



City of Palo Alto Historic Resources Board Staff Report

(ID # 6444)

Report Type:**Meeting Date: 12/10/2015****Summary Title: 1250 Bryant Street - Study Session**

Title: 1250 Bryant Street [15PLN-00346]: Request by Gordana Pavlovic, on behalf of Gua Hua-Zhu, for Historic Review of proposed new additions and façade alterations at the first and second stories of an existing two-story single family residence, and construction of a new one-story secondary dwelling, in the Professorville Historic District. CEQA: The application is not a project. Zoning District: R-1 (Single-Family Residential).

From: City Manager**Lead Department: Historic Resources Board**

Recommendation

Staff recommends that the Historic Resources Board conduct a study session and provide preliminary comments on the application prior to formal review by staff and/or the Board.

Background

On August 20, 2015, the subject development application was submitted involving the property located at 1250 Bryant Street (also known as 281 Embarcadero Road) in the Professorville historic district, which is subject to review and recommendation by the Historic Resources Board and/or the Director of Planning and Community Environment pursuant to the Historic Preservation Ordinance (Municipal Code Chapter 16.49).

Following submittal of the application, staff reviewed the application materials and provided comments to the applicant, including recommended revisions in order to make the proposal consistent with the Secretary of the Interior's Standards for Rehabilitation. In response, the applicant made revisions and resubmitted proposed plans, most recently on December 1, 2015, as discussed further below. At this time, the applicant and staff request that the Historic Resources Board conduct a study session in order to provide preliminary review and comment on the currently proposed plans, prior to a formal review by staff and/or the Board. The currently proposed plans are included as Attachment A.

Secretary of the Interior's Standards for Rehabilitation

In 1987, the City Council adopted the Secretary of the Interior's Standards for Rehabilitation for

use by the Historic Resources Board. The Standards for Rehabilitation promote historic preservation best practices that help to protect our nation's irreplaceable cultural resources. The Standards for Rehabilitation are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall 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 architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall 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.

Discussion

Staff has reviewed the current submittal and provides the following analysis of consistency with the Secretary of the Interior’s Standards for Rehabilitation. The analysis is organized by areas/items of proposed work and by the standards that are applicable to each area or item.

Proposed Work	Staff Analysis of Applicable Standards
<p>1. At the east side of the house (facing Bryant Street), make minor alterations to window sizes and locations; and replace existing wood trim that demarcates the original first-story roofline with new flat trim that matches and extends the existing fascia below the eaves.</p>	<p>Consistent with the Standards 2 and 5, by maintaining the existing fenestration pattern, window types and materials which characterize the property. Consistent with Standards 3 and 4, by maintaining/accentuating the trim-line as a record of historical changes (second-story sleeping porch addition).</p>
<p>2. At the south side of the house (facing Embarcadero Road): introduce divided upper lights to the existing porch windows; and reverse the orientation of the side-entry porch from west-facing to east-facing by relocating/reconstructing the existing entry features in “mirror image”.</p>	<p>Consistent with the Standards 2 and 5, by maintaining the existing porch and entry elements, fenestration pattern, window/door types and materials which characterize the property. May not be entirely consistent with Standard 3, by adding divided lights which may be “conjectural”, and by reversing the porch which may result in a “false sense of historical development”; however, the proposed changes may also be determined to be consistent with the historic style and period of development.</p>
<p>3. At the west side of the house (facing an adjacent residential property): enlarge the footprint of an existing two-story projecting bay; shift an existing chimney forward to the south; and alter window/door sizes and locations.</p>	<p>Consistent with the Standards 2 and 5, by retaining the overall massing and scale relationship of the projecting bay and the brick chimney; by maintaining the existing fenestration pattern, window types and materials which characterize the property; and by removing doors that are not important to the character of the property.</p>
<p>4. At the north side of the house (facing an adjacent residential property): enlarge the footprint of an existing first-story addition; add a new second-story deck; construct a new second-story projecting bay; and alter window/door sizes and locations</p>	<p>Consistent with the Standards 9 and 10, by additions that are subordinate in scale and location to the historic structure, while being compatible in form and materials. Consistent with Standards 3 and 4, by maintaining the separate massing of the original and added parts of the house; and by retaining and reusing the existing divided-light</p>

Proposed Work	Staff Analysis of Applicable Standards
	windows at the second-story sleeping porch. Consistent with Standards 2 and 5, by maintaining the existing fenestration pattern, window types and materials which characterize the property.
5. At the north and south sides of the house, apply wood shingle siding to the existing second-story sleeping porches, which appear to be historic additions.	May not be entirely consistent with Standard 3, by adding new shingle siding which may be “conjectural” and which may result in a “false sense of historical development”; or Standard 4, by altering “changes to a property that have acquired historic significance”; however, the proposed changes may also be determined to be consistent with the historic style and period of development.
6. Remove an existing one-car garage at the front of the property (Bryant Street) and replace it with a new two-car garage at the back of the property.	Consistent with the Standards 2 and 5, by removing an accessory structure that is not important to the character of the property. Consistent with the Standards 9 and 10, by being subordinate in scale and location to the historic structure, while being compatible in form and materials.
7. Construct a new one-story secondary dwelling unit facing Embarcadero Road at the west side of the property.	Consistent with the Standards 9 and 10, by being subordinate in scale and location to the historic structure, while being compatible in form. May not be entirely consistent with Standard 3 or 9, by matching the primary cladding material (stucco) of the existing house, which may result in a “false sense of historical development”, and which may not be “differentiated from the old”. Consistency with Standards 3 and 9 could result from using differentiated siding materials, such as wood shingles, horizontal wood siding, or a combination of materials.

Environmental Review

The application is not a project pursuant to the California Environmental Quality Act (CEQA).

Prepared by: Matthew Weintraub, Planner

Reviewed by: Jodie Gerhardt, AICP, Current Planning Manager

Attachments:

- Attachment A: Project Plans for HRB members only and libraries (DOCX)

Attachment A: Project Plans – delivered to HRB Board members only and libraries

Available online: <http://www.cityofpaloalto.org/gov/boards/historic/default.asp>