



Item #1

Historic Resources Board

Staff Report

Agenda Date: May 28, 2015

To: Chair Kohler and the Historic Resources Board

From: Matthew Weintraub, Planner

Subject: 262 Kingsley Avenue [15PLN-00126] Request by Carl Hesse of Square Three Design Studios on behalf of Michael & Eiko Mies for Individual Review and Historic Review for a proposal to demolish an existing two-car garage and rear portions of the existing home and construct a one-car garage and two-story addition to the rear of the existing two-story home for a total of 2,909 square feet in the R-1 (10,000) zoning district and the Professorville historic district.

Executive Summary

Staff recommends that the Historic Resources Board (HRB) recommend that the Director of Planning and Community Environment approve the application with conditions as described in Attachment A.

Review Procedure

The subject application for Single Family Residential Individual Review is subject to review by the HRB pursuant to Chapter 16.49. The applicant proposes exterior alterations to a historic structure/site located within the Professorville district.

According to Municipal Code Section 16.49.050 (a), any application for a building permit for exterior alteration to any historic structure/site in the downtown area or a significant building elsewhere in the city, new construction on a parcel where there is currently a historic structure in the downtown area or a significant building elsewhere in the city, or such application for construction within a historic district, is subject to review by the HRB.

Property Description

The subject building is a 2,020 square foot, two-story single-family residence. It is originally square and compact in plan with a side gable roof. The Assessor's Office lists the build date as 1908. The residence displays influences of Arts and Crafts Movement and Craftsman styles, as exhibited by the low pitched gable roof, deep open eaves, plain wood brackets and siding, and decorative leaded windows. At the back of the building are found boxy one- and two-story additions with shed and flat roofs, which were constructed sometime after 1924, according to the Sanborn Map. Co.'s 1924 Insurance Maps of Palo Alto, California.

The subject property is a 7,200 square foot rectangular lot located on the east side of Kingsley Avenue between Bryant and Ramona streets. The historic structure is located near the center of the lot. A wood-clad two-car garage with a low gable roof, constructed in 1980, is located at the southeast rear corner of the lot.

The subject property is located in the Professorville district, which is listed in the Palo Alto Historic

Inventory. According to the district inventory form:

"The Professorville Historic District is significant due to both its historic associations and its architectural/environmental values. The district was one of the earliest residential areas in Palo Alto, housing a large proportion of the first professors to instruct at the fledgling University. As such its residents helped to shape not only the standards, directions, and intellectual atmosphere of the University, but those of the community as well.

"The primary values of the district lie, however, in its visual contributions due to the consistent character and high quality of the buildings and streetscapes that comprise it. Landscaping qualities contribute strongly to the character and ambience of the area, as do the Colonial Revival and Craftsman Shingle covered structures which largely constitute the architectural makeup of the district."

The subject property is located within the district extension that was adopted by the City Council in 1993. Within the extension area, a comprehensive survey and recordation of all properties has not been completed, including the subject property. However, the subject property appears to meet the qualifications of a contributing building based on its age, appearance and architecture. According to Municipal Code Section 16.49.020 (c), all structures/sites within a historic district are categorized as significant on the historic inventory.

Project Description

The applicant proposes the following exterior alterations to the subject property, which is located within a historic district and which appears to meet the qualifications of a district contributor:

- At the back of the building, remove the existing one- and two-story additions, and construct a new two-story addition with a combination gable roof, adding approximately 899 square feet of new floor area.
- Modify the existing primary roof pitch of 5/12 to the proposed pitch of 4.5/12, in order to gain interior headroom at the second floor. This involves raising the gable peak by approximately 6 inches, lifting the eaves and adding approximately 2 feet to the top of the existing second story front wall, and raising the existing second story windows by approximately 1½ foot.
- At the front of the building, remove the existing covered porch and construct a new, wider covered porch that extends across the building elevation.
- Replace the existing front door.
- At the east side of the building, replace an existing first story window with a new side entrance, and add a new window at the second story; and at the west side of the building, remove an existing side entrance.
- Replace the existing wood shake roofing, wood shake siding and horizontal wood siding with new matching materials at all elevations.
- Move the historic structure approximately 12 feet forward on the lot.
- Construct a new basement, including a new 12-foot deep, exterior basement light well extending the length of the building's west side within 3 feet of the front wall.
- Remove the existing detached garage and construct a new L-shaped one-car garage with a cross gable roof in the same location.

Review Standards

According to Municipal Code Section 16.49.050 (b), the HRB shall consider the architectural style, design, arrangement, texture, materials and color, and any other pertinent factors in evaluating applications. The prime concern should be the exterior appearance of the building site.

The Standard of Review in Section 16.49.050 (b) (2) is applicable. It states that In historic districts, the proposed alterations should not adversely affect the exterior architectural characteristics nor the historical, architectural or aesthetic value of the building and its site, or the relationship of the building, in terms of harmony and appropriateness, with its surroundings, including neighborhood structures.

In 1987, the City Council adopted the Secretary of the Interior’s Standards for Rehabilitation for use by the HRB. The Standards for Rehabilitation promote historic preservation best practices that help to protect our nation’s irreplaceable cultural resources. In order to make findings based on the broader Standards of Review found in Section 16.49.050 (b), the HRB may evaluate proposals for consistency with the Standards for Rehabilitation.

Analysis

The proposed new rear addition is found by staff to be compatible in form, materials and style, and subordinate in location and massing, to the historic structure. Existing significant architectural features at the front and side elevations would be preserved. The proposed alterations to the historic structure include construction of a new front porch, changes to the roof pitch, an increase in the second story height, and addition of windows and doors at side elevations. These changes would use compatible materials and designs and would retain essential form and massing. Roofing and siding materials would be replaced with new materials that match the old.

However, the applicant proposes to remove and replace the existing front door, which appears to be an intact historic feature, and to change the surface materials at the new front porch and steps from brick to poured concrete would result in a loss of historic character to the building. Also, the applicant proposes to move the building to the minimum front setback line and excavate a basement light well along the side of the historic structure would alter characteristic spatial relationships and historic development patterns. This would result in an adverse visual impact on the overall character of the property and the district.

The project is consistent with most, but not all, of the Secretary of the Interior’s Standards for Rehabilitation. Specifically, it is found to be not consistent with Standards 2 and 9. The following table provides analysis of, and recommendations for, consistency of the proposed project with each of the Secretary of the Interior’s Standards for Rehabilitation.

Standards for Rehabilitation	Staff Analysis
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.	<input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Not consistent <input type="checkbox"/> Not applicable <i>Explanation:</i> The property would continue to be used as a residence, which is its historic purpose. Continued residential use requires minimal change to the historic structure and its site.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and	<input type="checkbox"/> Consistent <input checked="" type="checkbox"/> Not consistent

Standards for Rehabilitation	Staff Analysis
<p>spaces that characterize a property shall be avoided.</p>	<p><input type="checkbox"/> Not applicable</p> <p><i>Explanation:</i> The proposed removal and replacement of the existing front door, and the proposed change from brick to poured concrete at the new front porch and steps, would result in a loss of historic character to the building.</p> <p><i>Recommendation:</i> Retain the existing front door, which appears to be an intact historic feature. If it is deteriorated and the extent of deterioration makes repair infeasible, propose to replace it with a new door that matches the old in materials and design. Also, surface the proposed new front porch and steps with brick in order to retain the existing visual character of the front porch.</p>
<p>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.</p>	<p><input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Not consistent <input type="checkbox"/> Not applicable</p> <p><i>Explanation:</i> The materials, features and details of the proposed new rear addition are consistent with the building's existing historic character and style. New windows and doors at existing side elevations would be in keeping with the building's existing fenestration pattern. The design of the proposed new front porch is based on the existing porch, rather than on conjecture or a feature from another building.</p>
<p>4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.</p>	<p><input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Not consistent <input type="checkbox"/> Not applicable</p> <p><i>Explanation:</i> The existing rear additions, constructed sometime after 1924, and the existing detached garage, constructed in 1980, have not acquired historic significance in their own right. Removal of these features would not result in a loss of historic significance or integrity.</p>
<p>5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.</p>	<p><input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Not consistent <input type="checkbox"/> Not applicable</p> <p><i>Explanation:</i> Significant examples of historic</p>

Standards for Rehabilitation	Staff Analysis
	<p>craftsmanship such as wood brackets and trim and decorative leaded windows would be retained. Proposed alterations, such as replacing the front porch, raising the gable eaves and the front wall height, and adding and removing windows and doors at the side elevations, would use materials and techniques that are comparable to the original construction. New/replacement roofing and siding materials would match existing.</p>
<p>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.</p>	<p><input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Not consistent <input type="checkbox"/> Not applicable</p> <p><i>Explanation:</i> The proposal would replace worn wood shake roofing and siding and horizontal wood siding with new roofing and siding materials that match the old.</p>
<p>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.</p>	<p><input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Not consistent <input type="checkbox"/> Not applicable</p> <p><i>Explanation:</i> No chemical or abrasive physical treatments are proposed for use on existing historic wood or leaded glass features.</p>
<p>8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.</p>	<p><input type="checkbox"/> Consistent <input type="checkbox"/> Not consistent <input checked="" type="checkbox"/> Not applicable</p> <p><i>Explanation:</i> The property is not located in an area of known archeological resources or with significant potential for discovery. If archeological resources were discovered during excavation, mitigation measures would be implemented according to federal and State regulations.</p>
<p>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</p>	<p><input type="checkbox"/> Consistent <input checked="" type="checkbox"/> Not consistent <input type="checkbox"/> Not applicable</p> <p><i>Explanation:</i> The district character includes varied building setbacks, deep front yards, and houses sited on even, level ground. The proposal would</p>

Standards for Rehabilitation	Staff Analysis
<p>environment.</p>	<p>move the residence forward to the minimum front lot line, nearly in line with the adjacent houses, which would alter the historic pattern of varied setbacks on the block. Also, the proposal would excavate a new 12-foot deep basement light well at the west side of the historic structure, which would alter the characteristic visual quality of the existing two-story residence sited atop level grade.</p> <p><i>Recommendation:</i> Maintain a minimum 30-foot front setback (5 additional feet), in order to maintain the existing pattern of varied setbacks on the block. Also, locate the proposed basement light well and entrance in the new rear addition, behind the back wall of the historic structure, in order to minimize the visual impact at the front of the property and protect the integrity of the historic structure and its environment.</p>
<p>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.</p>	<p><input checked="" type="checkbox"/> Consistent <input type="checkbox"/> Not consistent <input type="checkbox"/> Not applicable</p> <p><i>Explanation:</i> Proposed changes at the front and side elevations of the historic structure, such as porch replacement and fenestration changes, are relatively minor and could be easily reversed. More substantial changes include modifying the roof pitch, constructing a new rear addition, moving the residence on the lot and constructing a new basement. Although intensive, these changes could be reversed and the property restored to its current state with the three primary architectural elevations (front and sides) remaining mostly intact.</p>

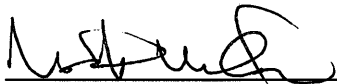
Recommendation

Based on analysis according to the Secretary of the Interior’s Standards for Rehabilitation, staff believes that the proposal may adversely affect the historical, architectural or aesthetic value of the building and its site, and the relationship of the building, in terms of harmony and appropriateness, with its surroundings, including neighborhood structures. Staff recommends that the finding of consistency with the Standard of Review in Section 16.49.050 (b) (2) cannot be made for the application as proposed.

In order to make a finding of consistency with the Secretary of the Interior’s Standards for Rehabilitation, and the Standard of Review in Section 16.49.050 (b) (2), staff recommends that the proposal may be approved subject to the following project-specific conditions:

1. Maintain a minimum 30-foot front setback (5 additional feet), in order to maintain the existing pattern of varied setbacks on the block. If applying the setback requires revising the design of the new rear addition in order to be consistent with the daylight plane envelope according to the code, alternative compatible designs of equivalent floor area may include a shed roof addition. The Historic Resource Planner may review and approve revisions consistent with this condition at the time of building permit submittal.
2. Locate the proposed basement light well in the new rear addition, behind the back wall of the historic structure, in order to minimize the visual impact at the front of the property and protect the historic integrity of the historic structure and its environment. The Historic Resource Planner may review and approve revisions consistent with this condition at the time of building permit submittal.
3. Retain the existing front door, which appears to be an intact historic feature. If it is deteriorated and the extent of deterioration makes repair infeasible, propose to replace it with a new door that matches the old in materials and design. The Historic Resource Planner may review and approve revisions consistent with this condition at the time of building permit submittal.
4. Surface the proposed new front porch and steps with brick in order to retain the existing visual character of the front porch. The Historic Resource Planner may review and approve revisions consistent with this condition at the time of building permit submittal.
5. Submit samples of the proposed replacement wood shake roofing, wood shake siding and horizontal wood siding to the Historic Resource Planner for review and approval. The samples shall be approved prior to issuance of a building permit.

PREPARED BY:



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REVIEWED BY:



Amy French
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Attachments

- A. Project Plans and Materials

Cc: Carl Hesse, Square Three Design Studios
Michael & Eiko Mies

