



Historic Resources Board

Staff Report (ID # 14712)

Report Type: Study Session **Meeting Date:** 9/22/2022

Summary Title: 1550-1566 Cowper Street Potential Historic District

Title: Study Session to Discuss a Potential Historic District of Homes Designed and Constructed by Pedro De Lemos at 1550-1570 Cowper Street

From: Jonathan Lait

Recommendation

Staff recommends that the Historic Resources Board (HRB) conduct a study session to learn about a potential historic district and concepts for a lot split and modifications to and replacement of housing units, and to provide initial feedback to the property owner(s).

Report Summary

This report is to support the HRB's study session discussion of a potential small historic district containing homes designed and constructed by Pedro de Lemos. There is no application on file for the establishment of a historic district or modification of the site. The owner of the homes at 1550-1566 Cowper Street is the proponent of the potential district and project.

Background

The owner of the property at 1550-1566 Cowper Street (Morrell) retained consultants to evaluate the potential for a lot split, modifications to existing homes, and the establishment of a historic district. The consultant's report is provided as Attachment A to this report. The district of Pedro de Lemos homes would include several homes on the Morrell property and the home on the adjacent property at 1570 Cowper Street (Behram). Morrell's architect explored the remodel and replacement of several housing units with the goal of retaining the same number of housing units on the properties.

The property at 1550-1566 Cowper is an L-shaped, 15,019 square foot parcel, and supports five dwelling units. The property is listed as a local inventory category 2 resource (with a note that 1554 Cowper may not be included in the category 2 listing). The local inventory form (Attachment B) is attached to this report. The Behram property at 1570 Cowper, circa 1929, is a rectangular 7,500 square foot parcel containing one dwelling unit with a detached garage. The

property is included in the City's Historic Inventory form (Attachment B). During the 1998-2000 survey, the property at 1570 Cowper was found individually eligible for the National Register of Historical Places (see DPR form, Attachment C).

Morrell's architect studied the potential to subdivide their property into two lots:

- On lot 1: Retain, remodel, add on to the two-story home at 1550 Cowper and create a Junior Accessory Dwelling Unit (ADU) within the home, and create a detached ADU.
- On lot 2: Remove and replace the home at 1560 Cowper with a two-story home with JADU, and retain, repair, and rehabilitate the home at 1566 Cowper as a detached ADU.

The owner's consultant notes:

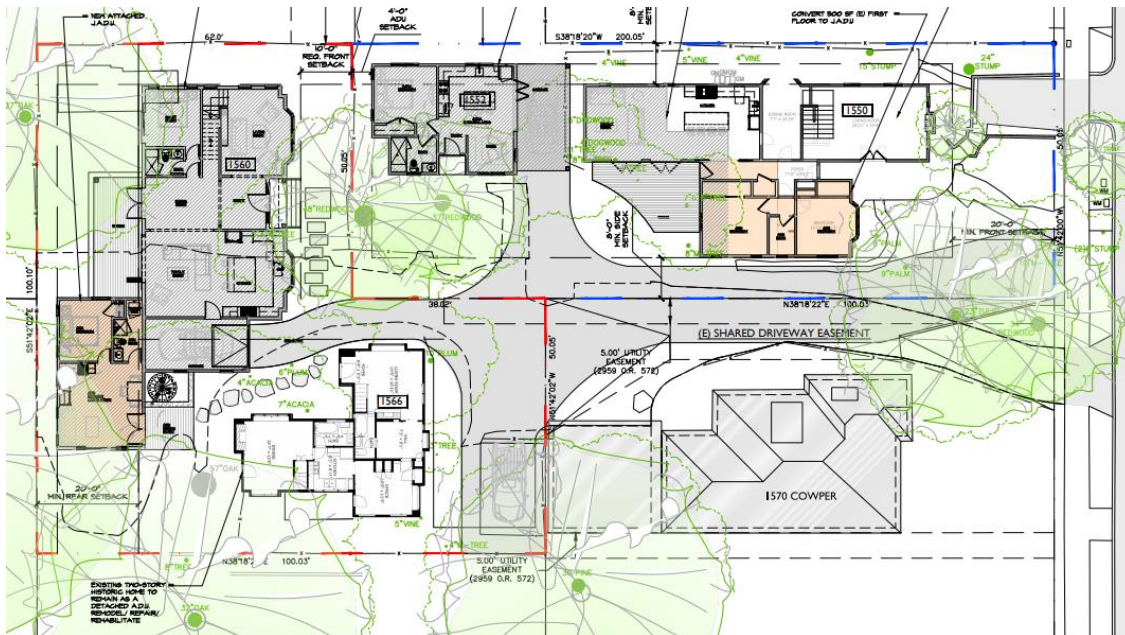
"The buildings at 1550-1566 and 1570 Cowper Street are listed on the Palo Alto Historic Inventory as Category 2 resources. When originally recorded by the Palo Alto Historic Resources Board (HRB) in 1978, the buildings were documented as a single resource, inclusive of 1550, 1560, 1566, and 1570 Cowper Street. Historic preservation best practices have evolved in the past four decades, and current approaches to groupings of buildings favor the use of district designations in many cases."

Project Site

The owner's architect provided sketches of existing conditions and potential modifications to the homes. Excerpts below show the architect's rendering of the existing conditions and the lot split concept.



Lot Split Concept



Discussion

As noted in this report, no application has been filed. The topics below may assist the HRB discussion. Any formal application for modifications and lot split would be handled as a discretionary application, for evaluation by City staff and a historic preservation consultant the City would retain to ensure compliance with the California Environmental Quality Act and Secretary of the Interior's Standards. Any formal application would be subject to review by the Historic Resources Board.

SB330

Housing development projects are subject to the 2019 California law known as the 'Housing Crisis Act of 2019', or SB 330 <https://legiscan.com/CA/text/SB330/id/2056747>. The City's interpretation of SB330 is that the City is not allowed to approve any housing project which results in a net loss of housing units. Therefore, the lot-split study that the Morrells commissioned reflects no net loss of housing units.

Owner's Consultant's Recommendation

The consultant recommended several steps to prevent significant impacts on the eligibility of these properties for listing on the California Register of Historical Resources and for retention on the City's local inventory.

1. The Re-designation of the 1550-1566 and 1570 Cowper Street properties from a single historic resource to a historic district of multiple properties, significant as good examples of French Eclectic style residences designed by Pedro de Lemos.

2. Required project review for removal of 1552, 1554, and 1560 Cowper Street.
3. Appropriately designed additions and accessory dwelling units, whose location, materials, scale, and style are compatible with the existing French Eclectic buildings, and which allow the historic buildings to remain visually prominent on the site

Regarding the potential for creation of a historic district, the consultant's report states:

"Designating the Pedro de Lemos French Eclectic Residences Historic District would allow the residences at 1550 and 1566 Cowper Street, as well as the neighboring 1570 Cowper Street, to retain historic designation as contributors to a locally listed historic district after subdivision of the parcel. The designation could allow removal of the three associated buildings to the rear (southwest) of 1550 Cowper Street without loss of the remaining building's status as contributors. It is Page & Turnbull's opinion that, following designation of the historic district and subdivision of the lot, review of a proposal to remove 1552 and 1554 Cowper Street (which would share a parcel with 1550 Cowper Street) and 1560 Cowper Street (which would share a parcel with 1566 Cowper Street) could result in a finding that both 1550 and 1566 Cowper Street retain their historic integrity and status as historic district contributors. Though the number of contributing buildings to the district would be reduced from six to three, the three most architecturally distinctive and visually prominent buildings within the district would remain unaltered. As such, the district would retain its ability to convey its French Eclectic style and association with de Lemos and would not be significantly impacted."

Designation of Historic Districts

A designation of a historic district would require the following, pursuant to Palo Alto Municipal Code Chapter 16.49:

- Preparation of historic district documentation, in the form of California Department of Parks and Recreation (DPR) 523 A (Primary Record) and 523 D (District Record) forms, and submittal to the Palo Alto Planning & Development Department.
- Consideration of the historic district by the HRB at a public hearing within 60 days of receipt of the district documentation.
- Approval by City Council of the HRB recommendation for re-classifying the Category 2 resource as a historic district.

Environmental Review

This is not a 'project' and is therefore not subject to review pursuant to the California Environmental Quality Act (CEQA).

HRB¹ Liaison & Contact Information
Amy French, AICP, Chief Planning Official
(650) 329-2336

¹ Emails may be sent directly to the HRB using the following address: hrb@cityofpaloalto.org

amy.french@cityofpaloalto.org

Attachments:

- Attachment A: Owner's Consultant's Memo May 2022 1550-1566 Cowper Street (PDF)
- Attachment B: Local Inventory Form for 1550-1570 Cowper Street (PDF)
- Attachment C: 1570 Cowper Street National Register Eligible Property (PDF)

MEMORANDUM

DATE	May 18, 2022	PROJECT	21187
		NUMBER	
TO	Paul Morell	PROJECT	1550-1566 Cowper Street, Palo Alto
OF	paul.morrell@gmail.com	FROM	Stacy Kozakavich, Cultural Resources Planner, Page & Turnbull
CC	Jennifer Buenrostro, Compass Christina Dikas, Page & Turnbull Ruth Todd, Page & Turnbull	VIA	Email

REGARDING Potential lot split and alterations at 1550-1566 Cowper Street, Palo Alto

The purpose of this memorandum is to provide Page & Turnbull's professional opinion regarding the historic preservation implications of potential alterations to the property at 1550-1566 Cowper Street, Palo Alto (APN 124-07-038). The 0.34-acre, L-shaped parcel contains a group of five residences designed by and built for the original property owner, artist Pedro de Lemos, ca. 1930. The neighboring residence to the southeast, 1570 Cowper Street (APN 124-07-039), was also designed by de Lemos and built at the same time as 1550-1566 Cowper Street. Three buildings, 1550, 1566, and 1570 Cowper Street, were listed on the Palo Alto Historic Inventory as Category 2 properties in 1978. Page & Turnbull evaluated the historic significance and integrity of 1550-1566 Cowper Street in December 2021 and found the property to be eligible for listing in the California Register of Historical Resources as a representative example of French Eclectic and vernacular style residences designed by de Lemos. Page & Turnbull's findings confirmed that the property, including five contributory buildings, continues to meet the criteria for listing in the Palo Alto Historic Inventory.

Page & Turnbull understands that the current property owners are exploring the implications of splitting the parcel containing 1550-1566 Cowper Street (APN 124-07-038) into two separate parcels, retaining two residences at 1550 and 1566 Cowper Street, and removing the three rear buildings (1552, 1554, and 1560 Cowper Street) to facilitate construction of new dwelling units more consistent with current housing consumers' needs. We reviewed proposed lot split drawings, prepared by Young & Borlik Architects in May 2022, which illustrate the possible subdivision and revision of the existing shared driveway easement between 1550 and 1570 Cowper Street. While the City of Palo Alto does allow some lot splits as an incentive for the preservation of historic resources

(e.g. with respect to flag lots as described in Municipal Code Title 21, Section 21.20.301), a lot split at 1550-1566 Cowper Street has the potential to impact historic resources by subdividing a grouping of buildings which share a significant architectural style and historic context, and which are currently considered to be part of one historic individually listed historic resource, into separate properties. Further, potential removal of buildings, additions, or new construction could alter the historic materials and settings of these buildings.

It is Page & Turnbull's opinion that significant impacts to the California Register and Palo Alto Historic Inventory eligibility of the buildings could be prevented through three steps:¹

1. Re-designation of the 1550-1566 and 1570 Cowper Street properties from a single historic resource to a historic district of multiple properties, significant as good examples of French Eclectic style residences designed by Pedro de Lemos.
2. Required project review for removal of 1552, 1554, and 1560 Cowper Street.
3. Appropriately designed additions and accessory dwelling units, whose location, materials, scale, and style are compatible with the existing French Eclectic buildings, and which allow the historic buildings to remain visually prominent on the site.

1. Historic District Designation

At present, the buildings at 1550-1566 and 1570 Cowper Street are listed on the Palo Alto Historic Inventory as Category 2 resources. When originally recorded by the Palo Alto Historic Resources Board (HRB) in 1978, the buildings were documented as a single resource, inclusive of 1550, 1560, 1566, and 1570 Cowper Street. Historic preservation best practices have evolved in the past four decades, and current approaches to groupings of buildings favor the use of district designations in many cases. Designating the Pedro de Lemos French Eclectic Residences Historic District would allow the residences at 1550 and 1566 Cowper Street, as well as the neighboring 1570 Cowper Street, to retain historic designation as contributors to a locally listed historic district after subdivision of the parcel. The designation could allow removal of the three associated buildings to the rear (southwest) of 1550 Cowper Street without loss of the remaining building's status as contributors

It is Page & Turnbull's opinion that, following designation of the historic district and subdivision of the lot, review of a proposal to remove 1552 and 1554 Cowper Street (which would share a parcel

¹ Page & Turnbull's consideration of a proposed lot split and subsequent building removal did not review the adherence of the proposed lot split with respect to Palo Alto Municipal Code Section 18.12.140 and other applicable zoning regulations. We recommend meeting with Planning & Development Department staff to ensure that a proposed lot split would comply with these regulations prior to designation of a historic district.

with 1550 Cowper Street) and 1560 Cowper Street (which would share a parcel with 1566 Cowper Street) could result in a finding that both 1550 and 1566 Cowper Street retain their historic integrity and status as historic district contributors. Though the number of contributing buildings to the district would be reduced from six to three, the three most architecturally distinctive and visually prominent buildings within the district would remain unaltered. As such, the district would retain its ability to convey its French Eclectic style and association with de Lemos, and would not be significantly impacted.

Designation of the historic district would require the following, pursuant to Palo Alto Municipal Code Chapter 16.49:

- Preparation of historic district documentation, in the form of California Department of Parks and Recreation (DPR) 523 A (Primary Record) and 523 D (District Record) forms, and submittal to the Palo Alto Planning & Development Department.
- Consideration of the historic district by the Palo Alto Historic Resources Board (HRB) at a public hearing within 60 days of receipt of the district documentation.
- Approval by City Council of the HRB recommendation for re-classifying the Category 2 resource as a historic district.

2. Demolition Review

If demolition of the buildings at 1552, 1554, and 1560 Cowper street is proposed, the project would be subject to review pursuant to Palo Alto Municipal Code Section 16.49. 070. According to this regulation, demolition of significant buildings and contributors to historic districts is subject to review by the Historical Resources Board and City Council action. The review may include a moratorium and/or a requirement for public notice of availability of the building(s) for relocation prior to permit issuance.

3. Appropriate Design²

Following the historic district designation and lot split, proposed alterations to district contributors or construction of new accessory dwelling units within the historic district would require review pursuant to Palo Alto Municipal Code Section 16.049.050. These requirements specify the following for properties within historic districts:

In historic districts, the proposed alterations should not adversely affect:

² More detailed information regarding the City of Palo Alto's review processes for historic resources is available at <https://www.cityofpaloalto.org/files/assets/public/planning-amp-development-services/historic-preservation/historic-resource-project-review-faq-handout.pdf>

- A. The exterior architectural characteristics nor the historical, architectural or aesthetic value of the building and its site; or
- B. The relationship of the building, in terms of harmony and appropriateness, with its surroundings, including neighborhood structures.³

Typically, review of alterations and additions to historic resources includes an analysis of a proposed project's adherence to the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, specifically the Standards for Rehabilitation. These standards, included as an attachment to this memorandum, are used by state and local agencies across the United States for the review and development of projects involving historic resources.

Please do not hesitate to contact us with questions regarding this memorandum, or the steps discussed herein to help retain the historic significance and eligibility for listing of 1550, 1566, and 1570 Cowper Street.

³ Palo Alto Municipal Code Section 16.49.050, available at https://codelibrary.amlegal.com/codes/paloalto/latest/paloalto_ca/0-0-0-74461

1550-1566 Cowper Street, Palo Alto [21187]
Attachment

Secretary of the Interior's Standards for Rehabilitation⁴

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 will 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.

⁴ Anne E. Grimmer, *The Secretary of The Interior's Standards for the Treatment of Historic Properties With Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings* (Washington, D.C.: U.S. Department of the Interior National Park Service Technical Preservation Services, 2017), 76.

HISTORIC RESOURCES INVENTORY

(State use only)

Ser _____ Site _____ Mo. **3.b**
UTM _____ O _____ NR _____ SHL _____
Lat _____ Lon _____ Era _____ Sig _____
Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fcd _____

IDENTIFICATION Cat. II

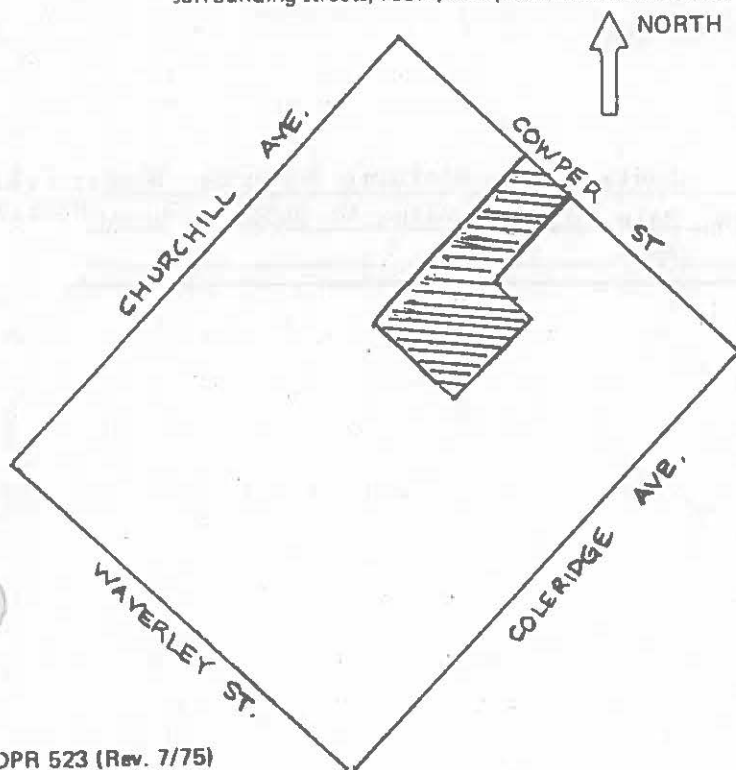
1. Common name: _____
2. Historic name, if known: _____
3. Street or rural address 1550-1560-1566-1570 Cowper Street
City: Palo Alto ZIP: 94301 County: Santa Clara
4. Present owner, if known: 1550-60 Lenore K. Morrell Address: Same
1570 David P. Gooney, Trustee
City: _____ ZIP: _____ Ownership is: Public ☐ Private ☒
5. Present Use: Residential Original Use: Residential
Other past uses: _____

DESCRIPTION

6. Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This cluster of stucco Medieval Revival buildings, whose miniaturized scale and picturesque silhouette provide a convincing backdrop for a mythical munchkin land, were designed by Pedro de Lemos.

7. Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



8. Approximate property size:

Lot size (in feet) Frontage 50
Depth 200
or approx. acreage _____

9. Condition: (check one)

a. Excellent ☒ b. Good ☐ c. Fair ☐
d. Deteriorated ☐ e. No longer in existence ☐

10. Is the feature a. Altered? ☐ b. Unaltered? ☒

11. Surroundings: (Check more than one if necessary)

a. Open land ☐ b. Scattered buildings ☐
c. Densely built-up ☐ d. Residential ☒
e. Commercial ☐ f. Industrial ☐
g. Other ☐

12. Threats to site:

a. None known ☒ b. Private development ☐
c. Zoning ☐ d. Public Works project ☐
e. Vandalism ☐ f. Other ☐

13. Date(s) of enclosed photograph(s): 1978

NOTE The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☒ d. Adobe ☐ e. Wood ☐
 f. Other ☐ _____
15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐
16. Year of initial construction 1930 This date is: a. Factual ☐ b. Estimated ☒
17. Architect (if known): Pedro de Lemos
18. Builder (if known): Allied Arts Guild (Pedro de Lemos)
19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
 f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ _____ i. None ☒

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site when known):

The houses now numbered 1550 and 1566 were patterned after Normandy homes which De Lemos visited and photographed while touring in France; the other frontage house now numbered 1570 was similarly inspired but more conventionally rendered. The cottage at 1566 was organized inside to serve as a duplex, while the box-like structure at 1560 served variously as studio and rental unit. The property was contiguous with the De Lemos lots on Churchill. All were essentially income units in the earlier years, and their occupants seldom remained for more than a year or two. The house at 1570, however, has been owned by Dr. David Cooney since the early 1960s.

21. Main theme of the historic resource: (Check only one): a. Architecture ☒ b. Arts & Leisure ☐
 c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
 g. Religion ☐ h. Social/Education ☐

22. Sources: List books, documents, surveys, personal interviews, and their dates:

P.A. Times 11/25/29

Palo Alto City Directory

Interview with Birge Clark

Interview with Esther Morton

23. Date form prepared: 4/78; 1985 By (name): Lydia Moran; Historic Resources Board; P.A.
 Address: 1037 Greenwood Ave./250 Hamilton City Palo Alto Palo Alto, Ca 94301 ZIP: 94301 Hist. Assn.
 Phone: 321-8858 Organization: AAUW

NR-3

(State Use Only)

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

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 4

*Resource Name or #: (Assigned by recorder) 1570 Cowper St

P1. Other Identifier: 1570 Cowper St

P2. Location: ☐ Not for Publication ☒ Unrestricted *a: County Santa Clara
and (P2c, P2e, and P2b or P2d. Attach Location Map as necessary.)

*b. USGS 7.5' Quad Palo Alto, CA Date 1991 T ____; R ____; ____% of ____% of Sec ____ B.M.

c. Address 1570 Cowper St City Palo Alto Zip 94301

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

*e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate) APN 124 07 039

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

The house at 1570 Cowper Street is a wood-frame structure clad in stucco. It is covered by a distinctive hip roof that was designed to recall the thatched roofs of vernacular houses in Normandy. On the 1924, 1949, and 1960 Sanborn maps, the footprint of the house was shown as a two-story rectangle with a projecting wing in the front of the house in the north corner. Bay windows projected from the front and side of this wing. There was an attached garage at the rear in the south corner. The house was designed in the spirit of vernacular houses in Normandy. Distinctive features of the design include casement windows, windows in segmental arched openings, a chimney that flares up through the roof, and the roof. The roof is a complex shape with hips, overhanging and undulating eaves, and a dormer with flaring eaves.

*P3b Resource Attributes: (List attributes and codes) HP2 Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (isolates, etc.)



P5b. Description of Photo:

(View, date, accession #) _____
1570 Cowper St; view southwest;
09/13/99; by B. Vahey; roll BRV-77,
neg #33

*P6. Date Constructed/Age and

Source: ☒ Historic
☐ Prehistoric ☐ Both

1929; Palo Alto Times

*P7. Owner and Address:

David P & Ursula W Cooney
1570 Cowper St Palo Alto CA 94301

*P8. Recorded by: (Name,
affiliation, and address)

Michael Corbett, Dames & Moore
221 Main Street, Suite 600
San Francisco, CA 94105

*P9. Date Recorded: _____
May 19, 2000

*P10. Survey Type: (Describe)
Intensive

P11. Report Citation*: (Cite survey report and other sources, or enter "none".) Palo Alto Historic Survey Update (Corbett and Bradley for Dames & Moore, 2000)

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

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

Primary # _____

HRI # _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 3S

*Resource Name or # (Assigned by recorder) 1570 Cowper St

- B1. Historic Name: _____
 B2. Common Name: _____
 B3. Original Use: _____ B4. Present Use: Single family property
 *B5. Architectural Style: Normandy vernacular
 *B6. Construction History: (Construction date, alterations, and date of alterations)
 1929: Built (Palo Alto Times)
 *B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____
 *B8. Related Features: _____

- B9a. Architect: Pedro de Lemos b. Builder: Allied Arts Guild
 *B10. Significance: Theme Design and craftsmanship, work of Pedro de Lemos and Allied Arts Guild Area Palo Alto
 Period of Significance 1929-1940 Property Type Residential Applicable Criteria C
 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

History

Site: The house at 1570 Cowper Street is located in Block 29 of South Palo Alto and is part of the Seale Addition.

Structure: The *Palo Alto Times* reported, on 25 November 1929, the construction of a new residence at 1570 Cowper Street. That report identified Reta A. Lemos as the owner, Pedro De Lemos as the architect, and the builder as the Allied Arts Guild. The Allied Arts Guild was established by Mr. and Mrs. Garfield Merner in 1929 on 3½ acres in a picturesque group of Spanish styled buildings in Menlo Park. "Their idea was to establish a crafts guild similar to what they had known in Europe." (Foster, p. 51). Decorative artists working in various crafts shared the several buildings facilities of the Allied Arts Guild.

Use: The *Palo Alto City Directory* first listed the single family residence at 1570 Cowper Street in the edition of 1932 when it was home to Shelby and Catherine Leasure. By 1934, Mr. and Mrs. Leasure had been replaced there by Mrs. Mary Allan. By 1936, she had moved out. In 1942, the house was listed vacant.

See continuation sheet

- B11. Additional Resource Attributes: (List attributes and codes) _____
 *B12. References: _____

See continuation sheet.

- B13. Remarks: _____

- *B14. Evaluator: Michael Corbett
 Date of Evaluation: May 19, 2000

(This space reserved for official comments)

(Sketch map with north arrow required)

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

Primary # _____

HRI/Trinomial _____

CONTINUATION SHEET

Page 3 of 4

Resource Identifier: 1570 Cowper St

Recorded by Michael Corbett/Steve Hardy (history)

*Date May 19, 2000

☒ Continuation

☐ Update

Evaluation

This house, at 1570 Cowper, appears eligible for the NRHP under criterion C at the local level of significance. The period of significance runs from 1929, when it was built, to about 1940, the time when it was sold by the De Lemos family. Although this house appears individually eligible for the NRHP, its greater significance is in its association with several other properties built on this block by the De Lemos family.

The house is significant under criterion C for its design and craftsmanship and as the work of both the Allied Arts Guild and Pedro De Lemos.

References

California Office of Historic Preservation. *Instructions for Nominating Historical Resources to the California Register of Historic Resources*. Sacramento, CA. August 1997.

Foster, Lee. *Making the Most of the Peninsula: A California Guide to San Mateo, Santa Clara, and Santa Cruz Counties*. Novato: Presidio Press, 1983.

Moran, Lydia, Historic Resources Board and Palo Alto Historical Association. DPR form on 1550-1560-1566, 1570 Cowper Street. 1978, 1985.

Palo Alto. Fire Run Maps. 1997.

Palo Alto City Directory. 1932-1950.

Palo Alto Historic Survey Update. Property File.

Palo Alto Times. 25 November 1929, 8 December 1954.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1924; revisions to 1949.

Sanborn Map Company. *Insurance Maps of Palo Alto*. New York: 1960.

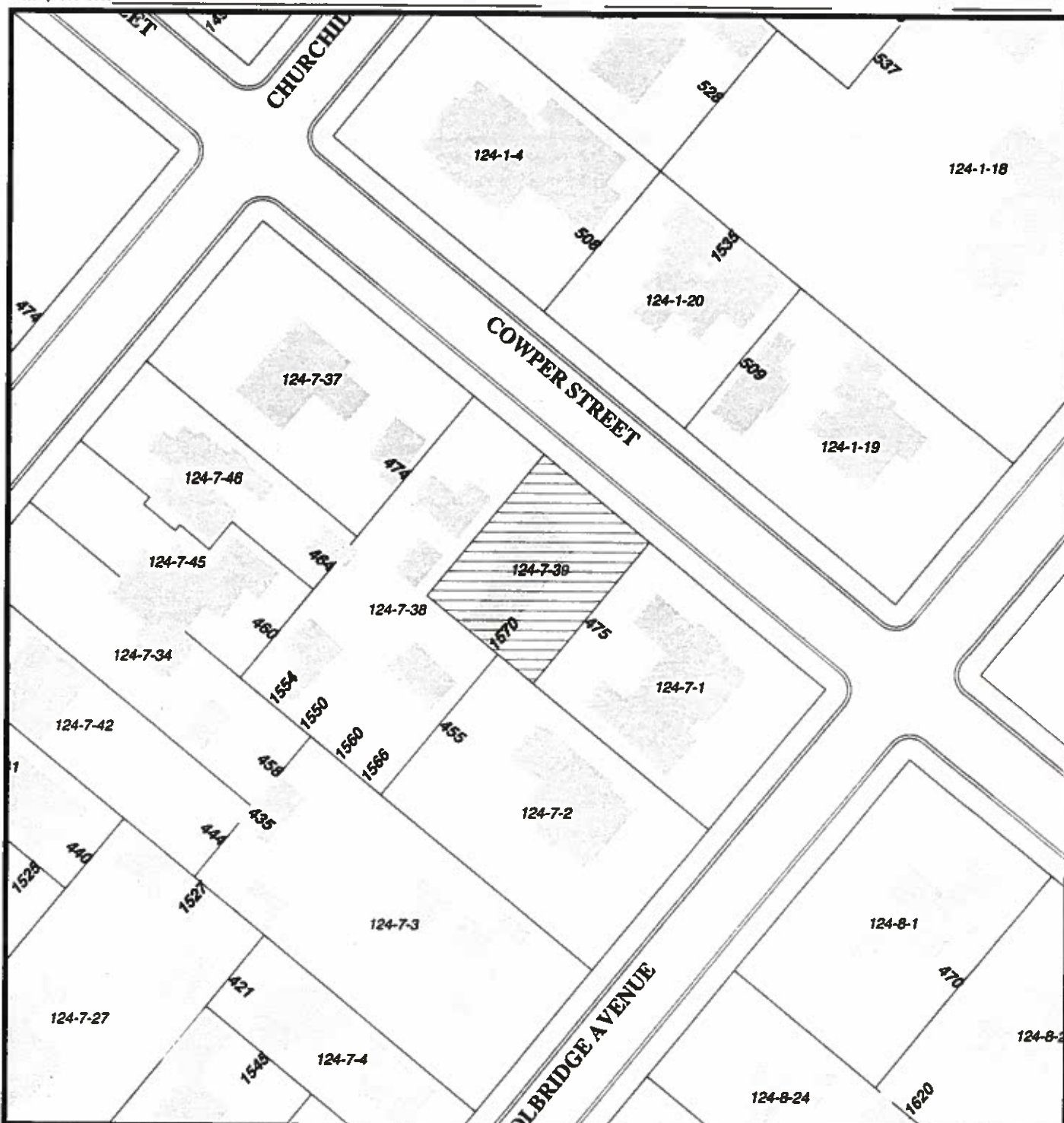
United States Department of the Interior, National Park Service. *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*.

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

Primary # _____

HRI# _____

Trinomial _____

Page 4 of 4*Resource Name or # (Assigned by recorder) 1570 Cowper St*Map Name: Palo Alto Planning Dept. GIS*Scale: 1":80'*Date of Map: 1999

The City of
Palo Alto



1570 Cowper St
 124-07-039

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



DPR 523J (1/95)

This document is a graphic representation only of best available sources. The City of Palo Alto assumes no responsibility for any errors.

*Required Information