

P1. Other Identifier: Bank of the West

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

***a. County** Santa Clara

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

Date 2015

***c. Address** 414 California Avenue

City Palo Alto

Zip 94306

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

***e. Other Locational Data:** Assessor's Parcel Number 124-32-040

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

414 California Avenue (APN 124-32-040) is a stand-alone, two-story, steel-frame commercial building set on a concrete slab foundation. The building was designed by San José-based architect Hollis Logue, Jr. Commissioned by First National Bank of San José as their permanent Palo Alto office and completed in 1958, the building is designed in the Midcentury Modern Commercial style with three pre-cast concrete sunscreens, each approximately 10-feet high by 15-feet wide by six-inches thick, that span the primary (east) façade fronting California Avenue (**P5a**).¹ These elevated sunscreens are supported by square columns and topped with a shallow parapet. The building is located on the west side of California Avenue in a commercial corridor between Birch Street and Mimosa Lane in Palo Alto (formerly the Mayfield area). The building occupies about one half of the 16,231-square-foot lot. A driveway from California Avenue spans the building's north façade for the purpose of servicing a drive-through teller window, covered by a flat, metal, cantilevered awning. Paved surface parking areas along the rear (west) and south façades allow for easy vehicular access and circulation, showcasing the prominence of Midcentury car culture and the growing trend of auto-centric architecture in branch banking. Exterior cladding on the building's main volume is painted stucco with concrete pilasters; the small rear volume is clad with perforated concrete panels. The lot is planted with a scattering of trees. There is a triangular-shaped planting bed at the ground level in front of the primary façade fenestration at the northeast corner; otherwise, the lot is entirely paved. (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)

View of 414 California Avenue from California Avenue looking west, September 8, 2022.

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

Sources: ☒ Historic ☐ Prehistoric ☐ Both
1958, Santa Clara County Assessor Records.

***P7. Owner and Address:**

Arton Investment Inc
570 El Camino Real #220
Redwood City, CA 94063

***P8. Recorded by:**

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

***P9. Date Recorded:** September 30, 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 "Half-Ton Sun Screens." *Peninsula Times Tribune*, November 13, 1957.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 2 of 14

*Recorded by Page & Turnbull, Inc.

Resource Name or # (Assigned by recorder) 414 California Avenue

*Date September 30, 2022 ☒ Continuation ☐ Update

***P3a. Description (Continued):**

The building features an unbalanced primary façade with the right approximate two-thirds consisting of ground-to-ceiling aluminum-framed plate glass panels, which wrap the northeast corner to the north façade, and the left one-third (approximately 17-feet wide) consisting of stucco cladding (**Figure 1**). The aluminum-framed glass double-door main entrance sits within the glazed portion of the primary façade, uncentered within the glazing and right-of-center within the overall façade. The aluminum framing within the glazed portion of the primary façade is portioned into five columns and two rows, which appears to be a replacement of the original four-column fenestration seen in **Figure 8**. The main entrance, also a replacement, is in the second column from the left. The lower row of square glass panels rises from the ground plane to the top of the door frame, and an upper row of rectangular glass panels rise from the top of the door frame to the ceiling plane.

The primary façade is protected by a symmetrical brise soleil (French for "sun breaker") of pre-cast concrete with marble chips, supposedly the first installation of this type of architectural feature in the city of Palo Alto according to architect Hollis Logue, Jr in 1958.² These three elevated panels, originally white in color, weigh a half-ton each and are supported by four equidistant, square, concrete columns clad with stucco.³ Because of the primary façade's easterly orientation and prominent glazing, the purpose of the brise soleil is to reduce solar heat gain by deflecting sunlight. The shifting shadows cast by the geometric cut-outs of the sunscreens permeate through the primary façade's glazing to create playful movement of shadows inside the building as the sun passes overhead throughout the course of a day. The flat roof with shallow parapet extends from the primary façade to support the brise soleil, creating a colonnade fitted with five square, flush-mount lighting fixtures (**Figure 2**). This colonnade area creates an outdoor banking area for pedestrians, equipped with an automated teller machine (ATM) and deposit drop-box. These banking elements are set within the stucco section of the primary facade, though the ATM itself has since been removed and the opening boarded over. It is at this ATM opening where traces of the original Henry mosaic are most evident.



Figure 1: Primary façade, looking southwest.



Figure 2: Looking south between the brise soleil and primary façade.

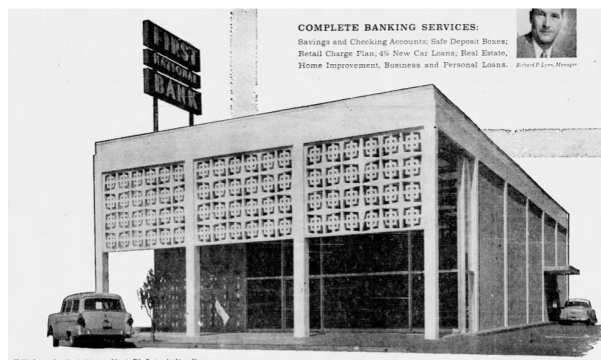


Figure 3: Newspaper ad marketing First National Bank of San José's opening day event in May 1958.

Source: Peninsula Times Tribune.

² "New Calif. Ave. branch slates open house Saturday." *Peninsula Times Tribune*, May 7, 1958.

³ "Half-Ton Sun Screens." *Peninsula Times Tribune*, November 13, 1957.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 14Resource Name or # (Assigned by recorder) 414 California Avenue*Recorded by Page & Turnbull, Inc.*Date September 30, 2022 ☒ Continuation ☐ Update***P3a. Description (Continued):**

The north façade is divided into six bays by concrete pilasters clad in stucco (**Figure 3**). The bay closest the northeast corner is a narrow section of ground-to-ceiling glass panels framed in aluminum that match the delineation found on the primary façade's fenestration. All other bays are simple, unornamented stucco sections. Towards the rear of the building near the northwest corner is a square opening fitted with a drive-through teller window. A flat metal cantilever extends from the vertical wall surface over the opening to act as an awning (**Figure 4**). A driveway spans the north façade, so a concrete curb is located at the building's base here. This driveway connects with the one-way alley known as New Mayfield Lane.

**Figure 4: Northeast corner, looking southwest.****Figure 5: Close-up of the teller window, looking southwest.**

The rear (west) façade includes three unequal bays (**Figure 5**). The northwesternmost bay is a secondary volume clad in perforated concrete panels and is the widest of the rear bays. This volume has a flat roof that rises just below the main volume's cornice line. The middle bay is a simple stucco-clad section with two vent screens in the middle and the upper sections. The southwesternmost bay is the narrowest, comprised of a recessed section of aluminum-framed plate glass panels. Divided into first-story and second-story sections by a stuccoed spandrel panel, the first-story glazing includes a single glass door topped with a transom-like plate glass section. The upper section, delineated much like the primary façade fenestration, is divided into three columns and two rows – the lower row being square panels and the upper row being rectangular. A two-story square column at the southwest corner supports the roof over the recessed rear door section.

**Figure 6: West facade, looking east.**

Like the north façade, the south façade is divided into six bays by concrete pilasters clad in stucco. The outermost bays are the narrowest and the four central bays are of equally wide width (**Figure 6**).

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 4 of 14

Resource Name or # (Assigned by recorder) 414 California Avenue

*Recorded by Page & Turnbull, Inc.

*Date September 30, 2022 ☒ Continuation ☐ Update

***P3a. Description (Continued):**

The outermost elements on the south façade are freestanding, two-story, square columns. The southwest column supports the rear door roof overhang, and the southeast column supports the colonnade and brise soleil. There is evidence of a sign having been removed from the cornice on the south façade's southeast corner over the colonnade. The south façade is flanked by a surface parking lot, but there is no curb. Instead, several balusters are anchored in the pavement to delineate parking spaces from the sidewalk closest to the building's footprint. This parking lot is accessible from California Avenue and New Mayfield Lane.



Figure 7: South facade, looking north.



Figure 8: Southeast corner, looking northwest.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 6 of 14*Recorded by Page & Turnbull, Inc.Resource Name or # 414 California Avenue*Date September 30, 2022 ☒ Continuation ☐ Update***B6. Construction History (continued):**

Around this same time, a building permit was issued for the replacement of an ATM.⁸ It is unknown when the first ATM was installed (likely between 1969 and 1984), but these machines would not have been original to the building.⁹ Given the location of the ATM opening within the primary façade, it is presumed that Henry's mosaic was significantly altered and/or partially removed to accommodate the various machines. Another mosaic was purportedly installed inside the bank lobby, back-to-back with the exterior mosaic, and the primary façade mosaic may have wrapped the southeast corner to continue on a portion of the south facade.¹⁰ With the exclusion of standard maintenance work, signage upgrades, and changes to exterior paint color, no other significant alterations have taken place with the exception of the covering up of the mosaic.

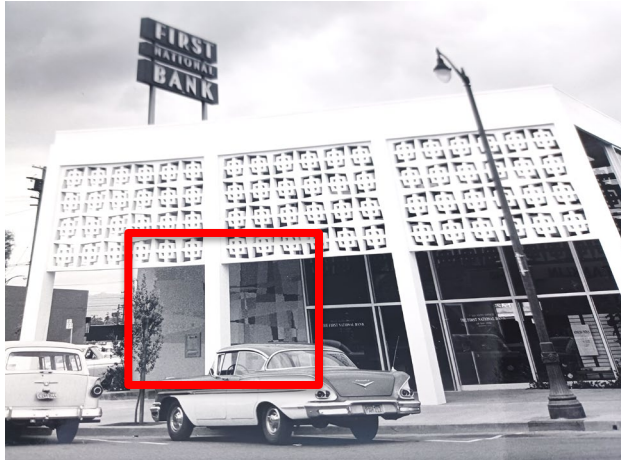


Figure 9: Primary façade ca. 1958 with the exterior Henry mosaic outlined in red, looking west.

Source: Palo Alto Historical Association.

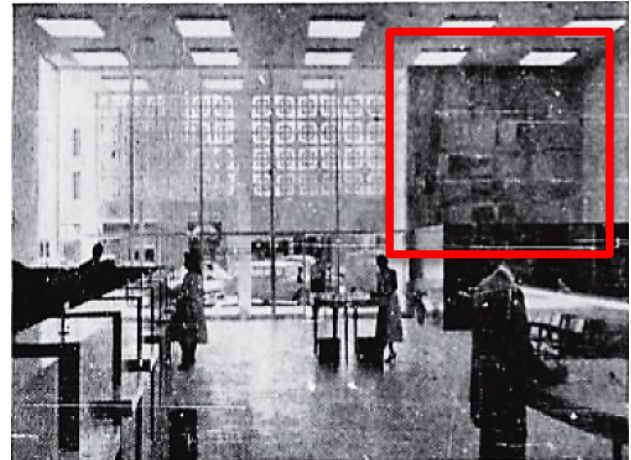


Figure 10: Bank lobby interior ca. 1958 with the interior Henry mosaic outlined in red, looking east.

Source: Peninsula Times Tribune.

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

Permit #	Date	Owner	Architect/Contractor	Description
S-2164 S-2163	11/10/1965	First National Bank of San José	Federal Sign & Signal Co.	"Time & Temp" signs for east and west wall faces.
C-9637	8/9/1966	First National Bank of San José	Stanford Electric Works	Install two signs with lighting fixtures.
S-2676 S-2675 S-2674	6/19/1968	First National Bank of San José	Federal Sign & Signal Co.	"First National Bank" sign on front, east, and west faces.
S-2903 S-2902	8/5/1969	First National Bank of San José		Parking signs at alley and California Avenue.
7274	8/9/1974	First National Bank of San José	Conrad Roofing	"Built-up Roof" roofing permit.
A-36435	12/12/1976	First National Bank of San José	Van Grundy Construction	"Repair damage to exterior wall caused by auto."
B-81-734	9/2/1981	Bank of the West	Gadway Construction Inc.	Install Flex-Tex textured coating over glass tile at front and side of building to match plaster. Paint to match existing color.
B-84-108	2/1/1984	Bank of the West	Dale M. Bererson, AIA (Designer), Transpac Electronics Inc. (Contractor)	Replacement of Auto-teller machine and new paint.

⁸ City of Palo Alto, Division of Building Inspection. Permit #B-84-108, February 1, 1984.

⁹ According to www.history.com, the ATM made its public American debut in September 1969 in the state of New York.

¹⁰ City of Palo Alto-issued permit #B-81-734 describes the mosaic cover-up work to be performed "at the front and side of the building" (September 2, 1981).

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 7 of 14*Recorded by Page & Turnbull, Inc.Resource Name or # 414 California Avenue*Date September 30, 2022 ☒ Continuation ☐ Update

S-6855	12/11/1990	Bank of the West	Federal Sign (Frank Toth)	Reface two existing signs, replace four existing directional signs.
3795-95	9/19/1995	Bank of the West		Installation of 10' x 14' awning ("Two Years Free Checking")
00-2-579	8/1/2000	Bank of the West	Excel Roofing Service	Reroofing valued at \$24,615.
11-1692 11-2426	9/1/2011	Arton Investment Inc.	Miers & Scott Architects (Designer), TBI CEM (Contractor)	Tenant improvement to first floor valued at \$335,500 and interior non-structural demolition.
16-1693	7/11/2016	Arton Investment Inc.	Guerra Brothers Plumbing	Plumbing demolition and replacement of 100 feet of commercial sewer line.
16-1957	8/5/2016	Arton Investment Inc.	Comfort Systems USA	Installation of split conditioning system and cooling package on the roof.
22BLD-01699	6/30/2022	Arton Investment Inc.	Studios Architecture	Commercial interior non-structural demo only.

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 one of temperance. 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).¹¹ 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.¹² In July 1925, Mayfield was officially annexed and consolidated into the City of Palo Alto.¹³

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 1960.¹⁴

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. California Avenue specifically gained patronage as a shopping district during these post-war years.¹⁵ 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.¹⁶

¹¹ 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>.

¹² 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.

¹³ City of Palo Alto, *Comprehensive Plan 2030*, 16.

¹⁴ "Depression, War, and the Population Boom," Palo Alto Medical Foundation - Sutter Health, accessed January 2, 2019, <http://www.pamf.org/about/pamfhistory/depression.html>.

¹⁵ Winslow, Ward and the Palo Alto Historical Association. *Palo Alto: A Centennial History* (1993), p. 187.

¹⁶ City of Palo Alto, *Comprehensive Plan 2030*, 11-20.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 8 of 14*Recorded by Page & Turnbull, Inc.Resource Name or # 414 California Avenue*Date September 30, 2022 ☒ Continuation ☐ UpdateNeighborhood History: Evergreen Park

The Evergreen Park addition of Mayfield was established in 1904 as a residential neighborhood, predominately of two-story cottages, serviced by the family-owned businesses that operated along Lincoln Avenue, the historic boundary being the Southern Pacific Railroad tracks to the north (now Alma Street), Lincoln Avenue to the east (now California Avenue), El Camino Real to the south, and Park Avenue to the west.¹⁷ However, the Lincoln Avenue corridor was platted in 1867 as Mayfield's principal business street, stemming from Mayfield's original neighborhood at the Southern Pacific Railroad – the Paul Addition. This name was changed to California Avenue in 1925 when Mayfield was annexed to the city of Palo Alto.¹⁸ As post-war suburbanization spread Palo Alto across a wider area, the businesses historically anchored along California Avenue also fanned out. The corridor was economically paralyzed until the early 1960s, when sufficient parking space was integrated. At the same time, there was a shift from local small business ownership to non-local chain business operations, and locally owned banks were among the first to feel such trends.¹⁹ In the 1980s, liquor service laws were relaxed, which ignited a new era of commercial vibrancy along the California Avenue corridor.

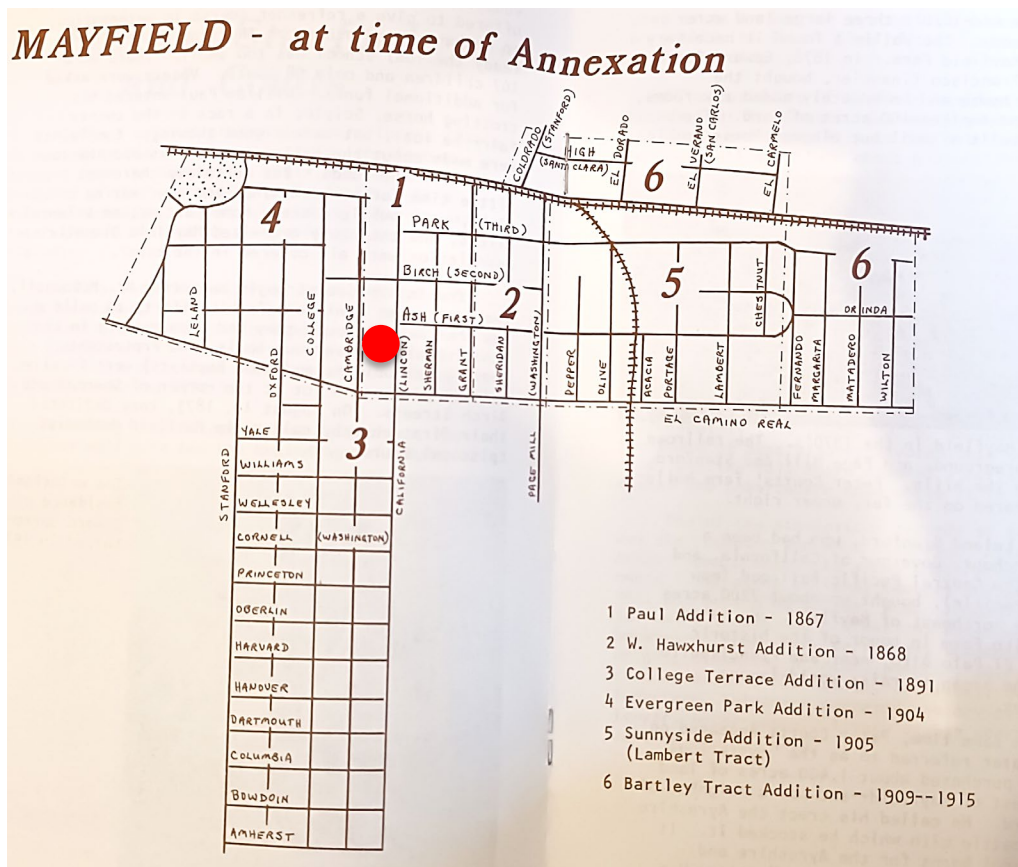


Figure 11: Map of Mayfield's historic neighborhoods with the subject building's parcel marked with a red dot.

Source: *Mayfield: 1850 - 1925*.

Ownership and Occupancy Summary

The following table outlines the ownership and occupancy history of 414 California Avenue. 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.

¹⁷ Palo Alto Historical Association. *Mayfield: 1850 – 1925*, p. 14 – 15.

¹⁸ Palo Alto Historical Association. *Streets of Palo Alto (Revised)*, p. 14.

¹⁹ Winslow, Ward and the Palo Alto Historical Association. *Palo Alto: A Centennial History* (1993), p. 190.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
 HRI # _____
 Trinomial _____

Page 9 of 14

*Recorded by Page & Turnbull, Inc.

Resource Name or # 414 California Avenue

*Date September 30, 2022 ☒ Continuation ☐ Update

Year of Occupancy	Known Owners/Occupants	Business
1958	First National Bank of San José (known as Bank of the West starting in January 1979 with the building later owned by Ognib Partners, LLC)	Bank
2011	Arton Investment Inc. (with Silicon Valley Bank as leasee as of February 2022)	Bank

History of First National Bank of San José

First National Bank of San José began in 1874 as Farmers National Gold Bank in San José, California. When American bank notes became convertible to gold or silver in 1880, it rebranded as First National Bank of San José. During World War I and World War II, it sold various liberty and war bonds. First National's postwar years are marked with innovations to make banking easier and more convenient for customers; the bank introduced the first drive-up teller windows in the Bay Area by the end of the 1940s, the first bank credit card in the West in 1953, and electronic check processing in 1961.²⁰ Later in the 1960s, First National initiated the first auto leasing plan in the western United States. Effective January 1979, the bank rebranded again to Bank of the West, a name-change sparked by a nationwide exodus from the Federal Reserve System that required banks to give up the "national" in their titles.²¹ Also in 1979, the French international banking group Banque Nationale de Paris (BNP) Paribas bought Bank of the West and merged the brand with its French Bank of California, which had established in 1970. By the 2000s, Bank of the West was operating more than 500 retail banking branches in the Midwest and western United States.²² In 2021, BNP Paribas sold Bank of the West to the Canada-based Bank of Montreal Financial Group.

Design of 414 California Avenue

The subject building at 414 California Avenue is a simple, two-story Midcentury Commercial bank. This style showcases the growing trend of the mid-twentieth century to modernize Main Streets across the United States and optimize personal independence found behind the wheel of the household's personal automobile. 414 California Avenue is a clear architectural expression of midcentury modernism within the Palo Alto community. The most obvious modern elements are the massive sunscreens in front of the primary façade.

The general layout of the building suggests modern convenience and efficiency and the building's placement within its lot supports the increasing prominence of midcentury American car-centric culture. To adapt to the family-oriented suburban market, midcentury branch banks had to appeal to a broader and younger audience, particularly housewives who did much of the family's banking at the time. Away from the downtown core and the imposing traditional facades of urban banking institutions, branch banks modernized with style and materiality – usually precast concrete, masonry, and brick – which still suggested solidity and institutionalism, but its smaller, less imposing scale is more relatable to the surrounding suburban landscape. Midcentury branch bank interiors were designed with "open fronts" or broad expanses of glazing, which personify an inviting and intriguing interior visible from the exterior public realm.²³ The combination of 414 California Avenue's glazing, sunscreens, foundation planting bed, and (now non-extant) interior and (covered) exterior mosaics contribute to this interaction between the public exterior and the private, yet community-focused interior.

Recalling the covered exterior and non-extant interior mosaics by Mary Henry at 414 California Avenue, this "art in industry" partnership is likened to that of artist and designer Millard Sheets for Home Savings Bank. His inclusion of Old-World-style works of art, specifically mosaics and sculpture, within California branch banks provided a unique community benefit of public art within an ever-changing suburban environment that was also an instantly recognizable image for those driving by in a car. Logue's design of 414 California Avenue is similar to that of Sheets' designs that emphasize shadows and patterns; Sheets used sunlight and plantings to accentuate his architectural elements. These forces helped transform an institution that represented tradition in all facets to one that embodied a new American vision: the modern, progressive bank building as a powerful image-making and passive advertising tool.

Architect Hollis Logue, Jr.

Hollis Lyon Logue, Jr, AIA (1920 – 2010) was a San José-based architect and planner from Fort Wayne, Indiana. He graduated with a bachelor's degree in Architecture from the University of Illinois, Champaign-Urbana, where he won the Rome Prize for an island airbase design in 1942. When Logue enlisted in the Navy during World War II, he was stationed at Moffett Field Naval Air Station in Mountain View, California. Like so many, he remained in the San José area post-war, where he obtained his master's degree in Urban Planning from San José State University. Logue received his architectural license in 1947 and he opened his first office in 1949. Logue and his firm are credited with a wide array of commercial, civic, and retail buildings in the San José area and around the country, from Hawaii to North Carolina.²⁴ His design of 414 California Avenue was fairly early in his career, and his first major commission came in 1964 with the College of Notre Dame in Belmont, California's ten-year master plan. Logue's commission herein included the design of graduate student apartments, faculty housing, two student residences, a science-student

²⁰ *Palo Alto Times*. "How the West Was Earned" (1979).

²¹ *Palo Alto Times*. "First National changes name" (1978).

²² Bank of the West. "Corporate Facts" (2021). Accessed September 13, 2022 from www.bankofthewest.com.

²³ Huffaker, Kirk. "Bank Building Architecture in the U.S." (2019). Accessed September 13, 2022 from www.midcenturybanks.com.

²⁴ Past Consultants, LLC. "San José Modernism Historic Context Statement" (2009), p. 137.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 10 of 14

*Recorded by Page & Turnbull, Inc.

Resource Name or # 414 California Avenue

*Date September 30, 2022 ☒ Continuation ☐ Update

union building, and a building to house the library, music, and fine arts facilities. However, the most notable design of his career was Terminal C at San José International Airport in 1965, which was slated for demolition in 2009 (**Figure 12**). The *San José Mercury News* labeled his Terminal C design as a “palace of glass, concrete, and steel.”²⁵ Logue also designed the Hiller Aviation Museum in San Carlos, California and the Santa Clara County Administration Building in San José; both in the Modernist idiom.²⁶ Logue’s involvement in local city planning and building was also extensive. He was a member of the first Planning Commission of the City of Campbell, California, one of five original commissioners of the Redevelopment Agency of the City of San José, and a member of the Planning Commission of San José. He was also one of the founding members of the Santa Clara Valley Chapter of the AIA.²⁷



Figure 12: Terminal C at the San Jose International Airport ca. 1965.
Source: Calisphere, Sourisseau Academy for State and Local History.

Mosaic Artist Mary Henry

Mary M. (Dill) Henry (1913 – 2009) was an American artist whose work, most notably large oil and acrylic paintings, was characterized by geometric abstraction. From Sonoma, California, Henry studied at the California College of the Arts (then called the California School of Arts and Crafts) in Oakland, California, graduating in 1938 with a BFA. She briefly taught art at Iowa State University. During World War II, back in California while her husband served in the military, Henry studied lithography at the San Francisco School of Fine Arts.²⁸ Studying for a time under Lazlo Maholy Nagy, the famous Hungarian artist who came to the United States after teaching at the Bauhaus in Germany, Henry studied the intersection of art and architecture. In 1955, Henry established Architectural Arts, a business specializing in large-scale murals and mosaics. Her firm produced a series of murals depicting coffee growing for Manning’s Coffee House restaurant in Los Angeles, a mural for the Santa Clara County Courthouse, mosaic walls for two banks in Palo Alto and, most notably, a mural and mosaics for the headquarters of Hewlett-Packard (**Figure 13**). Her paintings have exhibited across the United States, including New York City’s Museum of Modern Art, the Harvard School of Architecture, and the San Francisco Museum of Art. Today, she is considered a “matriarch of modernism” by the art world.

²⁵ *San José Mercury News* (1965).

²⁶ Knapp & Ver Planck Preservation Architects. “Historic Resource Evaluation: Former San José City Hall, City Hall Annex, and Health Services Building” (2011), p. 45.

²⁷ *San José Mercury News*. “Hollis Logue Obituary” (2010).

²⁸ “Mary Henry Art: About/Bio.” Accessed September 21, 2022 from <http://www.maryhenryart.com/aboutbio>.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 11 of 14*Recorded by Page & Turnbull, Inc.Resource Name or # 414 California Avenue*Date September 30, 2022 ☒ Continuation ☐ Update

Figure 13: Henry installing the HP mosaic circa 1960. Source: Hewlett-Packard.

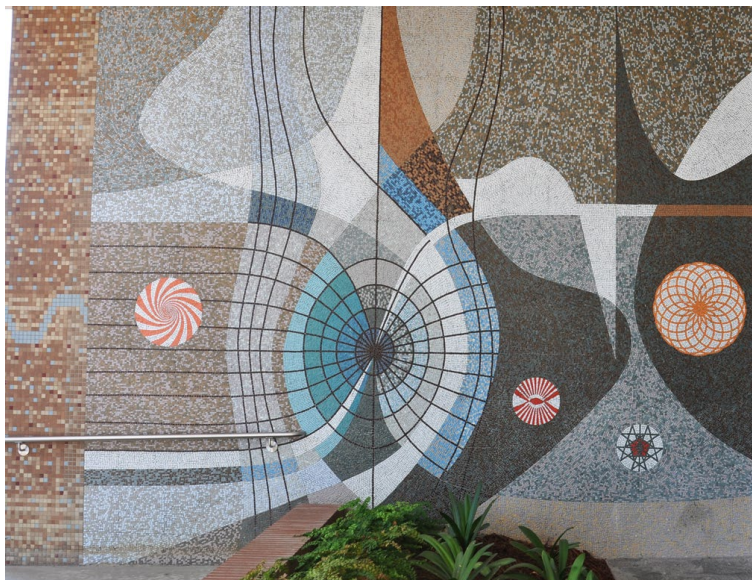


Figure 14: Henry's large-scale mosaic for the entrance to the Hewlett-Packard plant in Los Alto Hills. Source: www.maryhenryart.com.



Figure 15: Henry's mosaic on the exterior of the First National Bank of San Jose at 1001 First Street in San Jose, CA. Source: Google.

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.

414 California Avenue does not appear to be individually eligible under Criterion 1 (Events), as the building does not bear association with any significant events, nor does it appear to have contributed to the broad patterns of history in Palo Alto, the state, or the nation. The building was constructed in 1958 as a branch bank during a period of midcentury suburban development. The most significant driver of commercial growth within the Evergreen Park neighborhood was its proximity of Stanford University and its central location between the campus and residential areas of Old Palo Alto, but the construction of the subject building is not associated with either. Despite a couple changes in ownership, the subject property was always operated as a branch bank. Research did not reveal any significant events that may have occurred at the subject property.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 12 of 14*Recorded by Page & Turnbull, Inc.Resource Name or # 414 California Avenue*Date September 30, 2022 ☒ Continuation ☐ Update

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

414 California Avenue does not appear to be individually eligible under Criterion 2 (Persons). The bank was not managed by any persons of local, California, or nation note. This Palo Alto branch of the First National Bank of San José first operated from temporary quarters at 334 California Avenue until its permanent location at 414 California Avenue was completed in 1958.²⁹ By this time, the First National bank operated far beyond the San José city limits with branch banks across three different Bay Area counties. As a commercial building, the occupying business of the First National Bank of San José, later known as Bank of the West, does not appear to be significant or associated with a significant individual such that the building would rise to the level of individual significance under Criterion 2.

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.

414 California Avenue appears to possess historic significance under Criterion 3 (Architecture). The building was designed in the Midcentury Modern style by Hollis Lyon Logue, Jr. in 1958 with artist Mary Henry designing the glass-tile mosaic on the primary façade (currently covered and potentially partially removed due to an ATM installation). The geometric pattern of the pre-cast concrete brise soleil contributes to the Midcentury Modern aesthetic as well as accentuates the building's design response as it pertains to the surrounding environmental conditions. Similarly, the large span of glazing on the primary façade creates an open front to the surrounding community; the asymmetry of the glazing is also representative of the Midcentury Modern Commercial style. Logue's design embodies the conservative introduction of modernism to a primary Palo Alto commercial corridor, a design movement that swept across the United States in the late 1950s and early 1960s. The public-serving exterior mosaic is representative of Henry's body of work that produced mosaic works on other prominent industry facades in the Santa Clara Valley. The completion of 414 California Avenue was early in both individuals' careers but represents their lifelong involvement with design in the civic realm. Logue was active in architecture from 1942 until the 1970s and Henry was active in the "art of industry" movement from 1955 to 1962, though her art career (primarily in the form of painting) continued through the 1990s.

While various individual architectural elements are distinctive in the Midcentury Modern style, the overall design of the building is relatively simple, and it is not a distinctive example of Logue's designs. The building appears to be historically significant under Criterion 3 due to the primary façade mosaic, designed by Henry. However, significant alteration of and assumed damage to the mosaic compromises the building's historic integrity (see Integrity section that follows) and renders the building ineligible 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 subject property at 414 California 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.

Integrity

In order to qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above and retain integrity. Integrity is defined by the California Office of Historic Preservation as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance," or more simply defined by the National Park Service as "the ability of a property to convey its significance."³⁰

In order to evaluate whether the subject property retains sufficient integrity to convey its historic significance, Page & Turnbull used established integrity standards outlined by the National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. Seven variables, or aspects, that define integrity are used to evaluate a resource's integrity—location, setting, design, materials, workmanship, feeling, and association. A property must possess most, or all, of these aspects in order to retain overall

²⁹ *Palo Alto Times*. "New banks to be erected in South P.A. and Mt. View" (1954).

³⁰ California Office of Historic Preservation, Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources, (Sacramento: California Office of State Publishing, 4 September 2001), 11; U.S. Department of the Interior, National Park Service, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation, (Washington, D.C.: National Park Service, 1995), 44.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI # _____
Trinomial _____

Page 13 of 14

*Recorded by Page & Turnbull, Inc.

Resource Name or # 414 California Avenue

*Date September 30, 2022 ☒ Continuation ☐ Update

integrity. If a property does not retain integrity, it can no longer convey its significance and is therefore not eligible for listing in local, state, or national registers.

The seven aspects that define integrity are defined as follows:

1. Location is the place where the historic property was constructed or the place where the historic event occurred;
2. Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s);
3. Design is the combination of elements that create the form, plan, space, structure, and style of the property;
4. Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form the historic property;
5. Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;
6. Feeling is the property's expression of the aesthetic or historic sense of a particular period of time; and
7. Association is the direct link between an important historic event or person and the historic property.

Location

The bank at 414 California Avenue retains integrity of location as it remains situated at its original location.

Setting

The bank at 414 California Avenue retains integrity of setting within the historically commercial corridor of California Avenue. From 1957 to 1958, the parcel was designed and constructed as a branch bank. The arrangement of the driveway from California Avenue to the drive-through teller window on the north façade remains unchanged, as do the general patterns of circulation and parking areas.

Design

The bank at 414 California Avenue retains integrity of design, given the unaltered form, plan, space, structure, and style of the building. Permit history outlines various interior changes only.

Materials

The bank at 414 California Avenue does not retain integrity of materials. Documentation of the building's original material palette is limited; however, it appears that the front entry doors and section of glazed fenestration on the primary façade have been replaced. The configuration and ratio of these elements to the primary façade is unaltered, but the materials themselves appear to be replacements.

There is also a significant change of exterior cladding on the primary façade's non-glazed portion. Originally, this solid surface featured a ground-to-ceiling abstract mosaic by American optic artist Mary Henry that was covered sometime between 1981 and 1983 with a textured coating and painted to match the stucco cladding. The 1981 permit outlining this work mentions "glass tile at front and side of building." While it is unclear which "side" originally featured glass tiles (presumably the south façade), evidence of glass tiles are not visible on either the north or south façade at present. Various news articles also describe a Henry mosaic in the lobby area of the bank. It is unclear when this interior mosaic was removed, but the building is currently gutted.

Workmanship

The bank at 414 California Avenue does not retain integrity of workmanship. The building provides a mixed representation of craftsmanship of its original era, e.g. the precast concrete sunscreens, and subsequent alterations, primarily the erasure of the exterior Henry mosaic between 1981 and 1983. Covering this intricate piece of public art in the Midcentury Modern style significantly reduces the sense of historic workmanship from the bank's original period of construction, given the extensive changes that have occurred on the primary façade and likely a secondary facade of the building.

Feeling

The bank at 414 California Avenue retains integrity of feeling. The building's sense of feeling as a Midcentury Modern style that served the surrounding suburban community as a branch bank remains unaltered in terms of footprint, massing, and scale. The colonnade created by the precast concrete sunscreens on the public-facing primary façade continue to provide a public space for the community to interact with the Midcentury Modern style in Palo Alto, despite the covering of the Henry mosaic on this same facade. Since banking operations continued through February 2021, the building was used according to its original intention, including the covered opening of the drive-through teller window on the north façade.

Association

The bank at 414 California Avenue does not retain integrity of association. The property's association with owners, bank managers, patterns of development, and architectural style are insignificant, specifically given the covering of the exterior Henry mosaic. This Midcentury Modern piece of public art is no longer visible within the building's present conditions. The original 1958 sunscreens remain in situ, but this Midcentury Modern element alone is not significant within the conservative design of outward-facing elements of the building.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 14 of 14*Recorded by Page & Turnbull, Inc.Resource Name or # 414 California Avenue*Date September 30, 2022 ☒ Continuation ☐ Update

Overall, 414 California Avenue retains four of the seven aspects of integrity. Those aspects of integrity that are lacking involve the loss of the mosaic, which is the specific aspect of the building that possess historic significance. As such, the property does not retain sufficient integrity to support eligibility for listing in the California Register.

Conclusion

The subject building at 414 California Avenue does not appear to be individually eligible for listing in the California Register of Historical Resources given its lack of association and integrity with events, persons, architecture, and potential to yield information on the area's prehistory. 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."³¹

³¹ 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.

Attachment F

Project Plans

During Shelter-in-Place, project plans are only available to the public online. Hardcopies of the plans have been provided to Board members.

Directions to review Project plans online:

1. Go to: bit.ly/PAPendingprojects
2. Scroll down to find “414 California Avenue” and click the address link
3. On this project specific webpage you will find a link to the project plans and other important information

Direct Link to Project Webpage:

<https://www.cityofpaloalto.org/News-Articles/Planning-and-Development-Services/414-California-Ave>