



Historic Resources Board

Staff Report (ID # 7000)

Report Type: Study Session **Meeting Date:** 6/9/2016

Summary Title: Draft Professorville Historic District Design Guidelines - Informational Presentation

Title: Draft Professorville Historic District Design Guidelines - Informational Presentation to the Historic Resources Board. Board members and the public may provide comments on the draft guidelines. Final guidelines will be proposed for adoption at a future hearing.

From: Hillary Gitelman

Recommendation

It is recommended that the Historic Resources Board (HRB) take the following action(s):

1. Review the Draft Professorville Historic District Design Guidelines and provide comments to staff.

Report Summary

The Draft Professorville Historic District Design Guidelines are currently available for public review and comment on the City's website at: <http://www.cityofpaloalto.org/civicax/filebank/documents/52219>. The development of the draft guidelines has involved, and continues to benefit from, community input. Staff conducted two community workshops for Professorville property owners and residents on February 23 and May 26, 2016, to present information and gather input. In addition, an advisory panel of experts provided input into the draft guidelines. The advisory panel was comprised of a multi-disciplinary field of community members representing a variety of stakeholder groups. At the June 9, 2016 public hearing of the Historic Resources Board (HRB), staff requests that the HRB receive information on the draft guidelines from staff and staff's consultant; receive public testimony on the draft guidelines; and provide comments on the draft guidelines. The HRB is tentatively scheduled to provide a recommendation on the final proposed guidelines on July 14, 2016.

Background

Council Action

On March 14, 2011, the City Council directed the HRB and planning staff to work with the community to develop: 1) a written process for review of any future proposed demolitions of Contributing Structures in Professorville, including the CEQA process requirements; 2) early review of the design by the Historic Resources Board and the public; and 3) preparation of compatibility criteria for new construction in Professorville.¹

Item 1 has been completed. At the May 18, 2011 HRB meeting, HRB members reviewed and commented on a written procedural bulletin for the review of applications involving historical resources, which was prepared by staff.² The bulletin was finalized on June 16, 2011, incorporating HRB comments. The bulletin is currently in use and available to the general public.

Item 2 is currently underway. Previously, the HRB and community members recommended that HRB Study Sessions be provided prior to formal application reviews. The HRB and staff are currently developing procedures to provide HRB Study Sessions prior to formal application reviews. Staff anticipates holding discussions with the HRB in early 2017 to incorporate procedures for providing HRB Study Sessions into the HRB's by-laws.

Item 3 is the topic of this report. Previously, between 2011 and 2013, HRB members and staff conducted community workshops and meetings, during which design principles and approaches were discussed and a preliminary set of draft guidelines were prepared and posted as a draft document to the City's website. The preliminary draft guidelines were not adopted, for reasons that are discussed below. In 2015, the City Council accepted a Certified Local Government grant from the California Office of Historic Preservation to complete a bound volume of illustrated architectural guidelines incorporating the community's design principles, input by homeowners, and the Secretary of the Interior's Standards for Rehabilitation.³ Staff selected the firm of Page & Turnbull as the consultant to develop and produce the final guidelines.

Early Efforts and Relationship to Single-Family Individual Review

¹ See March 14, 2011 City Council report at <http://www.cityofpaloalto.org/civicax/filebank/documents/41050> and meeting transcript at <http://www.cityofpaloalto.org/civicax/filebank/documents/27061>.

² See May 18, 2011 HRB report at <http://www.cityofpaloalto.org/civicax/filebank/documents/27299>.

³ See August 17, 2015 City Council report at <http://www.cityofpaloalto.org/civicax/filebank/documents/48441> and action minutes at <http://www.cityofpaloalto.org/civicax/filebank/documents/49226>.

Staff's current effort to develop Professorville design guidelines represents a continuation of work by previous staff, several HRB members and community members between 2011 and 2013. The intent of the earlier effort was to establish design principles and approaches to development that encouraged the preservation of historic neighborhood character. The draft product that resulted from the earlier effort was a proposed new "Guideline 6" to the Single-Family Individual Review (IR) Guidelines, which are used only for reviews of new two-story homes and second-story additions. The draft IR Guideline 6 included some specific preservation treatments and considerations for Professorville homes when subject to review under the IR Guidelines.

Staff has since reviewed draft IR Guideline 6 as well as Council's original direction, which did not include updating or changing the citywide IR Guidelines. It was realized that many residential development projects are not subject to review under the IR Guidelines, including: one-story new construction and one-story additions of any type; two-story additions that are less than 150 square feet; and any alterations to existing buildings that do not result in new floor area. In order for the proposed IR Guideline 6 to be useable for these types of projects, the Zoning Code would need to be amended to require IR review for the additional scopes of work, which represent the majority of submitted applications in Professorville. Furthermore, staff realized that the draft IR Guideline 6 did not include enough examples of design advice and guidance that are typically found in historic design guidelines, which inform owners and designers about specific treatments and alternatives for common scopes of work that are consistent with preservation standards. For these reasons, it was determined that developing a separate set of design guidelines for all homes within the district, which could be used in conjunction with the existing IR Guidelines and Zoning Code, is a better approach than changing the citywide IR Guidelines and amending the Zoning Code. The previously proposed draft IR Guideline 6 is provided as Attachment C to this report, for reference only.

Community members who had previously taken part in workshops and meetings between 2011 and 2013 (and who are now involved with the currently proposed guidelines) have helped provide continuity during the 2015-2016 effort.

Current Guidelines

The Draft Professorville Historic District Design Guidelines, which are included as Attachment A⁴, were developed following extensive research and fieldwork, as well as solicitation of community input. Research included review of the National Register of Historic Places nomination form and other literature relating to the historic architecture and landscape of Professorville. The consultant surveyed the existing conditions of the neighborhood, and local historians provided walking tours and knowledge about history and architecture. To engage the community, staff held a public workshop on February 23, 2016, at which the participants (including individuals who took part in previous workshops held between 2011 and 2013) provided additional input on community design principles and the preferred approaches to historic preservation.

Following the February 23 workshop, the consultant prepared the first draft of the guidelines, which was submitted to the City for review in March 2016. City staff and staff's advisory panel of architects, historians, and real estate professionals, reviewed the administrative draft and provided comments. The consultant incorporated the comments of the advisory panel and staff into a public review draft. The City posted the Draft Professorville Historic District Design Guidelines on the City's Professorville Design Guidelines webpage for public review and comment on May 2, 2016. Staff conducted a public workshop, presented information, and discussed the draft guidelines with workshop attendees on May 26, 2016. At the workshop, attendees participated in exercises to demonstrate how the draft guidelines could be applied to "real world" examples of development projects. The project examples included properties similar to those found in Professorville, but not actually located in Palo Alto.

Discussion

The proposed Professorville Historic District Design Guidelines are applicable to all properties located within the City's locally designated district, which is inclusive of the National Register district. The proposed guidelines are based on and consistent with the Secretary of the Interior's Standards for Rehabilitation.

Overview of Professorville Historic District

The Professorville Historic District includes approximately 65 acres and 186 residential parcels (including several parcels containing more than one residence). The majority of residences within the district were constructed during the first wave of the city's development, which took place between the 1890s

⁴ Printed copies were distributed to HRB members. A printed copy is available to the general public at the Planning and Community Environment Department, and is also available at the June 9 HRB hearing. An electronic copy is available for general public viewing at <http://www.cityofpaloalto.org/civicax/filebank/documents/52219>.

and the 1930s. According to the National Register of Historic Places inventory nomination form, Professorville “reflects the unique background of the area’s origins and its early ties to the founding of both the University and Palo Alto itself. As such, the Professorville Historic District creates a strong sense of place and time expressive of Palo Alto’s intrinsic character and heritage.”⁵

The Professorville Historic District was listed in the National Register of Historic Places in 1979. Also at that time, the City Council adopted the Professorville Historic District to the City’s Historic Inventory. In 1993, the City Council expanded the boundary of the locally designated district east to Embarcadero Road in order to encompass additional properties that contribute to the historic character of the neighborhood.

Standards for Rehabilitation

In 1987, the City Council adopted the Secretary of the Interior’s Standards for Rehabilitation (Rehabilitation Standards) for use by the HRB. The Rehabilitation Standards were developed by the National Park Service for use by property owners, architects, municipalities, and others, as best practices that accommodate changes and new uses of buildings, districts, and landscapes while preserving historic character. Rehabilitation is a treatment that allows “a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.”⁶ The Rehabilitation Standards are:

- Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.
- Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.
- Standard 3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.
- Standard 4: Changes to a property that have acquired significance in their own right will be retained and preserved.
- Standard 5: Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

⁵ Professorville Historic District National Register of Historic Places Inventory Nomination Form, 1979, page 8-2.

⁶ “Standards for Rehabilitation,” National Park Service, <https://www.nps.gov/tps/standards/four-treatments/treatment-rehabilitation.htm>.

- Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
- Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
- Standard 8: Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measure will be undertaken.
- Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.
- Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Analysis

Guidelines as a Tool

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

Purpose of Guidelines

The purpose of the guidelines is not to prevent change from happening in Professorville. Rather, the guidelines are meant to manage change while preserving the qualities that are most important to the district's historic character. These qualities include the ways in which homes stand on their own as examples of distinguished architecture, and also the ways in which residences and appurtenant structures relate to one another within the

context of the wider neighborhood. The proposed guidelines take into account the following important characteristics of Professorville:

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

Design Principles

The Secretary of the Interior's Standards for Rehabilitation are written in broad language that may be applied to many kinds of historic properties and districts, but which do not necessarily provide specific direction for treating any particular property or district. In order to distill the broad advice of the Rehabilitation Standards into more specific advice for Professorville, a set of design principles were developed with input from the community to implement and clarify the prevalent philosophy of the Standards in relation to Professorville. The following principles, based on the Rehabilitation Standards, are incorporated into and espoused by the design guidelines:

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

The draft guidelines use straightforward language and illustrations that are easy to understand to describe the historic architectural character and characteristic features of Professorville, and to make recommendations for the treatment of district properties in ways that are consistent with the design principles

and the Standards for Rehabilitation. The recommendations for treatment are organized into chapters based on common scopes of work in Professorville, including: ordinary maintenance and repair; alterations and additions to older residences (1890s-1930s); alterations and additions to newer residences (1930s-present); new construction; and site improvements, landscape, and streetscape.

Environmental Review

The subject project has been 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. Specifically, the project is found to not have a significant effect on the environment and to be exempt from the provisions of CEQA per Class 8 Categorical Exemption, which applies to actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.⁷

Public Notification, Outreach & Comments

Community Outreach

Staff conducted substantial community outreach efforts in order to ensure that the development of the guidelines incorporated input by property owners and other community members.

On December 15, 2015, City staff mailed letters to all property owners and residents in the Professorville district to inform them about the project, and to notify them that consultant staff would be gathering information and photographs of the neighborhood over the next few weeks. No comments or concerns were received by staff.

On February 5, 2016, City staff updated the “Professorville Design Guidelines” webpage with new information, including the project background, a description of the 2015-2016 scope of work, and the project schedule. Staff updated the webpage periodically with new information and materials throughout the remainder of the project.⁸

Also on February 5, City staff mailed postcard notices to all Professorville property owners and residents to invite them to participate in a “kick-off” community workshop. On February 23, City staff and consultant staff conducted the community workshop, which included information presentations and

⁷ CEQA Guidelines Section 15308.

⁸ <http://www.cityofpaloalto.org/gov/depts/pln/advance/professorville.asp>.

interactive exercises. Fourteen community members participated in the workshop, including nine Professorville homeowners, three HRB members, a Council member, and a member of Palo Alto Stanford Heritage (PAST).

On May 2, 2016, City staff posted online the draft guidelines for public review and comment. On May 3, City staff mailed postcard notices to all Professorville property owners and residents to notify them that the draft guidelines were available for review, and to invite their review and comments. As of May 27, one homeowner provided written comments on the draft guidelines.

On May 13, 2016, City staff mailed postcard notices to all Professorville property owners and residents to invite them to participate in a second community workshop. On May 26, City staff and consultant staff conducted the community workshop, which included information presentations and interactive exercises. Four community members participated in the workshop, including two homeowners and two HRB members.

On May 27, 2016, City staff mailed postcard notices to all Professorville property owners and residents, inviting them to receive information and to provide testimony at the June 9, 2016 HRB informational presentation.

Examples of the outreach notices and community workshop agendas are included as Attachment B.

Comments and Responses

Comments made by community members (consisting primarily of Professorville homeowners) at the workshops and in writing are paraphrased below and are followed by responses from staff.

Comment: What is the difference between guidelines and standards? Why are guidelines proposed instead of standards?

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

Comment: How do the guidelines treat diversity of historic architectural styles vs. contemporary architectural styles?

Response: The guidelines acknowledge that the significant historical character of Professorville includes a variety of historic architectural styles that developed over a period of approximately four decades (1890s-1930s). However, the existing architectural diversity does not necessarily mean Professorville can accommodate additional contemporary architectural styles without any adverse effects occurring upon its character and its relationship to the historic period. Newer architectural styles should be introduced carefully and with great forethought as to how they relate to the historic architectural character of the district. The majority of commenters preferred that new development reference the existing historic architectural styles in Professorville.

Comment: Do the guidelines differentiate between contributors and non-contributors?

Response: The guidelines do not distinguish between contributors and non-contributors because the guidelines are meant to apply equally to all properties in the district, in order to encourage the preservation of historic contributors, the rehabilitation and restoration of altered historic non-contributors, and the general compatibility of properties constructed after the historic period. The guidelines do distinguish between properties constructed during the historic period and those constructed later, because architectural styles and construction types changed substantially after the 1930s. The majority of commenters agreed that the guidelines should address treatments for altered historic properties and non-historic properties, as well as historic contributors.

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

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

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

Next Steps

City staff and the City's consultant staff will review the comments received from HRB members and the general public at the June 9, 2016 HRB hearing, as well as written and verbal comments received from property owners, community members, and the general public during the public review period for the draft guidelines, which began on May 2, 2016. Staff will prepare a response to comments and will integrate relevant comments into the proposed final guidelines to the extent feasible. At the July 14, 2016 HRB meeting, staff plans to present the proposed final guidelines with response to comments to the HRB to make a recommendation for adoption to the City Council. Staff plans to request adoption of the final guidelines at the September 12, 2016 City Council meeting.

Alternative Actions

In addition to the recommended action, the HRB may:

1. Provide recommendations to staff on implementation procedures for the proposed design guidelines, which may include but may not be limited to: pre-application reviews with staff; HRB study sessions prior to formal application reviews; and/or HRB subcommittee reviews.
2. Provide comments and/or recommendations to staff on other topics related to the proposed draft guidelines.

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Attachments:

- Attachment A: Draft Professorville Historic District Design Guidelines
(<http://www.cityofpaloalto.org/civicax/filebank/documents/52219>) (PDF)
- Attachment B: Community Outreach Notices and Workshop Agendas (PDF)
- Attachment C: Draft Guideline 6, Single-Family Individual Review (IR) (for reference only)
(PDF)

⁹ Emails may be sent directly to the HRB using the following address: hrb@cityofpaloalto.org



Professorville Historic District Design Guidelines

Palo Alto, California

April 2016

Public Review Draft

Prepared by:

PAGE & TURNBULL



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Introduction

1. Introduction

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

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

Project Background

In 2011, the Palo Alto City Council directed the City's Historic Resources Board and planning staff to work with the community to develop design guidelines for the Professorville Historic District, including guidance for new construction. Between 2011 and 2013, Board members and staff conducted community workshops and meetings, during which design principles and approaches were discussed and preliminary guidelines were drafted. In 2015, the City Council accepted a Certified Local Government grant from the





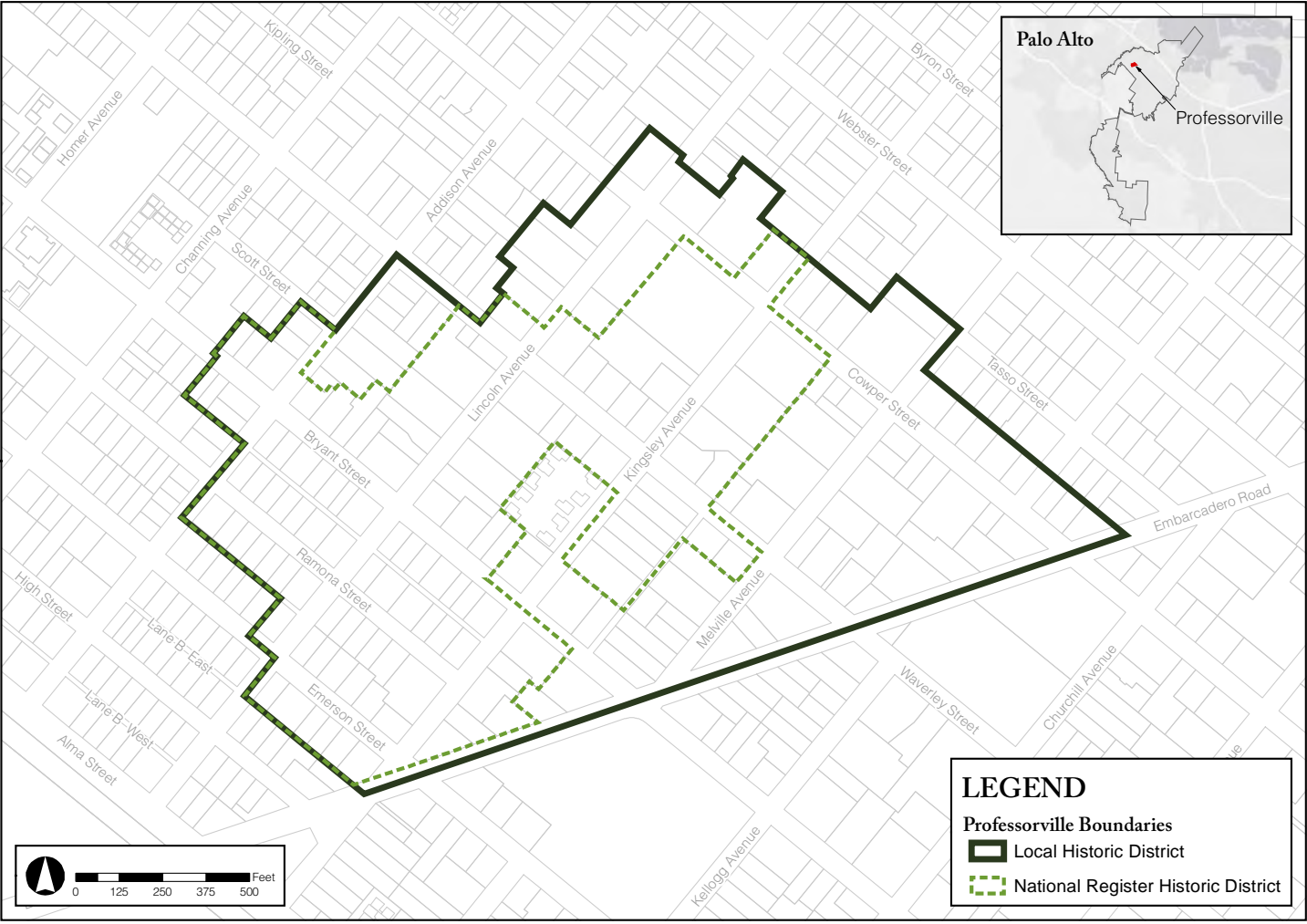
Professorville contains a mixture of house sizes, styles, and forms. This variety is one of the neighborhood's defining characteristics.

California Office of Historic Preservation to complete a bound volume of illustrated architectural guidelines incorporating the community's design principles, input by homeowners, and the *Secretary of the Interior's Standards for Rehabilitation* (listed at the end of this chapter). The City selected the firm of Page & Turnbull as the consultant to develop and produce the final guidelines.

The Professorville Historic District

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

The Professorville Historic District was listed in the National Register of Historic Places in 1979. Administered by the National Park Service, the National Register is the nation's comprehensive inventory of historic resources. A primary benefit of Professorville's National Register designation is the formal recognition that the neighborhood is one of the most significant places in the context of Palo Alto's historic development. The Professorville Historic District's nomination to the National Register identified the district as bounded roughly by Emerson Street, Addison Avenue, Cowper Street, and Embarcadero Road. One hundred and five residences were found to be contributing properties to the National Register district, based on construction



The locally designated Professorville Historic District expanded the boundaries of the earlier National Register district.

dates between the 1890s and 1929. As such, they convey the initial wave of construction that filled out much of the neighborhood with stately homes. According to the National Register district nomination, Professorville “reflects the unique background of the area’s origins and its early ties to the founding of both the University and Palo Alto itself. As such, the Professorville Historic District creates a strong sense of place and time expressive of Palo Alto’s intrinsic character and heritage.”¹

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

Purpose of the Design Guidelines

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

¹ Professorville Historic District National Register Nomination, 1979, page 8-2.

subject to City review and approval, the guidelines provide staff and the City of Palo Alto Historic Resources Board with specific criteria for evaluating design compatibility.

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

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

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



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



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

The following broad principles are incorporated into the design guidelines:

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

How to Use the Guidelines

The guidelines in this document are arranged by chapters according to the historic status of the buildings and the scope of a proposed project:

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

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

It should also be noted that the design guidelines primarily offer principles regarding character and compatibility, rather than specific design solutions. Where applicable, this document includes references to additional resources that will help explain the technical aspects of preservation, which design teams can

explore while developing their projects in order to meet the overall objectives of the guidelines. It is therefore wise to select a project team that has previous experience working in historic contexts and has encountered issues similar to what may be expected in Professorville.

Selecting an Architect and Contractor

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

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

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

Methodology for Developing the Guidelines

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

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

The existing conditions of the neighborhood were surveyed in the field, and local historians provided walking tours and knowledge about history and architecture. To engage the community, a public workshop was held on February 23, 2016, at which the participants (including individuals who took part in previous workshops held between 2011 and 2013) provided additional input on community design principles and the preferred approaches to historic preservation.

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

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

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

Secretary of the Interior's Standards for Rehabilitation

The Professorville Historic District Design Guidelines provide recommendations that are closely based on, and are consistent with, the National Park Service's *Secretary of the Interior's Standards for Rehabilitation*. Rehabilitation is a treatment that allows "a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values."² The National Park Service has developed the applicable *Standards*, listed on the following page, to help property owners, architects, municipalities, and others to understand the fundamental concepts that would accommodate changes and new uses of buildings, districts, and landscapes while preserving historic character.

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

Secretary of the Interior's Standards for Rehabilitation

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

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

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

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

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

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

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

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

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

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

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

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Professorville History and Character

2. Professorville History and Character

Brief History of Professorville¹

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

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

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



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

Source: Stanford University Historical Photograph Collection

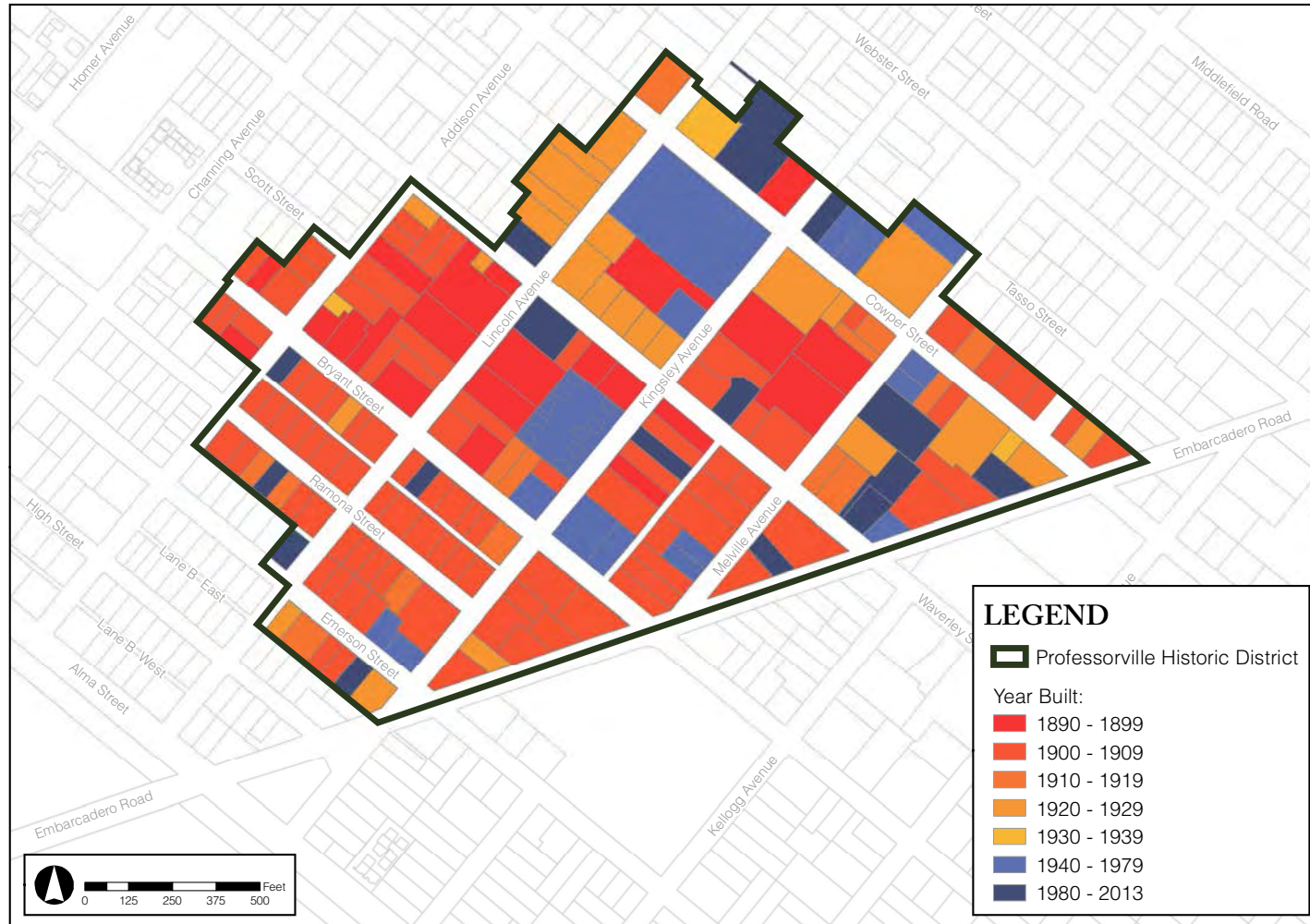


Many large trees were originally left standing within Professorville's roadways.

Source: Stanford University Historical Photograph Collection

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

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



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



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

General Description of Current Conditions

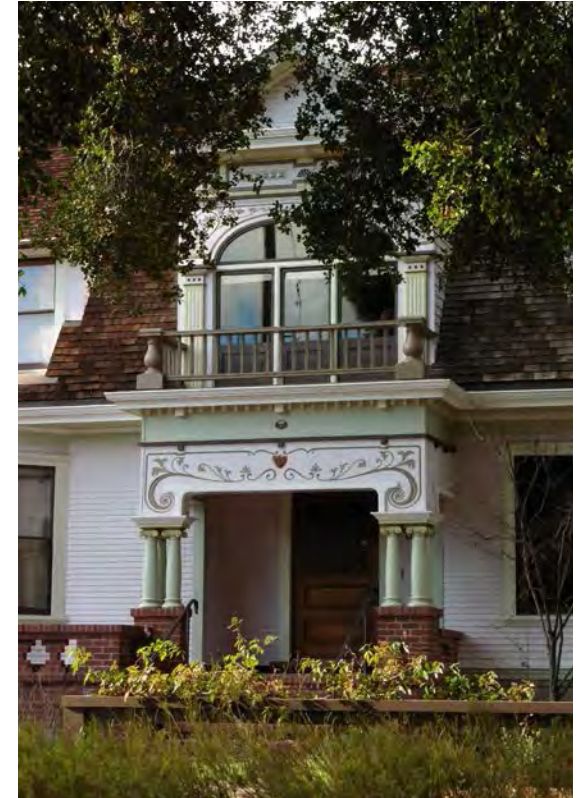
Overall Visual Character

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

Site Development Patterns

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

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



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



Streetscape and Landscape Patterns

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

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

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



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



A number of trees that pre-exist Professorville have been left standing, defining the neighborhood's landscape character.

Historic Architectural Styles in Professorville

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

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



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

First Bay Tradition/Shingle Style

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

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

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



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



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



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

Colonial Revival

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

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

Queen Anne

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

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



Queen Anne residences take different forms in Professorville.



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



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

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

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

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

Craftsman

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

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



Prominent front gables are characteristic of the Craftsman style.



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

Tudor Revival

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

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



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

Prairie School

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

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

Later Changes and Development

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

Modern

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

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



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



Neoelectic residences reflect modern interpretations of older architectural styles.

For more information:

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

Neoelectic

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

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

Guidelines for Maintaining, Repairing, and Replacing Historic Materials

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

The guidelines included in this chapter are intended to help Professorville residents identify and retain the historic materials and craftsmanship that convey the character of their homes and neighborhood. Historic exterior materials, whether used for cladding or decorative purposes, are critical components of a building's architectural style and finely grained visual character. As Professorville's early residences (constructed through the 1930s) are recognized for the high quality of their materials and design, it is important that residents develop as sensitive an approach as possible while dealing with the historic fabric of their homes.

The following guidelines offer recommendations to aid residents who wish to embark on maintenance and preservation projects for their homes. With these guidelines, projects can be developed in accordance with the general principle that historic materials should be replaced only where necessary. If a historic feature cannot be repaired, it should ideally be replaced using "in kind" materials—meaning that they match in size/proportion, texture, and visual details to the extent feasible. The following guidelines offer broad principles and best practices that should inform the early planning stages of a project. Additional resources listed throughout the chapter should be consulted for specific technical solutions that residents can use to meet the objectives of the guidelines.



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

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

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

3.1.1 Historic wall cladding materials should be maintained and repaired, in order to keep them in good working condition. Deteriorated historic exterior cladding materials should be replaced in kind to match the material, size, and profile of the original as closely as possible.

- Preserve wood shingle, wood clapboard, and stucco wall cladding where they existed historically. These are common character-defining materials found throughout Professorville that define particular architectural styles.
- Where wall cladding has been painted or stained historically, continue to apply the same treatments to offer protection against the elements.
- When cleaning or preparing to repaint historic cladding materials, do not attempt to remove existing paint or debris in a way that causes damage to the historic material. Sandblasting and other abrasive measures are never appropriate.
- Avoid covering character-defining cladding with vinyl, aluminum, or other synthetic siding materials. If these materials have already been installed, their removal is encouraged in order to restore the historic character of a residence.

- Whenever possible, maintain decorative stucco elements such as molded cartouches, as they are characteristic of a residence's architectural style.
- If stucco cladding is to be patched, consult with a professional craftsperson to match the proper composition and surface texture of new stucco. A poor match may lead to unsightly visual effects or further damage to surrounding stucco in the future.
- Replace areas of wood shingle and clapboard siding only where they are deteriorated. Do not remove a greater number of shingles or boards than is required.
- Match the replacement siding to the original as closely as possible. Consider dimensions (height, width, depth, shape), surface profile, and arrangements (i.e., fishscale pattern).
- If historic shingles were manufactured using an identifiable and visually distinctive species of tree—such as redwood—attempt to use the same species for the replacement shingles.



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

For additional information:

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

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

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

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

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

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

- Maintain wood shingle and clay tile roofing materials where feasible, as they define a residence's architectural style (showcasing Shingle Style and Spanish Colonial Revival influences, respectively). When necessary, attempt to replace in kind considering the color, shape, and size of the originals.
- Inspect and repair roofing systems regularly. Water infiltration through the roof can ultimately damage features throughout a residence.
- Property owners are encouraged to research the original roofing of their homes and to consider new materials that match the visual character of the original, if adequate evidence exists.
- Avoid installing standing-seam metal roofs in Professorville, as they were not found in the neighborhood historically.
- Avoid covering exposed rafter ends and wood brackets with boxed-in eaves. If rafter ends are deteriorated, attempt to replace them with new members that maintain the original profile of the original.



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

For additional information:

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

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

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

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

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

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

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



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

For additional information:

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

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

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

"Saving Windows, Saving Money," (Preservation Green Lab of the National Trust for Historic Preservation), <http://www.preservationnation.org/information-center/sustainable-communities/green-lab/saving-windows-saving-money/>

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

- Strongly consider alternatives to installing new aluminum- and vinyl-sash windows, although they may appear to be the most cost effective alternatives to new wood-sash windows. Synthetic materials do not typically resemble wood, often do not closely match the proportions of the original windows, and can have much shorter lifespans.
- Investigate measures that increase energy efficiency for historic wood-sash windows while retaining their historic visual character. Possible solutions include weather stripping and storm windows (preferably made of wood).

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

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

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

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

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

- Always attempt to repair historic decorative features as a first course of action.
- If these features are damaged or deteriorated to the point of failure, select replacement materials matching the dimensions and appearance of the original as closely as possible.
- Where deteriorated brick masonry is found, replace damaged brick with new that matches the original's color, size, and surface texture. Additional characteristics that should be considered include the bonding and decorative patterns of the brick.
- If repointing is required, attempt to determine a compatible mortar composition in order to avoid future damage to the brick.
- Prioritize in-kind repairs for features that are located near the front of a residence and are visible from the public right-of-way.



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

For additional information:

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

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

3.3.2 Consider recreating missing historic features of a residence, if adequate documentation exists to determine historic appearance and materials.

- Look for historic photographs and original architectural drawings, which can provide helpful evidence to recreate missing features.
- Avoid placing new stylistic elements on a residence (such as brackets or bay windows) based on conjecture rather than on research—i.e., if the chief reason is that they simply feel period appropriate.

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

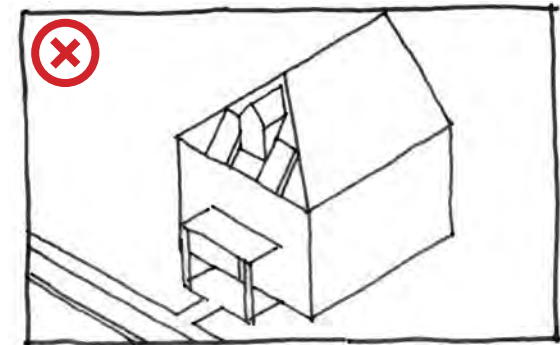
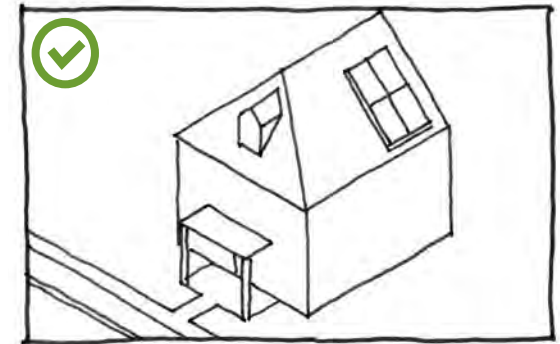
Sustainability is a critical principle that can be achieved with alterations to many building types, including residences. Yet “green” building approaches and a home’s significant historic qualities should never be considered mutually exclusive.

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

- Place skylights on roof slopes that are less visible from the public right-of-way, when possible, as many types of skylights provide a visual contrast to the historic forms, textures, and materials of the roof.
- Research new solar panel and energy capture products that attempt to replicate the appearance of shingles. These products likely would still have a visual impact and should be placed away from the front of a residence when feasible.

3.4.2 Sustainable materials should be considered while planning exterior alterations.

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



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

For additional information:

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

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

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

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

It is anticipated that some projects proposed for residences in Professorville will exceed the scope of maintaining, repairing, and preserving historic features. Constructing additions and other major projects may result in obvious interventions that distract from the historic character of a residence or its surrounding streetscape. Such projects, however, can be planned sensitively in order to have a minimal impact on the neighborhood. The guidelines in this chapter are intended to give homeowners and architects a set of principles that would accommodate change—yet would also help safeguard a residence's distinctive form, visual character, and relationship to its neighbors.

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



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

For additional information:

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

4.1 New Additions to Early Residences Should Respect The Primacy of the Original Building.

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

4.1.1 Additions should be placed on their lots where they will not distract from the volume of the original residence.

- Locate new additions at the rear of the original residence whenever possible. This strategy maintains the historic visual impression of the home seen from its front, as well as the overall streetscape pattern as experienced in the public realm.
- If a rear addition is not deemed to be feasible, design an addition with a street-facing wall set back clearly from the primary façade plane of the residence. Such an approach emphasizes the primacy of the original volume and continues the pattern of surrounding historic homes.
- When designing and placing an addition on a residence, consider where new construction would have the least impact to character-defining features. A side addition could prove to be the most appropriate approach if it has already experienced alterations, or if the rear of a residence contains significant historic features, such as a porch or balcony, that the homeowner wishes to preserve.

4.1.2 New additions should be sized appropriately to their lots and the scale of the residence.

- Whenever possible, develop the design of an addition taking into account the size that is best suited for a sensitive and compatible addition, rather than the maximum square footage that zoning allows.

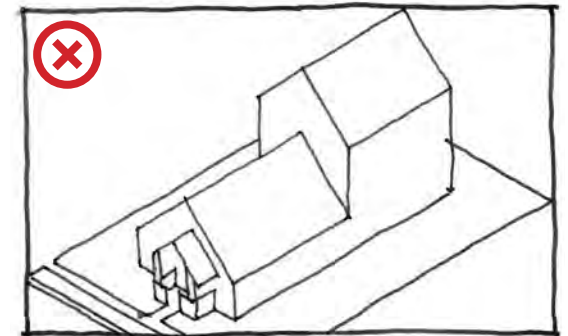
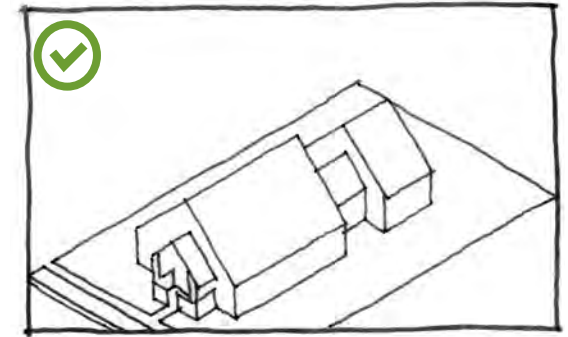
- Avoid constructing an addition that exceeds the height of the existing home, in order to ensure that the historic form and scale remain visible. If a taller addition is necessary to meet the needs of occupants, explore strategies (such as setting it back with a low hyphen) to minimize its visual impact as seen from the street.
- Avoid building a rear addition that is wider than the original residence. An addition should not project beyond both sides of the existing house volume.

4.2 The Architectural Character of a New Addition Should Be Compatible with, Yet Differentiated from, the Original Residence.

Differentiation is an important preservation principle that allows historic fabric to be distinguished from new. This does not necessarily mean that new construction should be radically different in style or materials, however, and minor differences can be used effectively to identify a new addition. “Compatible but differentiated” is an achievable balance that property owners should strive toward.

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

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



Consider the effect of an addition's placement and height on the overall appearance of a home. A hyphen can be used to differentiate a new addition from the original house volume.



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

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

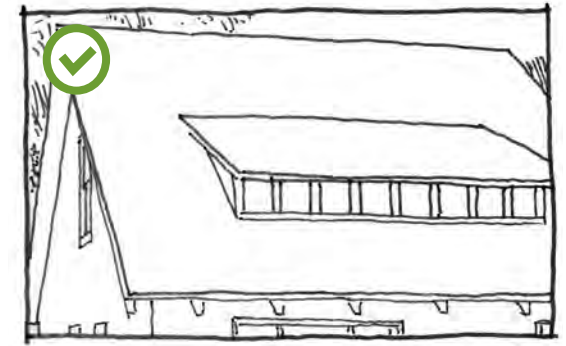
- Respect the existing residence by using cladding and roofing materials that are compatible with those that are historic.
- A new addition may continue the use of character-defining features found on the residence, such as brackets and exposed rafter tails, but should have slight variation in detailing (see 4.2.4).

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

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

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

- Prioritize differentiating the architecture of an addition in some way, rather than matching the original residence so closely in materials and style that the addition could be mistaken as historic in its own right.
- If siding materials and decorative features for an addition are desired so that they resemble the original residence, choose new elements that have a subtly different profile, dimensions, or spacing pattern. This would allow the addition to read as a later change upon close inspection.
- Where a new addition has the same number of stories as its attached residence, place the addition's eave heights slightly lower to indicate the beginning of new construction and indicate the primacy of the original residence.
- Keep compatibility in mind; avoid designing an addition with an architectural vocabulary that contrasts strongly to the primary residence for the sake of differentiation.



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

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

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

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

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

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

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

4.4 Garages and Other Accessory Buildings Dating to the Early Period of Development Can Be Converted for Other Uses, But Retaining Their Historic Character Should Be an Important Goal of the Project.

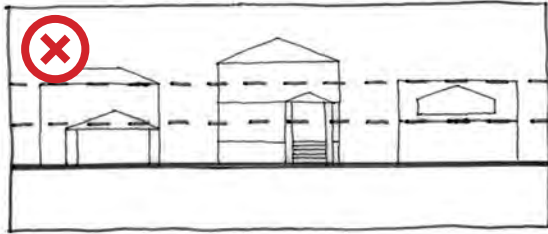
Automobile garages—and in some instances, carriage barns—are found throughout Professorville and have been used for decades to store residents' means of transportation. These buildings are important components of their properties: they typically reference the architectural styles of their associated residences, support a consistent pattern of site layouts, and convey the neighborhood's historic development. If desired, accessory buildings can successfully be converted for additional living space or other purposes while retaining historic character. They should not, however, simply be assumed to be “minor” components of their properties that do not warrant sensitive preservation in their own right.

4.4.1 Historic accessory buildings, such as garages and carriage barns, are important components of each property and should be preserved.

- Always make an effort to retain historic accessory buildings and to rehabilitate them sensitively if a new use is desired.
- When a rehabilitation project is pursued, retain the building's original form, materials, and character-defining features to the highest degree feasible. These historic elements will help relate the building to its associated residence.
- If possible, retain the existing automobile door to allow the building to convey its original purpose.
- Avoid moving an original garage or carriage barn within the lot such that it would alter its spatial and functional relationship with its associated residence.



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



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

4.4.2 New accessory dwelling units constructed on early properties should be designed and placed so that they are visually unobtrusive and respect the primacy of the earlier residence.

- Design an accessory building to reflect the general architectural character (massing, roof form, materials, and features) of its residence, but allow it to be discernible as new.
- A new accessory building should have basic forms, be one story in height, or be otherwise visibly subordinate to its associated residence.

4.5 A Residence Should Not Be Lifted or Moved on Its Lot.

A building's location and perceived scale are important aspects of its historic character, similar to exterior materials and fenestration. Lifting or moving a residence changes its overall scale and visual impression, as well as its relationship to its neighbors.

4.5.1 Early residences in Professorville should not be raised above their historic height in order to accommodate a higher basement level.

- Explore alternatives to raising an early residence that would result in its floor, eave, and roof ridge heights being out of keeping with its earlier character and surrounding homes.
- If a new foundation must be constructed, design the new foundation to be of the same height and exterior materials as the existing, in order not to change the general appearance and scale of the building.

4.5.2 In nearly every case, early residences should be left in their original locations. If moved, a home's character-defining orientation and setting should be maintained.

- Generally speaking, avoid moving an early residence to a new location within its lot. The number of buildings moved within Professorville should remain low in relation to the total number of historic residences in the district.
- Avoid turning a residence so that its front façade is oriented in a different direction than it was historically.

4.6 Demolition of Features and Volumes on an Early Residence Should Be Minimized as Much as Possible.

The early homes of Professorville are the critical components of the historic district. Demolition of these residences wholesale is always strongly discouraged, considering its impacts to an individual property, its block, and the entire neighborhood. Selective demolition should be planned carefully to avoid significant impacts to the building's historic integrity.

4.6.1 Do not demolish homes that contribute to Professorville's historic character.

- Anticipate that efforts to demolish an early home would meet regulatory hurdles and, likely, resistance from preservation advocates and other neighborhood residents.



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

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

- Avoid demolishing historic features that define the character of a residence, in particular those located on the front façade and those that can be seen from the street.
- Demolishing historic features located at the rear façade of a residence may be the most acceptable option if it allows a necessary change.

4.6.3 An existing addition that was constructed during Professorville's early period of development (through the 1930s) contributes to the residence's historic character.

- Whenever possible, avoid demolishing additions that date to the neighborhood's historic period.
- Additions that were constructed in the postwar period would not be considered to contribute to a residence's historic character and generally could be removed without affecting the overall historic character of a residence.

**Guidelines for Altering or Adding to
Residences from Later Periods of
Development (1930s-Present)**

5. Guidelines for Altering or Adding to Residences from Later Periods of Development (1930s–Present)

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



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

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

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

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

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

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

- Do not add decorative features to a newer residence simply because they are characteristic of early homes elsewhere in the neighborhood.

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

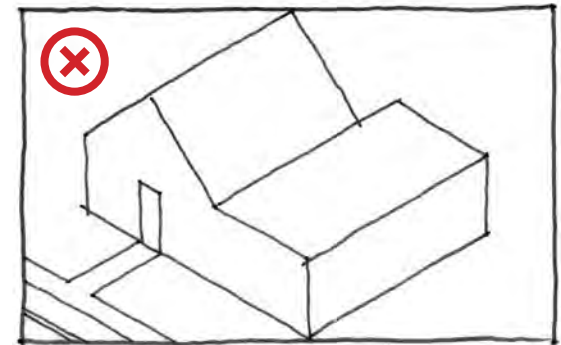
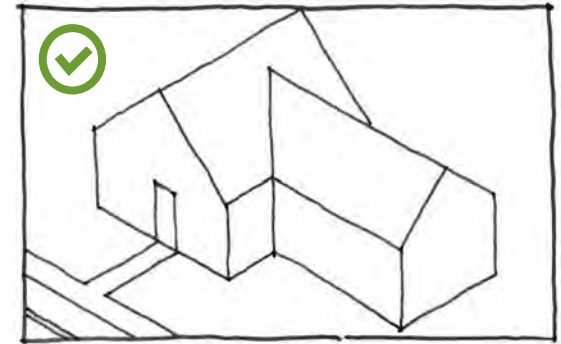
While not historic within the context of Professorville, later residences still contribute to the district's streetscape. Any changes in massing and form should be planned so that they continue to support the regular rhythm of houses that defines the neighborhood's visual character.

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

- Design and site a new addition that supports the surrounding streetscape pattern; placement at the rear of the building rather than facing the street is strongly encouraged.
- Design an addition that is of an appropriate scale and height to the residence and its neighbors. The addition should not change the massing of the residence so that it is incompatible with surrounding historic homes.
- If planning to build additional attached garage space, consider the overall visual impact. A new garage should not become the primary front feature of a residence but preferably would be set back from the front façade and from any existing garages.

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

- The roof form of an addition should resemble the roof form of the original residence.
- Explore cladding and roofing materials that are similar to those of the original residence, but are differentiated slightly in size or profile. While differentiation may be less important of a concern for more recent residences than for older residences, this strategy is typically encouraged.
- Windows on an addition may be of the same material as windows on the original residence, and should relate to the character of nearby older residences in terms of scale and spacing.



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

- Consider constructing a front porch if a residence does not already have one. This type of feature relates newer buildings to Professorville's earlier homes.

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

- Design a second-story addition with the goal of minimizing its visual bulk.
- If a home has a one-story garage that projects towards the street, consider building an addition above the garage if compatible with the massing of surrounding residences.

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

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

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

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

5.3.2 A later residence could be relocated within its lot in the case that it still supports the district's historic streetscape pattern.

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

5.4 Newer Residences Should Be the First Candidates for Demolition When New Construction is Desired in Professorville.

New construction is anticipated in Professorville. A prospective resident may attempt to purchase a property in the neighborhood with the intention of tearing it down and building anew. As later buildings generally do not contribute to Professorville's historic significance, their demolition would not affect the district's historic character. In the context of the Professorville Historic District, a later residence would be the best option for acquisition and demolition. Please note, however, that buildings may potentially have individual significance (see section 5.5).

5.4.1 It is highly encouraged that anyone considering demolition and new construction should attempt to acquire a property containing one of the neighborhood's later residences.

- If constructing a new residence is desired, concentrate efforts on acquiring a property that contains a more recent building (built after the 1930s).
- Plan new construction by taking into consideration the guidelines included in Chapter 6.

5.4.2 Demolition of an existing building should occur only when plans for new construction have been developed and approved.

- Demolition of a building should not occur with the intention of retaining a vacant lot for a large garden or side yard. This would disrupt the important streetscape rhythm that characterizes the neighborhood.

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

It is possible that buildings in Professorville constructed during the later development period could be determined to have individual historic or architectural significance, if evaluated for the purpose of municipal historic review. Properties may become eligible for historic register listing after turning 50 years old, if a good case for their significance exists. This means that a number of postwar buildings in Professorville—while not strictly contributing to the historic district's reason for significance—could potentially be considered historic resources on an individual basis. Residents who plan to alter a building that is found to have individual historic significance outside of the district context will want to explore project options that would preserve architectural forms and features that convey significance. As these guidelines do not address those issues, please consult with City staff at the earliest opportunity.



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

Guidelines for Designing and Building New Residences

6. Guidelines for Designing and Building New Residences

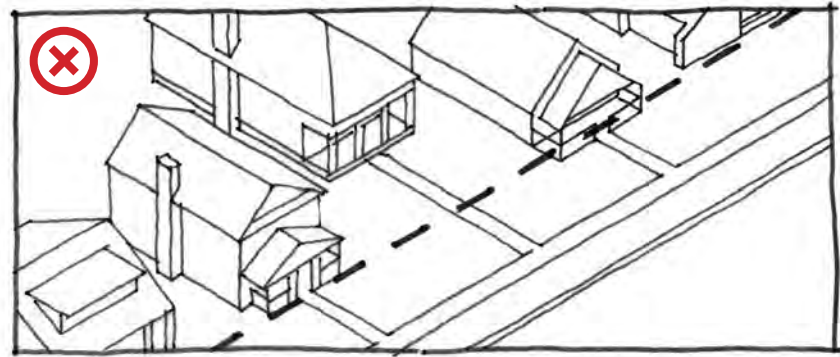
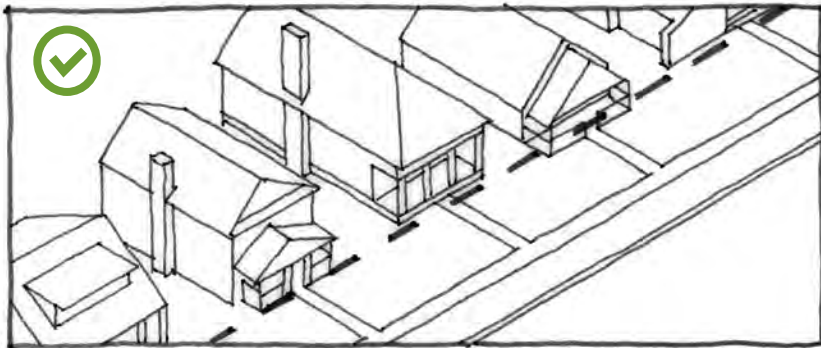
While lots within Professorville are currently built out, situations may arise in the future that allow for the construction of new residences. These possible scenarios include the subdivision of larger lots within the neighborhood, as well as the demolition of existing, non-historic homes. If opportunities for new residential construction arise, it is a critical goal to design these buildings to be compatible with the neighborhood's early residences, yet also differentiated in some way. The most important considerations for compatibility include site placement, general form and massing, size and height, and fenestration patterns. Designing a home that takes into consideration these aspects of the historic character of surrounding homes would ensure that the overall appearance and feeling of Professorville remain distinguishable.

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

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

6.1.1 A new residence should be placed on its lot with a similar location, setback, and orientation as early residences in Professorville.

- Place a new residence within its lot (setback and side-to-side spacing) to follow the general pattern of homes on its block, in order not to interrupt the continuous streetscape pattern. A new



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

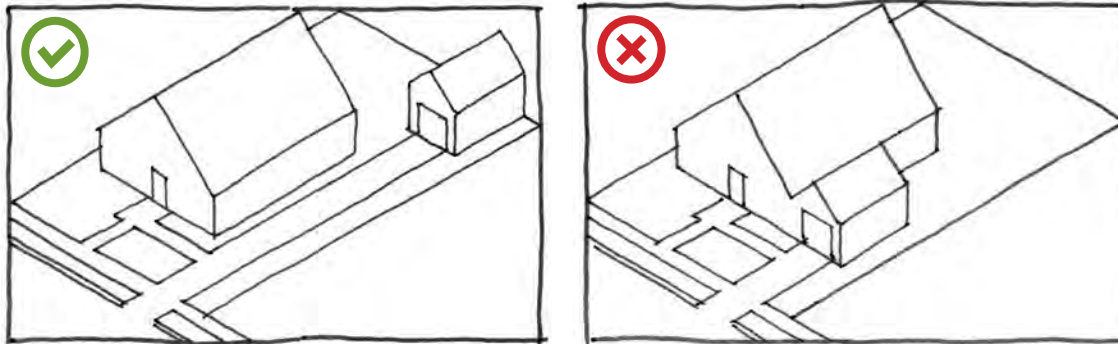
- home's setback from the street should be within the range used on surrounding residences.
- Always orient a new residence with its primary façade facing towards the street.

6.1.2 New garages and accessory dwelling units belonging to new residences should be detached whenever possible and placed at the rear of the lot so as not to distract from the existing pattern of homes in the neighborhood.

- Attempt to design a new residence with a detached garage placed at the rear of the lot. This is an important development pattern and defining characteristic of Professorville, as all early homes in the neighborhood were constructed with detached garages.
- If an alley is present along the rear boundary of a lot (found within the western half of Professorville), place the new garage directly adjacent to the alley. The alley should serve as the primary access route to the garage, as this was its traditional purpose within the block.



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



Detached garages are preferred for new residences in Professorville, as this pattern was used historically.



New residences should be compatible with the massing of surrounding homes. Visual bulk could be managed by placing an upper story within the roof form, where neighboring residences use a similar strategy.

- If deemed necessary to place a garage within the main volume of the residence, locate the garage at one end of the front façade and clearly step it back from the primary façade plane.

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

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

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

- Generally speaking, design a home that is similar in scale to surrounding early residences. The maximum size allowed by zoning may not be the size that is most compatible with Professorville's historic character.
- Set the heights of the foundation, floor levels, eaves, and upper roofline on a new residence to be similar to the heights of those features on neighboring houses.

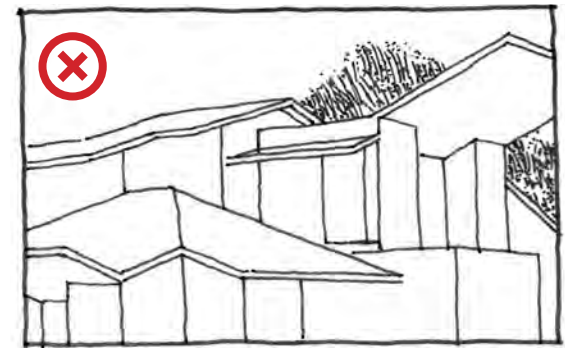
6.2.2 The massing and form of a new residence should be carefully planned to avoid perceived bulk that is incompatible with the neighborhood streetscape.

- 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 smaller in footprint to the first story and contained within the roof form (i.e., a one-and-one-half-story residence), where this pattern is seen on surrounding historic residences.
- Consider accommodating additional interior space through a rear wing that is not immediately visible from the street. This strategy would manage the perceived bulk and visual impact of a new residence while meeting the needs of occupants.

6.2.3 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.
- Try to avoid designing a new residence with an expansive, blank roof slope facing the street. An appropriate dormer can be placed in this location to complement the appearance of Professorville's early homes and relate the residence to a human scale.



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

6.3 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.



6.3.1 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 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.
- 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.



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

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

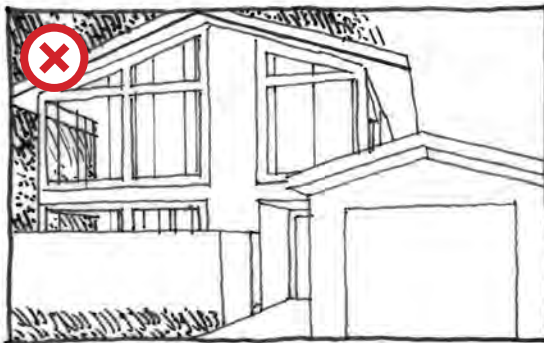
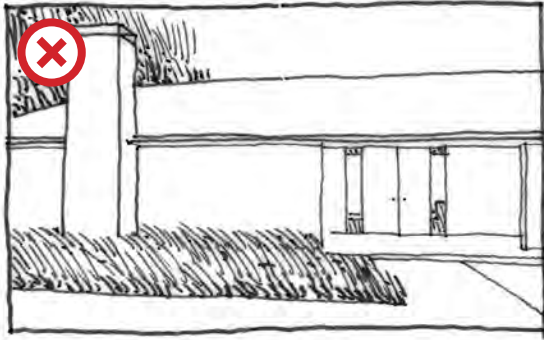
Doors and windows are key elements that establish the human scale of a residence. The traditional patterns of window and door openings in Professorville should remain important influences while a new residence is being designed.

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

- Always place the primary entrance on the front façade, facing the street. A location near the center of the front façade is preferred.
- Select door types that are compatible with the house style and overall character of the neighborhood.



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



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

- Consider incorporating a first-story porch into a new house design, reflecting the majority of early homes in Professorville. These features are welcoming, and they allow an understandable progression from the public realm of the neighborhood into the private space of the home.
- If a porch design is being developed, select a roof form that relates to the roof of the overall residence. Porches can also be recessed behind the front façade plane, if appropriate to the new house design.
- Include additional stylistic elements, such as exposed rafter ends, in a porch if they relate to the architectural style of the residence.
- Avoid double-height entrance features that accentuate the height of the residence and are out of scale with the entrances found on surrounding houses.
- Avoid two-story porches in new residential designs, as they did not exist in Professorville in the past.

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

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

**Guidelines for Site Improvements:
Landscape, Accessory Buildings, and the
Streetscape**

7. Guidelines for Site Improvements: Landscape, Accessory Buildings, and the Streetscape

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

The aim of this chapter is to provide guidance to property owners, as well as to the City of Palo Alto, regarding the landscape features and materials that are located among Professorville's houses and alongside the neighborhood's roadways. While the quality of the streetscape is addressed in earlier chapters (for instance, the appropriate placement of houses within their lots), this chapter provides recommendations specifically for site features, plant materials, and circulation patterns. Property owners should refer to these guidelines when they consider making substantial changes to their lawns, trees, and paved areas, to ensure that their proposed plans enforce the neighborhood's historic character. Guidance is also provided for the City of Palo Alto, so that potential changes to Professorville's public infrastructure can be developed with the historic character of the neighborhood in mind. The ultimate goal of these guidelines is to preserve and enhance Professorville's experience and overall historic character for the neighborhood's residents, pedestrians, and bicyclists who experience it on a recurring basis.



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

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

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

- Maintain a generally flat grade in front lawns. Do not introduce berms or other distracting features that can be seen from public areas.
- Preserve predominant areas of openness in front lawns to reflect the historic character of the neighborhood's landscape.
- To prepare for possible drought conditions, explore xeriscaping options that use low, water efficient plants to convey a lush character.
- Do not install AstroTurf or other synthetic ground coverings in residential lawns, as they do not sufficiently replicate the appearance of natural turf.



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

7.1.2 Appropriately scaled fences, hedges, and other boundary features should be used to convey a logical progression from public to private space and to preserve Professorville's historic landscaping patterns.

- Recognize that lawns in Professorville have historically supported a logical progression from public to private space. Fences and hedges have been placed along the boundaries of front lawns to delineate private property, but often allow a visual relationship with the public sidewalk and street.
- Attempt to retain wood fences and hedges that follow the boundaries of the front lawn, particularly along the public sidewalk. These features mark the boundaries of private property and support the neighborhood's idyllic character.
- Where a new fence or hedge is required, choose a configuration and materials that are compatible with the neighborhood's historic precedents. Low and visually permeable boundary features, such as wood picket fences lower, are strongly recommended alongside the public sidewalk.
- Avoid tall and visually impenetrable fences and hedges surrounding front lawns. These types of boundary features, however, are appropriate for rear lawns.
- Always avoid fences made of metal chain link or other materials that are incompatible with the neighborhood's historic character.
- Stucco-clad walls may be appropriate if chosen to match a residence that has stucco cladding. These walls, however, should remain low.
- Gates can be incorporated into the front fence at walkways, but avoid elaborate gate or trellis designs that may compete with the residence.
- It may be appropriate for residences alongside Embarcadero Road to have solid fences, so as to reduce the street's visual and audible impact.



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



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

For additional information:

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

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

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

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

- Attempt to retain mature trees where they occur in private lawns, unless proven to be unhealthy, as they contribute to Professorville's overall tree canopy. The oldest trees, including live oaks and redwoods, predate the growth of Professorville and have been retained for over a century.
- When a new addition, accessory building, or residence is planned, take into account the location of mature trees on the lot during project planning. Avoid removing these trees when feasible.
- Where front and rear lawns lack trees, consider introducing new trees to reinforce the urban forest. City staff can recommend native and regionally appropriate species.
- Do not remove trees located within parking strips, which are maintained by the City.
- Consult with City staff with questions regarding tree health, safety issues, and protected tree regulations.

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

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

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

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

7.2 Driveways and Other Circulation Paths Should Have As Little Visual Impact on the Overall Landscape As Possible.

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

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

- Retain existing narrow, one-car driveways (approximately 8' or 10' wide) where they currently exist.
- Where a new driveway is required, attempt to locate it alongside one edge of the lot. It should preferably be wide enough only for one car but can widen toward the rear of the lot as it approaches a detached garage.
- Consider driveway materials and configurations that decrease surface runoff and minimize visual impact. Ribbon or "Hollywood" driveways (two strips of concrete), permeable brick paving patterns, and turf blocks are all effective options that are already found in Professorville.
- Explore alternatives to monotonous patterns of paving such as poured concrete. Choose materials that promote a degree of visual variety, and consider options that offer differences in paver coloration and size. Brick is particularly encouraged.
- Be mindful of the visual impact of semicircular approach drives or other additional areas of paving. Introducing such an element would be appropriate if proven to reflect a property's historic conditions.



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

7.2.2 In Professorville, private walkways have traditionally been located in front lawns to allow access to a residence's front entrance. Walkways of this type support the logical progression between public and private spaces and should be maintained.

- Attempt to maintain existing walkways that have a low visual impact on the front lawn.
- In cases of new residential construction or landscape design, plan a new walkway that leads between the public sidewalk and the front entrance. Straight walkways that are perpendicular to the public sidewalk are preferred, in keeping with historic precedents.
- Consider paving materials that are found elsewhere in the neighborhood and provide a degree of visual variation, such as brick or flagstone. or concrete edged in brick.
- Walkways leading from a front entrance to a side driveway are most appropriate when they lead along the front façade of the residence.



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

7.2.3 Disability access ramps, where required, should be designed to be compatible with the historic character of a residence, to the degree that is feasible.

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

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

- Attempt to place patios to the side or rear of a residence where possible, to support the open and semi-public character of Professorville's front lawns.
- If a patio is placed to the front of a residence, strive to use permeable pavers or other materials that reduce the visual impact of the patio surface.

7.3 The City of Palo Alto Should Take Into Account Professorville's Historic Character When Making Changes to the Neighborhood's Streetscape and Infrastructure.

The City of Palo Alto has municipal responsibilities over public infrastructure, which is closely tied to the quality of Professorville's streetscape and public realm. City staff should understand the district's historic character so that future changes to Professorville's infrastructure support the landscape qualities that distinguish the district.

7.3.1 The City should maintain Professorville's sidewalks, parking strips, and street trees under its purview in a manner that enhances the historic district's streetscape and sense of place.

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



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

7.3.2 Upgrades to Professorville’s utilities and roadway infrastructure should be developed with the neighborhood’s historic character in mind.

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



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

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

- Consider designing and installing identification signage that announces the boundaries of the Professorville Historic District.



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

Appendices

Appendix A: Glossary of Terms

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

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

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

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

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

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

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

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

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

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

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

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

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

Façade: An exterior building face.

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

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

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

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

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

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

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

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

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

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

Hyphen: A minor volume that connects two larger volumes.

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

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

Lite: A piece of glass located within a window.
Massing: The distribution of a building's volume through space.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Appendix B: Professorville Property Data

APN	ADDRESS	YEAR BUILT	STYLE / INFLUENCE	CITY INVENTORY LISTING	NATIONAL REGISTER LISTING	NOTES
120-28-062	271 Addison Avenue	1896	Vernacular	Professorville - Category 4	Professorville - Contributing	
120-28-061	281 Addison Avenue	1904	Colonial Revival/ Classical Revival	Professorville	Professorville - Contributing	
120-17-085	301 Addison Avenue	1902	Colonial Revival	Professorville - Category 3	Professorville - Contributing	
120-18-002	310 Addison Avenue	1938	Colonial Revival	Professorville	Not applicable - Local listing only	
120-17-084	319 Addison Avenue	1902	Craftsman	Professorville	Professorville - Contributing	
120-18-003	326 Addison Avenue	1907	Craftsman	Professorville	Not applicable - Local listing only	
120-17-083	327 Addison Avenue	1902	Craftsman/ Colonial Revival	Professorville - Category 3	Professorville - Contributing	
120-18-004	342-352 Addison Avenue	1904	Craftsman	Professorville	Not applicable - Local listing only	
120-18-005	354-362 Addison Avenue	1896	Queen Anne	Professorville	Not applicable - Local listing only	
120-18-006	370 Addison Avenue	1904	Colonial Revival	Professorville	Not applicable - Local listing only	
120-18-007	376 Addison Avenue	1904	Craftsman	Professorville	Not applicable - Local listing only	
120-28-059	940 Bryant Street	1900	Colonial Revival	Professorville	Professorville - Contributing	
120-17-087	943 Bryant Street	1904	Colonial Revival	Professorville	Professorville - Contributing	
120-28-060	944 Bryant Street	1902	Craftsman	Professorville	Professorville - Contributing	

APN	ADDRESS	YEAR BUILT	STYLE / INFLUENCE	CITY INVENTORY LISTING	NATIONAL REGISTER LISTING	NOTES
120-17-086	951 Bryant Street	1898	Colonial Revival/ Shingle	Professorville	Professorville - Contributing	
120-28-061	960 Bryant Street	1904	Colonial Revival	Professorville	Professorville - Non-contributing	
120-18-001	1001-1005 Bryant Street	1892	Colonial Revival/ Shingle	Professorville - Category 2	Professorville - Contributing	Frank Angell House
120-29-002	1008 Bryant Street	2001	Neotraditional	Professorville	Professorville - Non-contributing	
120-29-003	1010 Bryant Street	1903	Colonial Revival	Professorville - Category 3	Professorville - Contributing	
120-18-040	1017-1023 Bryant Street	1893	Colonial Revival/ Shingle	Professorville - Category 3	Professorville - Contributing	Augustus Murray House
120-29-004	1020 Bryant Street	1902	Colonial Revival	Professorville - Category 3	Professorville - Contributing	
120-18-039	1027 Bryant Street	1898	Colonial Revival/ Queen Anne/ Craftsman	Professorville	Professorville - Contributing	
120-29-005	1028 Bryant Street	1902	Colonial Revival	Professorville	Professorville - Contributing	
120-18-038	1033-1037 Bryant Street	1901	Colonial Revival	Professorville - Category 3	Professorville - Contributing	
120-29-006	1036 Bryant Street	1920	Colonial Revival	Professorville	Professorville - Contributing	
120-29-007	1044 Bryant Street	1902	Craftsman	Professorville - Category 3	Professorville - Contributing	Varian House
120-29-008	1052 Bryant Street	1902	Craftsman/ Colonial Revival	Professorville - Category 4	Professorville - Contributing	
120-18-037	1061 Bryant Street	1899	Colonial Revival	Professorville - Category 2	Professorville - Contributing	Sun-Bonnet House by Bernard Maybeck
120-29-009	1100 Bryant Street	1903	Craftsman	Professorville - Category 4	Professorville - Contributing	Kimball Residence
120-29-010	1106 Bryant Street	1997	Neotraditional	Professorville*	Professorville - Contributing*	*Contributing property replaced by new construction
120-29-011	1116 Bryant Street	1904	Colonial Revival	Professorville	Professorville - Contributing	
120-18-062	1121 Bryant Street	1892	Colonial Revival/ Classical Revival	Professorville - Category 3	Professorville - Contributing	Castilleja Hall; Nardyne Apartments
120-29-012	1130 Bryant Street	1902	Craftsman Chalet	Professorville - Category 3	Professorville - Contributing	
120-18-061	1135 Bryant Street	1910	Craftsman	Professorville	Professorville - Contributing	
120-29-013	1140 Bryant Street	1903	Colonial Revival	Professorville	Professorville - Contributing	

APN	ADDRESS	YEAR BUILT	STYLE / INFLUENCE	CITY INVENTORY LISTING	NATIONAL REGISTER LISTING	NOTES
120-18-060	1143 Bryant Street	1912	Prairie	Professorville	Professorville - Contributing	
120-29-014	1148 Bryant Street	1902	Craftsman/ Colonial Revival	Professorville	Professorville - Contributing	
120-29-015	1160 Bryant Street	1910	Colonial Revival	Professorville - Category 4	Professorville - Contributing	
120-20-009	1200 Bryant Street	1908	Colonial Revival	Professorville - Category 3	Professorville - Contributing	
120-20-008	1201 Bryant Street	1966	Ranch	Professorville	Not applicable - Local listing only	
120-20-007	1225 Bryant Street	1966	Ranch	Professorville	Not applicable - Local listing only	
120-20-010	1250 Bryant Street	1908	Colonial Revival	Professorville	Not applicable - Local listing only	Historic address 281 Embarcadero Road
120-06-021	1055 Cowper Street	1910	Mission Revival	Professorville - Category 2	Not applicable - Local listing only	
120-06-078	1107 Cowper Street	1997	Neotraditional	Professorville	Not applicable - Local listing only	
120-18-048	1140 Cowper Street	1955	Modern	Professorville - Category 2	Professorville - Non-contributing	
120-07-044	1211 Cowper Street	1963	Ranch (multi-story)	Professorville	Not applicable - Local listing only	
120-07-043	1225 Cowper Street	1948	Ranch	Professorville	Not applicable - Local listing only	
120-19-005	1236 Cowper Street	1920	Craftsman	Professorville	Not applicable - Local listing only	
120-19-006	1238 Cowper Street	1904	Craftsman	Professorville	Not applicable - Local listing only	
120-07-101	1247 Cowper Street	1928	Spanish Colonial Revival	Professorville - Category 1	Individual property listing	Norris House
120-19-008	1300 Cowper Street	1958	Contemporary	Professorville	Not applicable - Local listing only	
120-19-009	1312 Cowper Street	1910	Colonial Revival/ Craftsman	Professorville	Not applicable - Local listing only	

APN	ADDRESS	YEAR BUILT	STYLE / INFLUENCE	CITY INVENTORY LISTING	NATIONAL REGISTER LISTING	NOTES
120-07-094	1325 Cowper Street	1915	Craftsman	Professorville	Not applicable - Local listing only	
120-19-010	1330 Cowper Street	1904	Craftsman	Professorville	Not applicable - Local listing only	
120-07-093	1335 Cowper Street	1904	Craftsman	Professorville	Not applicable - Local listing only	
120-19-011	1336 Cowper Street	1926	Spanish Colonial Revival	Professorville - Category 1	Individual property listing	Pettigrew House
120-07-092	1345 Cowper Street	1908	Craftsman	Professorville - Category 3	Not applicable - Local listing only	
120-07-091	1357 Cowper Street	1907	Craftsman	Professorville - Category 4	Not applicable - Local listing only	
120-19-012	1390 Cowper Street	1937	Tudor Revival	Professorville	Not applicable - Local listing only	
120-19-013	1400 Cowper Street	1924	Colonial Revival	Professorville	Not applicable - Local listing only	
120-08-001	1401 Cowper Street	1901	Craftsman	Professorville - Category 4	Not applicable - Local listing only	
120-08-058	1415 Cowper Street	1927	French Eclectic	Professorville - Category 4	Not applicable - Local listing only	
120-08-057	1425 Cowper Street	1903	Tudor Revival	Professorville - Category 4	Not applicable - Local listing only	
120-20-013	223 Embarcadero Road	1923	Craftsman	Professorville	Professorville - Contributing	Also addressed as 222 Kingsley Avenue
120-20-012	235 Embarcadero Road	1906	Craftsman	Professorville - Category 2	Professorville - Contributing	
120-20-011	251 Embarcadero Road	1906	Colonial Revival	Professorville	Professorville - Contributing	
120-20-025	359 Embarcadero Road	1900	Prairie	Professorville - Category 4	Not applicable - Local listing only	
120-19-016	425 Embarcadero Road	1907	Craftsman	Professorville - Category 2	Not applicable - Local listing only	

APN	ADDRESS	YEAR BUILT	STYLE / INFLUENCE	CITY INVENTORY LISTING	NATIONAL REGISTER LISTING	NOTES
120-19-015	427 Embarcadero Road	1907	Craftsman	Professorville - Category 2	Not applicable - Local listing only	
120-19-014	473 Embarcadero Road	1988	Neotraditional	Professorville	Not applicable - Local listing only	
120-29-044	1101-1103 Emerson Street	1906	Colonial Revival	Professorville - Category 3	Professorville - Contributing	
120-30-009	1102 Emerson Street	1925	Spanish Colonial Revival	Professorville	Professorville - Contributing	
120-29-043	1111 Emerson Street	1903	Colonial Revival	Professorville - Category 4	Professorville - Contributing	
120-30-010	1118 Emerson Street	1914	Colonial Revival/ Craftsman/ Prairie	Professorville - Category 3	Professorville - Contributing	
120-29-042	1121 Emerson Street	1908	Colonial Revival	Professorville	Professorville - Contributing	
120-30-011	1128 Emerson Street	1907	Colonial Revival/ English Cottage	Professorville - Category 4	Professorville - Contributing	
120-29-041	1129 Emerson Street	1908	Craftsman	Professorville - Category 4	Professorville - Contributing	
120-29-055	1133 Emerson Street	1976	Contemporary Shingle	Professorville	Professorville - Non-contributing	
120-30-012	1134 Emerson Street	1903	Prairie/ Craftsman	Professorville - Category 4	Professorville - Contributing	Elmore Residence
120-29-054	1135 Emerson Street	1975	Contemporary Shingle	Professorville	Professorville - Non-contributing	
120-30-051	1174 Emerson Street	1980	Neotraditional	Professorville	Professorville - Non-contributing	
120-30-052	1176 Emerson Street	1925	Spanish Colonial Revival	Professorville - Category 3	Professorville - Contributing	
120-20-014	200 Kingsley Avenue	1906	Craftsman	Professorville	Professorville - Contributing	
120-29-056	221 Kingsley Avenue	1901	Colonial Revival/ Craftsman	Professorville - Category 2	Professorville - Contributing	Fowler Residence
120-20-013	222 Kingsley Avenue	1906	Colonial Revival	Professorville	Professorville - Contributing	Also addressed as 223 Embarcadero Road
120-20-015	252 Kingsley Avenue	1908	Craftsman	Professorville	Professorville - Contributing	
120-29-016	257 Kingsley Avenue	1904	Craftsman	Professorville	Professorville - Contributing	
120-20-016	262 Kingsley Avenue	1908	Craftsman	Professorville	Professorville - Contributing	
120-18-059	303 Kingsley Avenue	1963	Ranch	Professorville	Professorville - Non-contributing	

APN	ADDRESS	YEAR BUILT	STYLE / INFLUENCE	CITY INVENTORY LISTING	NATIONAL REGISTER LISTING	NOTES
120-18-058	319 Kingsley Avenue	1908	Colonial Revival/ Craftsman	Professorville	Not applicable - Local listing only	
120-69-006*	325-365 Kingsley Avenue	1940	Bungalows	Professorville	Not applicable - Local listing only	
120-20-006	334 Kingsley Avenue	1904	Classical Revival	Professorville - Category 2	Professorville - Contributing	
120-20-005	356 Kingsley Avenue	1893	Vernacular	Professorville - Category 1	Professorville - Contributing	
120-20-004	360 Kingsley Avenue	1900	Colonial Revival	Professorville	Professorville - Contributing	
120-20-003	364 Kingsley Avenue	2008	Neotraditional	Professorville	Contributing (does Not apply to new construction)	
120-20-002	374 Kingsley Avenue	1905	Craftsman	Category 3	Professorville - Contributing	
120-18-050	405 Kingsley Avenue	1929	Spanish Colonial Revival	Professorville	Professorville - Contributing	
120-18-064	425 Kingsley Avenue	1975	Contemporary	Professorville	Professorville - Non-contributing	
120-19-002	430 Kingsley Avenue	1900	Colonial Revival	Professorville - Category 3	Professorville - Contributing	
120-18-063	433 Kingsley Avenue	1899	Colonial Revival	Professorville - Category 2	Professorville - Contributing	Hutchinson House
120-19-003	450 Kingsley Avenue	1895	Colonial Revival/ Shingle	Professorville - Category 2	Professorville - Contributing	Sanford House
120-18-048	457-459 Kingsley Avenue	1914	Tudor Revival	Professorville - Category 2	Professorville - Contributing	
120-19-004	490 Kingsley Avenue	1923	Spanish Colonial Revival	Professorville - Category 3	Professorville - Contributing	Blake Wilbur Residence
120-07-001	500 Kingsley Avenue	2000	Neotraditional	Professorville	Not applicable - Local listing only	Also addressed as 1201 Cowper Street
120-06-075	501-505 Kingsley Avenue	1897	Colonial Revival	Professorville - Category 2	Professorville - Contributing	Fleugel Residence
120-29-045	225 Lincoln Avenue	2013	Neotraditional	Professorville - Category 3*	Professorville - Contributing*	*Contributing property replaced by new construction
120-29-034	251 Lincoln Avenue	1904	Colonial Revival/ Craftsman	Professorville - Category 4	Professorville - Contributing	Charles House
120-18-041	308 Lincoln Avenue	1903	Colonial Revival	Professorville - Category 3	Professorville - Contributing	

APN	ADDRESS	YEAR BUILT	STYLE / INFLUENCE	CITY INVENTORY LISTING	NATIONAL REGISTER LISTING	NOTES
120-18-042	318 Lincoln Avenue	1904	Colonial Revival	Professorville - Category 4	Professorville - Contributing	
120-18-036	329 Lincoln Avenue	1900	Colonial Revival (altered)	Professorville	Professorville - Non-contributing	
120-18-035	331 Lincoln Avenue	1900	Colonial Revival	Professorville	Professorville - Contributing	
120-18-043	332-334 Lincoln Avenue	1896	Colonial Revival	Professorville - Category 3	Professorville - Contributing	
120-18-034	333-345 Lincoln Avenue	1890	Colonial Revival	Professorville - Category 2	Professorville - Contributing	
120-18-044	356 Lincoln Avenue	1896	Craftsman	Professorville - Category 1	Professorville - Contributing	
120-18-032	365 Lincoln Avenue	1896	Craftsman/ Shingle	Professorville - Category 2	Professorville - Contributing	Hoskins-Thomas Residence
120-18-070	381 Lincoln Avenue	1890	Craftsman	Professorville - Category 4	Professorville - Contributing	
120-18-025	405 Lincoln Avenue	2012	Neoelectic	Professorville	Professorville - Non-contributing	
120-18-024	409 Lincoln Avenue	1922	Spanish Colonial Revival	Professorville	Not applicable - Local listing only	
120-18-023	427 Lincoln Avenue	1926	Spanish Colonial Revival	Professorville	Not applicable - Local listing only	
120-18-047	436 Lincoln Avenue	1920	Colonial Revival	Professorville	Not applicable - Local listing only	
120-18-022	439 Lincoln Avenue	1929	French Eclectic	Professorville	Not applicable - Local listing only	
120-18-021	451 Lincoln Avenue	1924	Spanish Colonial Revival	Professorville	Not applicable - Local listing only	
120-18-020	467 Lincoln Avenue	1926	Tudor Revival	Professorville - Category 4	Not applicable - Local listing only	
120-06-080	510 Lincoln Avenue	1930	French Eclectic	Professorville - Category 3	Not applicable - Local listing only	
120-20-017	305 Melville Avenue	1901	Queen Anne	Professorville - Category 3	Not applicable - Local listing only	Also addressed as 1251 Bryant Street
120-20-018	311-315 Melville Avenue	1903	Queen Anne	Professorville - Category 4	Not applicable - Local listing only	
120-20-019	321 Melville Avenue	1902	Queen Anne/ Craftsman	Professorville	Not applicable - Local listing only	

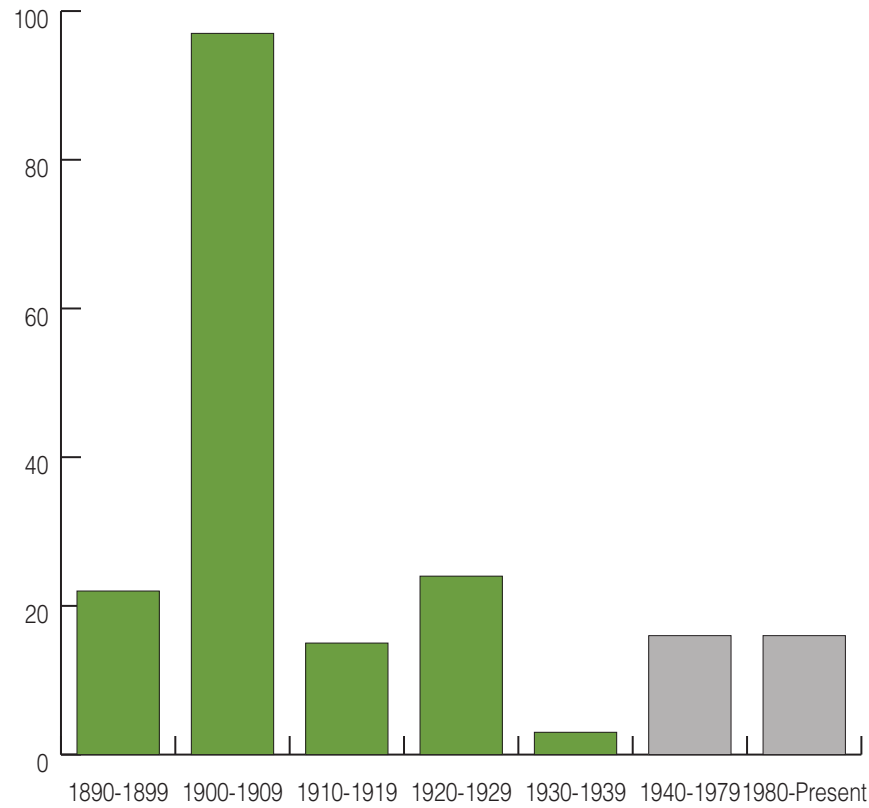
APN	ADDRESS	YEAR BUILT	STYLE / INFLUENCE	CITY INVENTORY LISTING	NATIONAL REGISTER LISTING	NOTES
120-20-029	325 Melville Avenue	1961	Ranch	Professorville	Not applicable - Local listing only	
120-20-027	330 Melville Avenue	1900	Vernacular	Professorville	Not applicable - Local listing only	Historic address 345 Embarcadero Road
120-20-028	335 Melville Avenue	1958	Ranch	Professorville	Not applicable - Local listing only	
120-20-026	340 Melville Avenue	1987	Neotraditional	Professorville	Not applicable - Local listing only	
120-20-021	353 Melville Avenue	1900	Colonial Revival/ Vernacular	Professorville - Category 3	Not applicable - Local listing only	
120-20-022	363 Melville Avenue	1904	Queen Anne	Professorville	Not applicable - Local listing only	
120-19-028	409 Melville Avenue	1901	Queen Anne	Professorville	Not applicable - Local listing only	
120-19-027	433 Melville Avenue	1894	Queen Anne/ Shingle	Professorville - Category 2	Not applicable - Local listing only	
120-19-021	440 Melville Avenue	1926	Colonial Revival	Professorville	Not applicable - Local listing only	
120-19-022	450-458 Melville Avenue	1983	Neotraditional	Professorville	Not applicable - Local listing only	
120-19-035	465 Melville Avenue	1898	Craftsman	Professorville	Not applicable - Local listing only	
120-19-024	467-469 Melville Avenue	1910	Craftsman (altered)	Professorville	Not applicable - Local listing only	
120-19-007	475 Melville Avenue	1911	Craftsman	Professorville - Category 2	Not applicable - Local listing only	Huff House
120-19-023	480 Melville Avenue	1958	Contemporary	Professorville	Not applicable - Local listing only	
120-07-045	500 Melville Avenue	1906	Craftsman	Professorville - Category 3	Not applicable - Local listing only	Stark Residence

APN	ADDRESS	YEAR BUILT	STYLE / INFLUENCE	CITY INVENTORY LISTING	NATIONAL REGISTER LISTING	NOTES
120-07-102	541 Melville Avenue	1951	Modern	Professorville	Not applicable - Local listing only	
120-29-028	1000 Ramona Street	1905	Craftsman	Professorville	Professorville - Contributing	
120-29-001	1001 Ramona Street	1907	Craftsman	Professorville - Category 3	Professorville - Contributing	
120-29-028	1004-1006 Ramona Street	1905	Vernacular	Professorville	Professorville - Contributing	
120-29-027	1013 Ramona Street	1908	Vernacular (altered)	Professorville	Professorville - Non-contributing	
120-29-029	1020 Ramona Street	1907	Craftsman	Professorville	Professorville - Contributing	
120-29-026	1021 Ramona Street	1907	Colonial Revival	Professorville - Category 4	Professorville - Contributing	
120-29-030	1024 Ramona Street	1914	Craftsman	Professorville - Category 4	Professorville - Contributing	
120-29-025	1029 Ramona Street	1907	Colonial Revival	Professorville	Professorville - Contributing	
120-29-031	1030-1032 Ramona Street	2012	Neotraditional	Professorville	Professorville - Non-contributing	
120-29-024	1037 Ramona Street	1904	Colonial Revival	Professorville	Professorville - Contributing	
120-29-032	1040 Ramona Street	1914	Craftsman	Professorville	Professorville - Contributing	
120-29-023	1047 Ramona Street	1907	Classical Revival	Professorville - Category 4	Professorville - Contributing	
120-29-033	1048 Ramona Street	1900	Colonial Revival	Professorville - Category 4	Professorville - Contributing	
120-29-022	1057 Ramona Street	1906	Craftsman/ Colonial Revival	Professorville - Category 4	Professorville - Contributing	
120-29-035	1102 Ramona Street	1908	Colonial Revival	Professorville	Professorville - Contributing	
120-29-021	1103 Ramona Street	1904	Colonial Revival	Professorville - Category 3	Professorville - Contributing	
120-29-036	1106 Ramona Street	1905	Craftsman	Professorville	Professorville - Contributing	
120-29-037	1112 Ramona Street	1905	Craftsman	Professorville	Professorville - Contributing	
120-29-020	1115 Ramona Street	1908	Colonial Revival	Professorville - Category 2	Professorville - Contributing	
120-29-038	1116 Ramona Street	1902	Craftsman/ Colonial Revival	Professorville	Professorville - Contributing	
120-29-019	1125 Ramona Street	1902	Colonial Revival	Professorville	Professorville - Contributing	

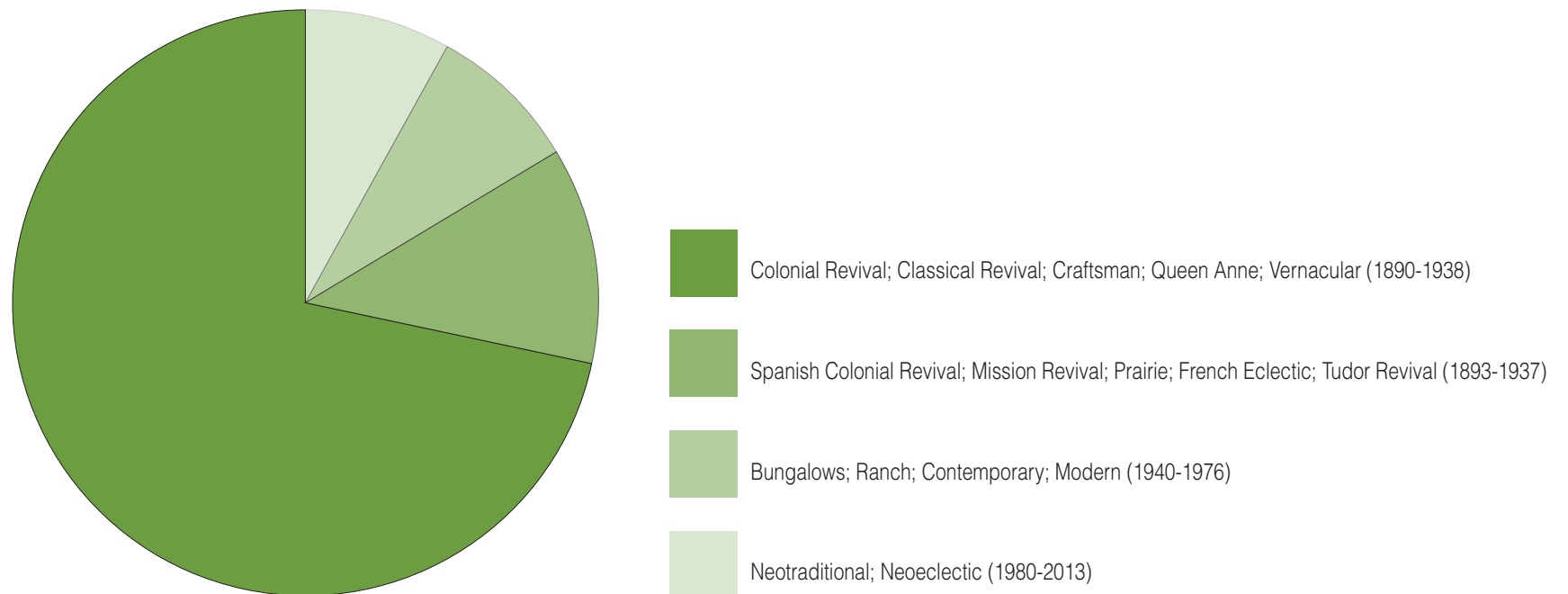
APN	ADDRESS	YEAR BUILT	STYLE / INFLUENCE	CITY INVENTORY LISTING	NATIONAL REGISTER LISTING	NOTES
120-29-057	1132-1156 Ramona Street	1910	Craftsman	Professorville	Professorville - Contributing	
120-29-018	1139 Ramona Street	1904	Colonial Revival	Professorville - Category 2	Professorville - Contributing	
120-29-017	1147 Ramona Street	1906	Craftsman	Professorville	Professorville - Contributing	
120-29-016	1155 Ramona Street	1904	Vernacular/ Craftsman	Professorville	Professorville - Contributing	
120-18-008	1010 Waverley Street	1922	Craftsman	Professorville	Not applicable - Local listing only	
120-18-030	1020 Waverley Street	1902	Craftsman	Professorville	Not applicable - Local listing only	
120-18-031	1022 Waverley Street	1905	Colonial Revival	Professorville	Not applicable - Local listing only	
120-18-071	1050 Waverley Street	1926	Colonial Revival	Professorville - Category 4	Professorville - Non-contributing	
120-18-046	1101 Waverley Street	1922	Colonial Revival/ Period Revival	Professorville	Professorville - Contributing	
120-18-045	1110 Waverley Street	1993	Neotraditional	Professorville*	Professorville - Contributing*	*Contributing property replaced by new construction
120-18-054	1130 Waverley Street	1900	Vernacular/ Rustic Bungalow	Professorville	Professorville - Non-contributing	
120-18-053	1135 Waverley Street	1926	Colonial Revival	Professorville - Category 4	Professorville - Contributing	
120-18-055	1136 Waverley Street	1893	Colonial Revival	Professorville - Category 3	Professorville - Contributing	
120-18-056	1146 Waverley Street	1893	Queen Anne	Professorville - Category 4	Professorville - Contributing	
120-18-052	1155 Waverley Street	1927	Spanish Colonial Revival	Professorville - Category 4	Professorville - Contributing	
120-18-051	1177 Waverley Street	1928	Spanish Colonial Revival	Professorville	Professorville - Contributing	
120-19-033	1207 Waverley Street	1904	Colonial Revival (altered)	Professorville	Professorville - Contributing	Historic address 1221 Waverley Street
120-20-001	1220-1224 Waverley Street	1898	Craftsman	Professorville - Category 4	Professorville - Contributing	
120-19-034	1221 Waverley Street	1993	Neoelectic	Professorville	Professorville - Non-contributing	

APN	ADDRESS	YEAR BUILT	STYLE / INFLUENCE	CITY INVENTORY LISTING	NATIONAL REGISTER LISTING	NOTES
120-20-023	1240 Waverley Street	1905	Classical Revival	Professorville	Professorville - Contributing	
120-19-029	1245 Waverley Street	1902	Craftsman	Professorville	Not applicable - Local listing only	
120-20-024	1248 Waverley Street	1904	Colonial Revival	Professorville	Professorville - Contributing	
120-19-020	1303 Waverley Street	1912	Mission Revival	Professorville - Category 4	Not applicable - Local listing only	
120-19-032	1321 Waverley Street	1916	Colonial Revival	Professorville	Not applicable - Local listing only	
120-19-030	1327 Waverley Street	1988	Neotraditional	Professorville	Not applicable - Local listing only	
120-19-031	1329 Waverley Street	1988	Neotraditional	Professorville	Not applicable - Local listing only	
120-19-017	1331 Waverley Street	1950	Ranch	Professorville	Not applicable - Local listing only	
120-20-020	334 Whitman Court	1904	Craftsman	Professorville	Not applicable - Local listing only	
120-20-002	373-375 Whitman Court	1905	Craftsman	Category 4	Professorville - Non-contributing	

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



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



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CITY OF
**PALO
ALTO**

PLANNING & COMMUNITY ENVIRONMENT

250 Hamilton Avenue, 5th Floor
Palo Alto, CA 94301
650.329.2441

December 15, 2015

Dear Property Owner:

It is my pleasure to inform you that the City of Palo Alto has contracted with the historic preservation architecture firm of Page & Turnbull to complete the preparation of the Professorville Historic Design Guidelines. During the course of the project, you may notice Page & Turnbull staff working in your neighborhood to gather information about the architecture of the area, including taking notes and photographs of representative buildings and street views from publicly accessible areas. While conducting activities, Page & Turnbull will fully respect the privacy of homeowners and residents. No trespassing on private property will occur, no personal information will be gathered, and no property will be identified by street address in any of the work products that will be produced.

The multi-year project to produce the Professorville Historic Design Guidelines was initiated by the Palo Alto City Council in 2011. The purpose of the project is to provide a tool to assist homeowners, architects, City staff and the Palo Alto Historic Resources Board in making decisions about how to make alterations, additions, and new construction compatible with the character of the Professorville historic district. Preliminary work was conducted by the Historic Resources Board, City staff, and community members. It is anticipated that this effort will conclude in summer 2016.

Homeowners input is important and desired in the development of the Professorville Historic Design Guidelines. Throughout the course of the project, there will be several opportunities for you to review and comment on the draft guidelines, including at community workshops, through the City's website, and at public hearings. You will be notified of these opportunities throughout the course of the project in 2016.

If you have any questions about the Professorville Historic Design Guidelines, please contact me at (650) 329-2247 or matthew.weintraub@cityofpaloalto.org.

Thank you,

Matthew Weintraub
Historic Resources Planner



CityOfPaloAlto.org



INVITATION TO A COMMUNITY WORKSHOP

Dear Property Owner or Resident,

This is to invite you to a Community Workshop for the Professorville Historic Design Guidelines. The purpose of the project is to develop and adopt illustrated architectural guidelines as a tool to assist homeowners, architects, City staff and the Palo Alto Historic Resources Board in making decisions about how to make alterations, additions, and new construction compatible with the character of the Professorville historic district. The workshop will be held at the following time and place:

DATE: TUESDAY, FEBRUARY 23, 2016
TIME: 6:30-8:30 p.m.
LOCATION: MEETING ROOM @
PALO ALTO ART CENTER
1313 NEWELL ROAD
PALO ALTO, CA 94303

At the workshop, City staff will present background information about the project, answer questions of homeowners and residents, and gather community input, prior to starting development of the draft design guidelines. Topics to be covered at the workshop will include: the history and architecture of Professorville; how historic design guidelines will benefit homeowners; and next steps in the process. At future workshops, you will have an opportunity to review and comment on the draft illustrated architectural guidelines before they are considered for adoption by the City.

You may review more information on this project at the City's website at <http://www.cityofpaloalto.org/gov/depts/pln/advance/professorville.asp>.

To comment on the project, or ask specific questions, please contact the project planner, Matthew Weintraub, at (650) 329-2247 or Matthew.Weintraub@cityofpaloalto.org.



OWNER/ RESIDENT
ADDRESS
PALO ALTO CA 94301



Professorville Historic District Design Guidelines

COMMUNITY WORKSHOP AGENDA

***February 23, 2016 -- 6:30-8:30 PM
Meeting Room at Palo Alto Arts Center
1313 Newell Road, Palo Alto CA 94303***

Sign-In

25 min PART 1: City and Consultant Presentation

- Welcome, Introductions, Project Background Matthew Weintraub, City of Palo Alto
- Project Boundary, Developing and Using the Guidelines, Project Schedule Ruth Todd, Page & Turnbull
- History and Architecture of Professorville, Review Graphics, Workshop Instructions Jonathon Rusch, Page & Turnbull

30 min PART 2: Post-It Activity

Help us by answering questions about the Professorville Historic District's architecture and character!

- Write your answers on the post-it note pads (one comment per post-it).
- Place your post-its on the corresponding Questions Board.
- When all of your post-its are on the boards, read everyone's post-its and draw a star on the post-its that are your top three priority comments.

Questions:

1. What is special or unique about the Professorville Historic District?
2. How does growth in the Professorville Historic District impact historic and cultural resources?
3. What improvements or changes would you like to see in the Professorville Historic District within five years?
4. What do you like or not like about the designs of existing non-historic buildings and infill construction?
5. Do you have additional thoughts regarding the Community Design Principles that were developed from the 2011-2013 efforts:
 - Property improvements and new construction are encouraged in the district, in ways that are compatible with the character of the district.
 - New residences should be designed and constructed so that they are not more prominent in the district than properties developed during the historic period.
 - New residences should utilize the classical forms, traditional styles and materials that characterize historic development in the district.
 - New additions to existing historic structures should be subordinate to the historic structures in location, scale, and detailing.
 - Existing structures built during the historic period should be retained and



Professorville Historic District Design Guidelines

COMMUNITY WORKSHOP AGENDA

February 23, 2016 -- 6:30-8:30 PM
Meeting Room at Palo Alto Arts Center
1313 Newell Road, Palo Alto CA 94303

PART 2: Post-It Activity, Continued

rehabilitated. A historic structure should not be demolished unless its rehabilitation is infeasible due to its poor physical condition.

6. Are there other important points/issues you would like to share regarding the Professorville Historic District Design Guidelines?
7. Where would you like to see new development concentrated or minimized?

5 min BREAK

30 min PART 3: Roundtable Activity

Everyone has 5 blue and 5 red sticky dots. Place them on the Character-Defining Features/Streetscape posters and the Development Patterns posters-- use blue to indicate alterations, additions, and infill projects that **you like**, and use red to indicate projects you **do not like**.

Please take a seat at a table to participate in a roundtable discussion.

- Discuss with your table mates which images contribute to the character of the Professorville Historic District and which do not. For the projects that do not contribute to the area's character, identify as many creative design solutions to these issues as you are able.
- Write your solutions down and appoint a spokesperson for your table

25 min PART 4: Roundtable Summaries

Each designated spokesperson will present their table's issues and conclusions to the group.

5 min PART 5: Thank You

Thank you for participating tonight! We are happy to answer questions about the Design Guidelines, or discuss issues and concerns.

You may review more information on this project at the City's website at:
<http://www.cityofpaloalto.org/gov/depts/pln/advance/professorville.asp>.



DRAFT DESIGN GUIDELINES AVAILABLE FOR REVIEW

Dear Property Owner and/or Resident,

The Draft Professorville Historic District Design Guidelines are now available for public review. The draft guidelines can be viewed or downloaded from the City's Professorville Design Guidelines webpage at:

<http://www.cityofpaloalto.org/gov/depts/pln/advance/professorville.asp>

If you have questions and/or would like to provide comments on the draft guidelines, please contact Matthew Weintraub, Historic Resources Planner, at (650) 329-2247 or matthew.weintraub@cityofpaloalto.org.

The City is developing the Professorville Historic District Design Guidelines in order to provide advice and direction to property owners on how to undertake alterations and new construction in ways that retain the character of the historic district, which is listed in the National Register and in the City's Historic Inventory. Community input is important during the development of the Professorville design guidelines. There are several opportunities for homeowners, residents, and the general public to provide input, including at the following public meetings (dates subject to change):

Community Workshop	May 26, 2016
HRB Informational Presentation	June 9, 2016
HRB Hearing – Recommendation to City Council	July 14, 2016
City Council Hearing – Adoption of Guidelines	Sept. 12, 2016

For more information, please contact Matthew Weintraub, Historic Resources Planner, at (650) 329-2247 or matthew.weintraub@cityofpaloalto.org.



OWNER/ RESIDENT
ADDRESS
PALO ALTO CA 94301



INVITATION TO A COMMUNITY WORKSHOP

Dear Property Owner or Resident,

This is to invite you to a Community Workshop for the Professorville Historic District Design Guidelines. The workshop will be held at the following time and place:

DATE: THURSDAY, MAY 26, 2016
TIME: 7:00-9:00 p.m.
LOCATION: MEETING ROOM @
PALO ALTO ART CENTER
1313 NEWELL ROAD
PALO ALTO, CA 94303

At the workshop, the City's consulting firm of Page & Turnbull will present information about the project, answer questions of homeowners and residents, and gather community input regarding the draft design guidelines. The public hearing schedule for the project is as follows (dates subject to change):

- | | |
|---|----------------|
| ▪ HRB Informational Presentation | June 9, 2016 |
| ▪ HRB Hearing – Recommendation to City Council | July 14, 2016 |
| ▪ City Council Hearing – Adoption of Guidelines | Sept. 12, 2016 |

The Draft Professorville Historic District Design Guidelines are now available for public review. The draft guidelines can be viewed or downloaded from the City's Professorville Design Guidelines webpage at:

<http://www.cityofpaloalto.org/gov/depts/pln/advance/professorville.asp>

If you have questions and/or would like to provide comments on the draft guidelines, please contact Matthew Weintraub, Historic Resources Planner, at (650) 329-2247 or matthew.weintraub@cityofpaloalto.org.



OWNER/ RESIDENT
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PALO ALTO CA 94301



Professorville Historic District Design Guidelines

COMMUNITY WORKSHOP AGENDA

***May 26, 2016 -- 7:00-9:00 PM
Meeting Room at Palo Alto Arts Center
1313 Newell Road, Palo Alto CA 94303***

Sign-In

- | | | |
|---------------|--|---|
| 10 min | PART 1: Welcome <ul style="list-style-type: none">▪ Welcome, Introductions, Purpose and Project Background | Matthew Weintraub, City of Palo Alto |
| 20 min | PART 2: Consultant Presentation <ul style="list-style-type: none">▪ Presentation of Professorville Design Guidelines Progress and Content | Ruth Todd and Jonathon Rusch, Page & Turnbull |
| 40 min | PART 3: Using the Guidelines Activity <p>The activity will give participants the opportunity to consider test scenarios for which the Professorville Historic District Design Guidelines can be applied. A separate hand-out with instructions will be provided.</p> | |
| 10 min | BREAK | |
| 40 min | PART 4: Open Question and Answer Period <ul style="list-style-type: none">▪ Workshop participants will have an opportunity to ask City staff and consultants questions regarding the concepts and organization of the Professorville Design Guidelines. | |

PART 5: Thank You and Next Steps

Thank you for participating tonight!

Participants are strongly encouraged to read the Design Guidelines document closely, and to submit comments to the City of Palo Alto using the following website:

<http://www.cityofpaloalto.org/gov/depts/pln/advance/professorville.asp>.



NOTICE OF PUBLIC HEARING OF THE HISTORIC RESOURCES BOARD

WHEN: Thursday June 9, 2016 AT 8:30 A.M.

PLACE: Council Chambers, Civic Center
250 Hamilton Avenue, 1st Floor

Public Hearing - Draft Professorville Historic District Design Guidelines - Informational Presentation to the Historic Resources Board. Board members and the public may provide comments on the draft guidelines. Final guidelines will be proposed for adoption at a future hearing. For additional information contact the planner, matthew.weintraub@cityofpaloalto.org.

Interested persons may appear and be heard. Staff reports for the agenda item will be available on the City's main webpage at www.cityofpaloalto.org under Agendas/Minutes/Reports, select City Council and follow the links. **For additional information, please call Matthew Weintraub at (650) 329-2247.**

ADA. Persons with disabilities who require auxiliary aids or services in using City facilities, services or programs or who would like information on the City's compliance with the Americans with Disabilities Act (ADA) of 1990, may contact (650) 329-2550 (voice) or (650) 328-1199 (TDD). Sign language interpreters will be provided upon request with 72 hours in advance notice.



OWNER/RESIDENT
ADDRESS
PALO ALTO CA 94301



Palo Alto
Single-Family
Individual Review
Guidelines

August, 2013

CITY OF PALO ALTO

Department of Planning and Community Environment

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These Guidelines were approved . . . *(final version to contain the review and approval details)*

Acknowledgements

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Note: Consistency with these guidelines is required for each proposal to be approved

The Single-Family Individual Review process and the applicability of these guidelines were established by PAMC 18.12.110 to preserve the character of Palo Alto neighborhoods by placing specific requirements relating to streetscape, massing and privacy of new two-story homes and upper story additions within the R-1 zone district.

These “updated” guidelines replace the 2001 guidelines that were modified in 2004, as recommended by the Planning and Transportation Commission. The updated guidelines do not change the objectives of the previous edition, but intend to more clearly emphasize and better illustrate them. The IR process is not design review, nor intended to prescribe specific architectural styles.

Applicability

- New two-story homes.
- New second-story additions to existing one-story homes.
- Addition of more than 150 square feet of floor area to an existing upper story.
- Modifications to previously approved IR projects.
- Existing portions of a structure to be remodeled are exempt from these guidelines.
- For properties in the Historic Professorville District:
 - New one-story homes.
 - Addition of more than 150 square feet of floor area to any existing story.
 - Relocating a home more than four feet horizontally on the property.

Goals

- Preserve the unique character of Palo Alto neighborhoods, recognizing that the visual unity of a street and shared architectural and site features of nearby property will result in varied design responses per each particular neighborhood context.
- Promote new construction that is compatible with existing and evolving residential neighborhoods’ site development patterns, mass and scale, and streetscape appearance.
- Encourage new two-story houses and second-story additions that balance diversity of style with respect for the surrounding context.
- Foster consideration of neighbors’ concerns regarding privacy, scale, massing and streetscape.

How to use

- Each guideline covers an aspect of residential development essential to meeting the goals of the Individual Review (IR) program.
- Each guideline has a criterion statement that must be met to obtain IR approval.
- The illustrations show examples of houses that **do not** and **do** meet each guideline. Some examples are tailored to specific neighborhood types.
- The “Key Points” that follow the illustrations provide additional direction and reminders that are useful in meeting the guidelines.

Properties in the Professorville Historic District

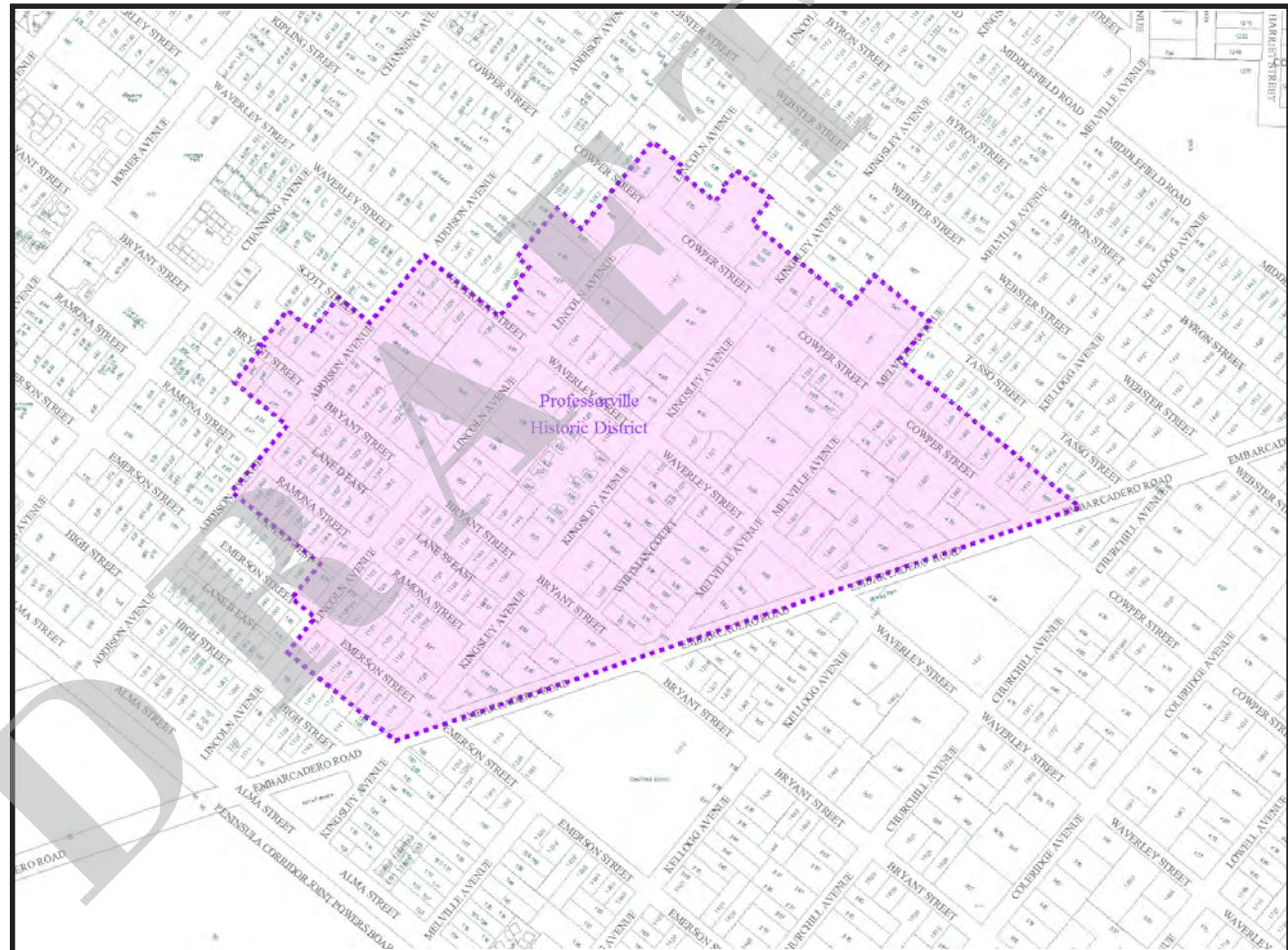
Approval Criterion:

The proposed new construction, new addition or remodel shall be consistent with the United States Secretary of the Interior's Standards for Rehabilitation (SISR) of historic structures.

* *Information within this guideline clarifies Professorville District Characteristics, and is used to refine the application of Individual Review Guidelines 1 through 5 and the Secretary of the Interior's Standards for Rehabilitation for new homes or additions within the Professorville District.*

Introduction

The Professorville Historic District ("Professorville" or the "District") comprises the National Register Historic District of 1980 and the District Expansion of 1993. Reference the map below produced by the City of Palo Alto, revised 2010.



Professorville Characteristics and the Secretary's Standards



The Professorville District

- Professorville has an exceptional number of historically significant homes, a rich collection of diverse architectural styles, a distinctive land development pattern, and substantial landscaping. To promote and preserve these defining characteristics of the District, the following key points are provided for owners and prospective owners of residential properties in Professorville who are contemplating exterior modifications or new construction.

Proposed Projects in Professorville

- In accordance with the City of Palo Alto, the proposed new construction shall be consistent with the United States Secretary of the Interior's Standards for Rehabilitation of Historic Structures (SISR or the "Standards"). To assist owners of residential properties in Professorville who are contemplating exterior modifications or new construction, the City of Palo Alto offers a No-Fee Application Study Session with the City of Palo Alto Historic Resources Board (HRB) to discuss the proposed project and its consistency with the Standards.
- Note that the Standards use preservation terms that have specific meanings for the Professorville Historic District. Early consultation with the HRB is strongly recommended.

THE SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION: The following standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.*

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*National Park Service, US Department of the Interior

The Secretary of the Interior's Standards for Evaluating Significance within Registered Historic Districts:

The following Standards govern whether buildings within a historic district contribute to the significance of the district.

1. A building contributing to the historic significance of a district is one which by location, design, setting, materials, workmanship, feeling and association adds to the district's sense of time and place and historical development.
2. A building not contributing to the historic significance of a district is one which does not add to the district's sense of time and place and historical development; or one where the location, design, setting, materials, workmanship, feeling and association have been so altered or have so deteriorated that the overall integrity of the building has been irretrievably lost.
3. Ordinarily buildings that have been built within the past 50 years shall not be considered to contribute to the significance of a district unless a strong justification concerning their historical or architectural merit is given or the historical attributes of the district are considered to be less than 50 years old.

Project applicant should confirm the historic status of the subject building with City staff.

Definitions

Differentiation:

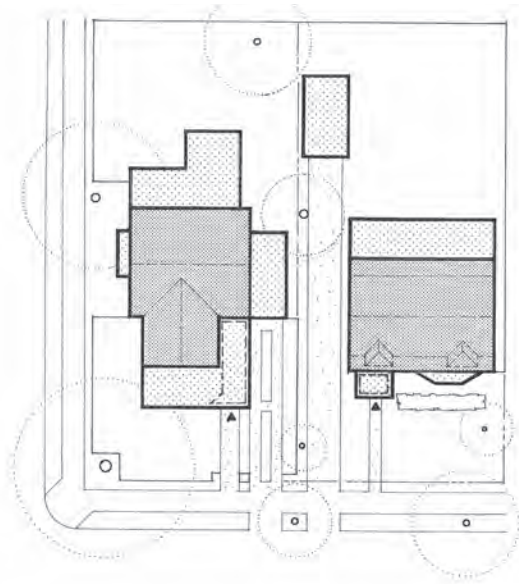
- Differentiation for construction of a new home is achieved when there is a perceived visual difference between the construction and the neighboring houses in the District. Differentiation for an addition is achieved when there is a perceived visual difference between old and new construction.
- Examples include:
 - New exterior walls step in a minimum of 6 (six) inches from the plane of old exterior walls.
 - The proportion of new window-to-wall areas is different than the proportion of old window-to-wall areas.
 - Exterior materials - subtle material changes are employed on addition that are otherwise consistent with the building architecture.
 - An architectural transition provided at the connection of the existing structure and an addition so that the building forms are separated. Forms and material usage may be otherwise similar with this example.

Compatibility:

- Compatibility for style of a new home is achieved when the quality of the design is in accordance with and complementary to any of the historic styles in Professorville. Existing historic styles in Professorville include:

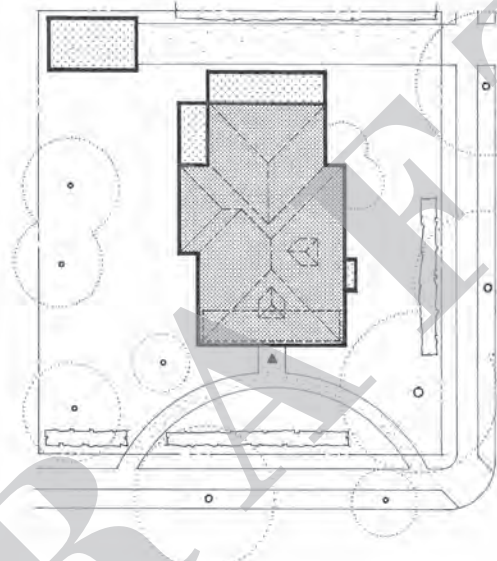
- Colonial Revival	- Mission Revival
- Craftsman	- English Cottage
- Queen Anne	- Spanish Colonial Revival
- Tudor	- French Chateau
- Prairie	- Shingle.
- Compatibility for a new structure is achieved when the perceived scale and massing of the new construction is consistent with the streetscape of neighboring homes on both sides of the block on which the subject property is located. Examples include:
 - A house style that is similar to any of the existing historic styles in Professorville.
 - An innovative house style that is consistent with the Individual Review (IR) Guideline Six.
- Compatibility for an addition is achieved when there is cohesive articulation of architectural details, massing and materials of the new addition with the existing construction. Examples include:
 - New roof shapes are perceived to be similar to existing roof shapes.
 - New roof heights are perceived to not exceed existing roof heights.

Key Professorville Points



Small Lots

- Garages typically detached or set to rear of house or otherwise minimally visible.



Large Corner Lot

Key Points Site Planning

- A. Basic Site Planning. Key Points 1, 2, 4, 5 and 6 of *Guideline One* apply.

Add:

7. Professorville contains a mix of large and small lots, with large and small houses. This variety of sizes resulted from the early development pattern of the neighborhood and is a defining characteristic.

Many homes in Professorville were constructed before families owned an automobile, and long before families owned more than one. Garages have been located to be minimally visible or significantly less prominent than the houses. The location of new garages shall remain consistent with the pattern of low visibility and lack of prominence.

Key Points

Height, Mass & Scale

B. Neighborhood Compatibility for Height, Mass and Scale: Key Points 1, 2, 3, 4, 5 and 6 of *Guideline Two* apply.

Add:

7. To promote compatibility for scale, mass and height of the new house or addition, the scale, mass and height of neighboring homes on both sides of the block on which the subject property is located shall be considered.

Note: City of Palo Alto Ordinances allow property owners to apply for possible relief from some zoning regulations through the Home Improvement Exemption (HIE) process. Examples include:

- Building Height
- Daylight Plane
- Rear, Side and Front Yard Setbacks
- Building Floor Area
- Additional relief from building regulations may be available by using the California Historic Building Code.
- Additional basement area beyond the footprint of the first floor.

HIEs are not applicable to new home construction.



Before



After

Neighborhood Compatibility For Height Mass And Scale

- New two-story Professorville home shown between existing homes.
- Second floor tucked into gambrel roof form - eave side faces street - to lower height and reduce mass.
- Height and mass of new home blends well with existing context on both sides of the street.

Key Points

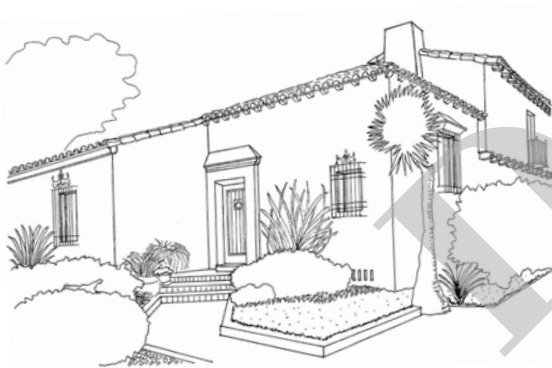
Form & Rooflines



Shingle Style



Prairie Style



Spanish Revival Style



Innovative Style

Examples of home styles in Professorville

- C. Resolution of Architectural form, Massing and Roof Lines: Key Points 1, 2, 3, 4 and 5 of *Guideline Three* apply.

Add:

6. Professorville includes houses in several architectural styles, and the introduction of diverse styles has been a common pattern since the neighborhood's early development. The mixture of these styles along a street or street corner area is a defining characteristic. The Secretary of the Interior's Standards for Rehabilitation require that new construction on an existing structure be compatible with, yet differentiated from the old. The Standards are permissive with respect to architectural style.

New construction in a house style that is similar to any of the existing historic styles in Professorville will be deemed to be compatible more readily than proposed construction in a style not represented in the District. New construction in modern, contemporary or innovative styles shall be compatible and unobtrusive in perceived visual impact with respect to the existing streetscape through general roof forms, mass, building volumes, etc.

Key Points

Facades & Entries

- D. Visual Character of Street Facing Facades and Entries: Key Points 1, 2, 3 and 5 of *Guideline Four* apply.

Add:

6. Due to the variety of architectural styles in Professorville, the consideration of front entries to be consistent with the neighboring homes does not apply. The entry for the house shall be more consistent with the architectural style of the individual house.



Recessed Covered Entry

- Porch is simple covered recess in facade.
- Columns are not used or needed.
- The scale and level of detail reflect the Craftsman style.



Additive Porch Form

- Porch is clear addition to main form, as are adjacent bay window and dormer.
- Porch is relatively small, but projection forward provides additional column details to highlight entry.
- Break in roof pitch and scale of porch is consistent with Cottage style.

Key Points

Windows & Decks

- E. Placement of Second Story Windows and Decks for Privacy: Key Points 1, 2, 3 and 4 of *Guideline Five* apply.

Add:

5. Windows for an addition will not be required to be translucent material to provide privacy. Privacy shall otherwise be required through other means.



Subtractive Porch And Entry Form

- Broad, colonnaded porch set into building volume reinforces the simplicity of the rectangular house form.
- Classically shaped porch columns and grouped columns provide Colonial Revival detailing.

Entries Consistent with Architectural Style



Key Points

Historic Home Additions



Appropriate Addition

- Front dormer expands living area while being in scale with the original cottage.
- Clipped gable and narrow gauge siding relate to the forms and materials of the original cottage.
- Rear dormer uses clipped gable and small openings to lessen visual prominence.
- Wider siding at rear addition helps distinguish the addition from the original cottage.



Inappropriate Addition

- Use of gable rooflines increase the scale of the addition and are out-of-character with the original cottage's roof form.
- Large Palladian window and sunburst detail emphasize the addition as the focal point.
- Large skylight calls attention to the rear addition as seen from the street.

F. ADDITIONS TO HISTORIC HOMES FOR CATEGORIES 1, 2, 3, 4 AND CONTRIBUTING STRUCTURES

1. Additions to historic homes shall be given careful consideration, as an improperly placed or poorly designed addition can cause an historic home to lose integrity. Standards 9 and 10 of the Secretary of the Interior's Standards for Rehabilitation shall be carefully followed.
2. To preserve a home's historic character, a new addition must be visually differentiated from the historic home. This does not mean that the addition must be glaringly different in terms of design, materials, or other visual qualities. Instead, the new addition should take its design cues from the historic home. Considerations when designing an addition include:
 - Emphasize the historic attributes to remain as the predominant features. Additions should be perceived as subordinate in size, located on the rear portion of the structure when possible, and differentiated from the existing.
 - Step in the exterior walls of the addition a minimum of 6 inches back from the wall plane(s) of the historic home or incorporate a simple, recessed exterior area to physically separate the new addition from the historic home.
 - Use building materials that are harmonious with the original building materials.
 - Placement of windows and door openings shall be compatible with those of the historic home.

Key Points Landscaping

- G. Landscaping: Landscaping is a unifying feature in Professorville amid its varieties of architectural styles and house sizes. Vegetation can mask differences between buildings and can provide visual elements that are consistent across many properties.

It would be beneficial to present landscape plans to the HRB to discuss the impact of landscaping on the project.

Conceptual landscape plans should be provided for the front and side yards, describing significant landscape features.

- landscape at street frontage softens and frames view of house from street.



Dense Landscaping Frames Houses

- large, publicly visible front yard.
- Numerous street trees and a variety of large trees on property give the appearance of an informal garden.
- Hedges are used along perimeter of property to provide some privacy and visual barrier.
- Hedges are broken at points on either frontage to provide views into yard area.



House Subordinate To Dense Landscaping

