



Planning & Transportation Commission

Staff Report (ID # 11771)

| | | |
|-----------------------|---|---------------------------------|
| Report Type: | Action Items | Meeting Date: 11/18/2020 |
| Summary Title: | 922 College Avenue: Preliminary Parcel Map with Exceptions | |
| Title: | PUBLIC HEARING / QUASI-JUDICIAL. 922 College Avenue [20PLN-00104]: Request for Review of a Preliminary Parcel Map with Exceptions to Adjust Lot Lines for Two Substandard Parcels to Facilitate the Redevelopment and Sale of Two Homes. Environmental Assessment: Exempt. Zoning District: R-1 (Single Family Residential). For More Information Contact the Project Planner Emily Foley at Emily.Foley@cityofpaloalto.org | |
| From: | Jonathan Lait | |

Recommendation

Staff recommends that the Planning and Transportation Commission take the following action(s):

1. Conduct a public hearing, receive testimony, and recommend approval of the application to City Council.

Summary

The applicant/owner, Stanford University, would like to adjust lot lines on an existing R-1 zoned property with two underlying lots to better align the lots with existing residences and assessor's parcels. The applicant's stated intention is to redevelop and sell the properties to separate owners. Staff's research suggests that two underlying lots were established in 1912 in a long, rectangular configuration that would not reasonably allow development of two residences. In the 1950's, the City approved the reconfiguration of the property into two squarish lots to facilitate the development of a second residence on the property. Unfortunately, the owner at that time never recorded the subdivision with the County of Santa Clara, though separate Assessor's Parcel Numbers (APNs) were assigned and the second residence at 2160 Cornell Street was constructed in 1954.

The City's historic preservation consultant evaluated the property at 922 College Avenue in 2019. The City's consultant found the home to be ineligible for listing on the California Register

of Historical Resources. Demolition of these homes and construction of two new homes would not constitute a CEQA impact. New homes on substandard lots require a ministerial building permit and compliance with the development standards for substandard lots in PAMC 18.12.040(c).

A parcel map with exception is required because the lot line adjustment would result in an equal number of substandard lots, as described further in this report. The lot at 922 College Avenue would be 4,874 square feet. The lot at 2160 Cornell Street would be 3,750 square feet. Exceptions may only be granted by the City Council after recommendation by the Planning and Transportation Commission.

Background

Project Information

| | |
|-----------------|---------------------|
| Owner: | Stanford University |
| Architect: | N/A |
| Representative: | Eoin Buckley |

Property Information

| | |
|------------------------------|---|
| Address: | 922 College Avenue and 2160 Cornell Street |
| Neighborhood: | College Terrace |
| Lot Dimensions & Area: | 74.99 feet wide, 115 feet deep, 8,624 sf. |
| Housing Inventory Site: | None |
| Protected/Heritage Trees: | None |
| Historic Resource(s): | None |
| Existing Improvement(s): | 922 College Ave: single-family house, one-story, 868 sf, 14 ft height. Deemed Not Eligible for CRHR. 2160 Cornell St: single-family house, one-story, 1037 sf, 12 ft height |
| Existing Land Use(s): | Two single-family houses |
| Zoning Designation: | R-1 |
| Comp. Plan Designation: | Residential |
| Adjacent Land Uses & Zoning: | North: Single-family house (R-1) West: Single-family house (R-1) East: Single-family house (R-1) South: Single-family house (R-1) |

Aerial View of Property:



Source: Google

Project Description

Requested Entitlements, Findings and Purview:

The following discretionary applications are being requested:

- **Preliminary Parcel Map:** The process for evaluating this type of application is set forth in Title 21 of the Palo Alto Municipal Code and Government Code Section 66474. Palo Alto Municipal Code Section 21.12.090 requires the Director of Planning to review whether the proposed subdivision complies and is consistent with the Subdivision Map Act (in particular Government Code 66474), Title 21 of the Palo Alto Municipal Code, the Palo Alto Comprehensive Plan, and other applicable provisions of the Palo Alto Municipal Code and State Law. If, in the opinion of the Director of Planning, there are issues of major significance associated with the proposed parcel map, such map may be deferred by the Director of Planning to the Planning and Transportation Commission and the City Council for processing. Draft findings to approve a Subdivision are provided in Attachment C.
- **Conditional Exceptions:** The process for granting Exceptions is set forth in PAMC Chapter 21.32. Exceptions may only be granted by the City Council after recommendation by the Planning and Transportation Commission. Exceptions shall be granted only upon making the following findings: (1) There are special circumstances or conditions affecting the property. (2) The exception is necessary for the preservation and enjoyment of a substantial property right of the petitioner. (3) The granting of the exception will not be detrimental to the public welfare or injurious to other property in the territory in which

the property is situated. (4) The granting of the exception will not violate the requirements, goals, policies, or spirit of the law. Draft findings to approve conditional exceptions are provided in Attachment C.

Analysis¹

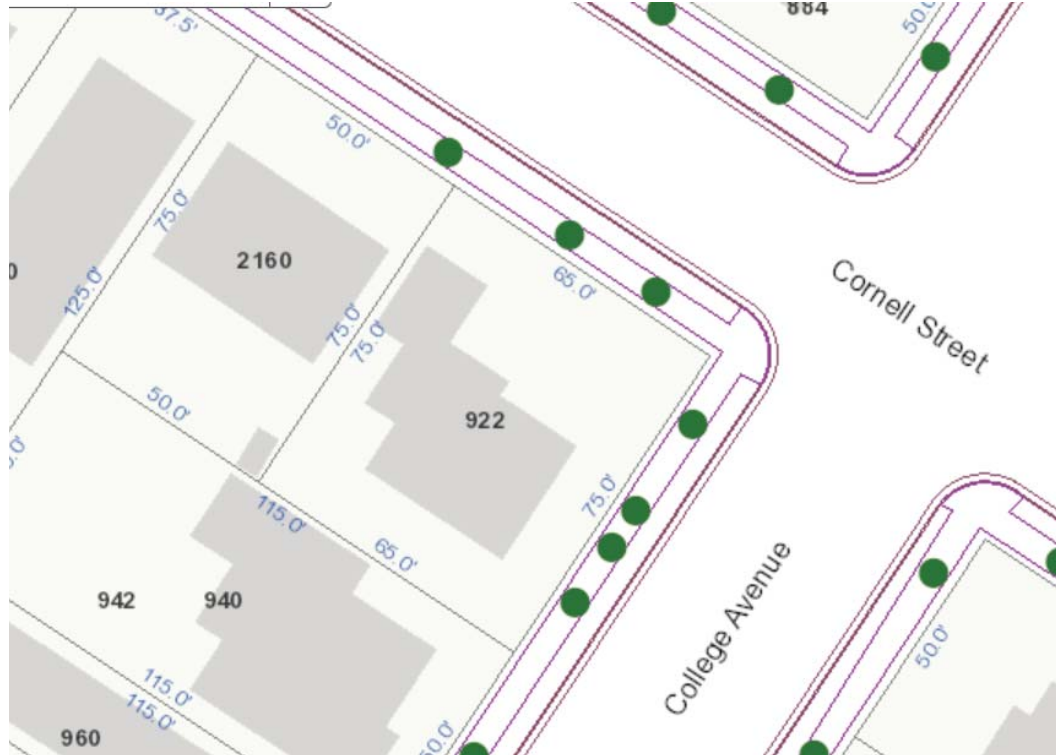
Neighborhood Setting and Character

The project is the redistribution of lot area from two existing substandard underlying lots, to two substandard lots which align with the existing lines per the Assessor's Parcel Numbers.

This property would be subdivided as follows:

- Parcel 1: 922 College Avenue would be 65 feet wide (along Cornell St. frontage) and 74.99 feet deep (along the College Ave. frontage), total area 4,874 square feet.
- Parcel 2: 2160 Cornell Street would be 50 feet wide, 74.99 feet deep, and an area of 3,750 square feet.

This would align with the current APNs as shown in our City GIS here:



The College Terrace neighborhood has several substandard lots. Many of the larger lots are comprised of two or more underlying lots as narrow as 25 feet wide from the original

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

subdivision of property in 1891.² In this case, the underlying lots were created by a combination of the 1891 map and separate conveyance of the lots evidenced by a 1912 grant deed. One of the underlying lots is 25 feet wide by 115 feet deep, while the other is 50 feet wide by 115 feet deep. The proposed lot sizes for this project would be comparable to others lots on the block, which vary from 2,875 square feet to 6,813 square feet. Other lots in this neighborhood also have multiple units despite being zoned R-1, including what appears to be a cottage cluster of four houses on two lots at the other end of the block, at College Avenue and Princeton Street.

Zoning Compliance³

Staff performed a detailed review of the proposed project's consistency with applicable zoning standards, reflected in a summary table (Attachment B).

The applicant is seeking, through the requested permits, deviation from certain code standards, in a manner that is consistent with the Subdivision Code. Specifically, the application includes a request for an Exception following the requirements of PAMC 21.32.

Additionally, PAMC 21.04.030(17) allows for a preliminary parcel map to merge four or fewer substandard R-1 lots into a parcel in greater compliance with the requirements of lot width, depth or area set forth in Title 18 and not be considered an Exception. This project does not qualify because it is not merging lots; there are currently two lots and there will be two lots if this project is approved. However, the new lots will be more in compliance in the sense that the lot lines will not go through the existing building, and the lots will each meet the R-1 development density of one primary unit per lot.

Consistency with the Comprehensive Plan, Area Plans and Guidelines⁴

This site has a Comprehensive Plan land use designation of Single-Family Residential and is not subject to any Area Plans or Guideline documents. The project does not propose to change the property's use as two single-family residences.

Consistency with Application Findings

The necessary findings for approval of the Preliminary Parcel Map are contained in State law and incorporated into Title 21 of the Municipal Code. Under the Subdivision Map Act, the Director of Planning must make a series of "reverse" findings to justify approval. If the findings cannot be made, the subdivision must be approved. In particular, under government code Section 66474, the Director shall deny a Preliminary Parcel Map if any of the findings are made. Otherwise, the Director must approve the subdivision. The findings for the proposed map are included in Attachment C and the draft conditions of approval of the proposed map are included in Attachment E.

² Because this 1891 "subdivision" pre-dates the Subdivision Map Act, which was first enacted in 1893, the "underlying" lots in this area cannot be recognized unless they were also separately conveyed.

³ The Palo Alto Zoning Code is available online: http://www.amlegal.com/codes/client/palo-alto_ca

⁴ The Palo Alto Comprehensive Plan is available online: <http://www.cityofpaloalto.org/gov/topics/projects/landuse/compplan.asp>

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 categorically exempt per CEQA Guideline Section 15315 (Minor Land Subdivisions).

Public Notification, Outreach & Comments

The Palo Alto Municipal Code requires notice of this public hearing to be published in a local paper and mailed to owners and occupants of property within 600 feet of the subject property at least ten days in advance. Notice of a public hearing for this project was published in the *Daily Post* on November 6, 2020, which is 13 days in advance of the meeting. Postcard mailing occurred on November 6, 2020, which is 13 days in advance of the meeting.

Public Comments

As of the writing of this report, two neighbors submitted comments, provided in Attachment D.

Report Author & Contact Information

Emily Foley, AICP, Associate Planner
(650) 617-3125
emily.foley@cityofpaloalto.org

PTC Liaison

Rachael Tanner, Assistant Director
(650) 329-2167
Rachael.Tanner@cityofpaloalto.org

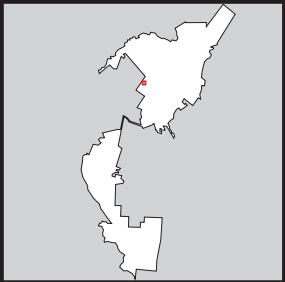
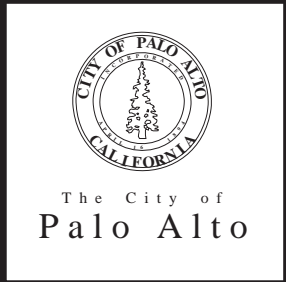
Attachments:

- Attachment A: Vicinity Map (PDF)
- Attachment B: Zoning Compliance (DOCX)
- Attachment C: Prelim Parcel Map Findings (DOCX)
- Attachment D: Neighbor Comments (PDF)
- Attachment E: Draft Conditions of Approval (PDF)
- Attachment F: Project Plans (DOCX)
- Attachment G: 922 College DPR Form - Not Eligible for CRHR (PDF)



Legend

- Assessment Parcel Palo Alto
- Assessment Parcel Palo Alto
- Assessment Parcel Outside Palo Alto
- Road Centerline Small Text (TC)
- Curb Face (RF)
- Pavement Edge (RF)
- Address Label (AP)
- Highlighted Features
- Current Features



Attachment A
Vicinity Map
922 College Ave. and 1026 Cornell St.

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

0' 21'

ATTACHMENT B
ZONING COMPARISON TABLE
 922 College Avenue, 20PLN-00104

Table 1: COMPARISON WITH CHAPTER 18.12 (R-1 DISTRICT)

| Regulation | Required | Existing | Proposed 922 College | Proposed 2160 Cornell St. |
|--|---|--|---|---|
| Minimum/Maximum Site Area, Width and Depth | 6,000-9,999 sf area, 60 foot width, 100 foot depth | 3 underlying lots, each approximately 2,875 sf, 25 feet wide, 115 feet deep Total 8,624 sf area, 74.99 feet wide, 115 feet deep | 4,874 sf, 65 feet wide, 74.99 feet deep | 3,750 sf, 50 feet wide, 74.99 feet deep |
| Minimum/Contextual Front Yard | 20 feet or the average setback (18.12.040(e)) | Approximately 25' on College Ave. for front unit | Approximately 30' on Cornell St. | Approximately 20' |
| Rear Yard | 20 feet | Approximately 6' for rear unit | Approximately 12' | Approximately 20' |
| Interior Side Yard | 6 feet | Approximately 12'-20' | Approximately 12' | Approximately 6' right, Approximately 0' left. |
| Street Side Yard | 16 feet | Approximately 20'-30' on Cornell St. | Approximately 25' on College Ave. | N/A |
| Max. Building Height | 30 feet or 33 feet for a roof pitch of 12;12 or greater ⁽³⁾ | One story, approximately 12'-14' | One story, approximately 14' | One story, approximately 12' |
| Side Yard Daylight Plane | 10 feet at interior side lot line then 45 degree angle ⁽⁶⁾ | | | |
| Rear Yard Daylight Plane | 16 feet at rear setback line then 60 degree angle ⁽⁶⁾ | | | |
| Max. Site Coverage | 35% with an additional 5% for covered patio/overhangs (3,018 sf) | Existing: 22%, 1,905 sf Allowed: 35%, 3,018 sf | Existing: 17.8%, 868 sf Allowed: 35%, 1,705.9 sf | Existing: 27.6%, 1,037 sf Allowed: 35%, 1,312.5 sf |
| Max. Total Floor Area Ratio | 45% for first 5,000 sf lot size and 30% for lot size in excess of 5,000 sf (3,337.2 sf) | Existing: 22%, 1,905 sf Allowed: 38.7% 3,337.2 sf | Existing: 17.8%, 868 sf Allowed: 45%, 2,193.3 sf | Existing: 27.6%, 1,037 sf Allowed: 45%, 1,687.5 sf |
| Max. House Size | 6,000 sf | 6,000 sf | 6,000 sf | 6,000 sf |
| Residential Density | One unit, except as provided in 18.12.070 | Two units, existing non-complying | One unit | One unit |

(3) R-1 Floodzone Heights: Provided, in a special flood hazard area as defined in [Chapter 16.52](#), the maximum heights are increased by one-half of the increase in elevation required to reach base flood elevation, up to a maximum building height of 33 feet.

(6) R-1 Floodzone Daylight Plane: Provided, if the site is in a special flood hazard area and is entitled to an increase in the maximum height, the heights for the daylight planes shall be adjusted by the same amount.

Table 2: CONFORMANCE WITH SECTION 18.12.060 and CHAPTER 18.52 (Off-Street Parking)
for Single Family Residential Uses

| Type | Required | Existing | Proposed 922 College | Proposed 2160 Cornell |
|-----------------|---|-------------------------------------|----------------------|-----------------------|
| Vehicle Parking | 2 parking spaces per unit, of which one must be covered | 2 spaces, one covered for each unit | 1 covered carport | 1 covered garage |

ATTACHMENT C
PRELIMINARY PARCEL MAP FINDINGS

922 College Avenue, File No. 20PLN-00104
Preliminary Parcel Map

A legislative body of a city shall deny approval of a Preliminary Parcel Map with Exceptions, if it makes any of the following findings (CGC Section 66474):

1. *That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451:*

The site does not lie within a specific plan area and is consistent with the provisions of the Comprehensive Plan.

2. *That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans:*

The map is consistent with the following Comprehensive Plan policies:

- a. Policy L-6.1: Promote high-quality design and site planning that is compatible with surrounding development and public spaces.
- b. Policy L-6.5: In areas of the City having a historic or consistent design character, encourage the design of new development to maintain and support the existing character.

3. *That the site is not physically suitable for the type of development:*

The site is currently contains two single-family houses, in a residential neighborhood. The proposed parcel map does not propose to change this.

4. *That the site is not physically suitable for the proposed density of development:*

The proposal for the site creates two substandard R-1 lots, however the site is currently comprised of two narrow substandard R-1 lots. The proposed project will result in two lots which are more in compliance with the Zoning Code than the existing, which is allowed under PAMC 21.04.030(b)(17). This project does not propose to change the current density of two single-family houses.

5. *That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat:*

The minor subdivision will not cause environmental damage or injure fish, wildlife, or their habitat. The project site has been fully urbanized and developed and is centrally located within the College Terrace area. There is no recognized sensitive wildlife or habitat in the project vicinity.

6. *That the design of the subdivision or type of improvements is likely to cause serious public health problems:*

The creation of two individual parcels will not cause serious public health problems, as it does not substantially affect the existing conditions and overall function of the property as a site single-family residences.

7. *That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.*

The parcel map does not propose nor require any easements.

The Preliminary Parcel Map with Exceptions also meets the following Findings for the Exceptions (PAMC 21.32.020):

1. *There are special circumstances or conditions affecting the property.*

The division of the property as proposed was approved by the City in 1952, but the record of survey (or parcel map) was not recorded. The property was subsequently developed with the second single-family house as if the division of the property had been properly completed. There are currently two underlying legal lots on the property, which are also substandard, but are asymmetrical and completely unaligned with the existing improvements. The new lots will be more in compliance in the sense that the lot lines will not go through the existing building, and the lots will each meet the R-1 development density of one primary unit per lot.

2. *The exception is necessary for the preservation and enjoyment of a substantial property right of the petitioner.*

The property is currently developed and used as two single family homes with distinct addresses. This has been the case since at least 1954.

3. *The granting of the exception will not be detrimental to the public welfare or injurious to other property in the territory in which the property is situated.*

The use of the property will confirm the existing conditions. The proposed lot sizes are in keeping with the current lot sizes of other lots in the College Terrace neighborhood,

4. *The granting of the exception will not violate the requirements, goals, policies, or spirit of the law.*

Granting this exception is found to be consistent with the Subdivision Map Act, Zoning Code, Comprehensive Plan.

Foley, Emily

From: Foley, Emily
Sent: Tuesday, November 10, 2020 2:01 PM
To: herb_borock@hotmail.com
Cc: French, Amy; Nguyen, Vinhloc; Gerhardt, Jodie
Subject: RE: 922 College Avenue [20PLN-00104]

Hello Herb,

Yes, as you noted this project has already been scheduled and noticed for a Planning and Transportation Commission Hearing.

Typically, we cannot cancel a hearing after it has been noticed, but since the item has been removed from the 11/12 Director's Hearing and there are no other items, the meeting is effectively cancelled as there are no items on the agenda.

Please let me know if you have any additional questions about the project.

Thanks,
 Emily

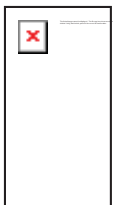


Emily Foley | AICP | Associate Planner | Planning & Development Services
 250 Hamilton Ave. 5th Floor, Palo Alto CA 94301
 Phone: (650) 617 - 3125

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From: French, Amy <Amy.French@CityofPaloAlto.org>
Sent: Tuesday, November 10, 2020 10:10 AM
To: Nguyen, Vinhloc <Vinhloc.Nguyen@CityofPaloAlto.org>; Gerhardt, Jodie <Jodie.Gerhardt@CityofPaloAlto.org>;
 Foley, Emily <Emily.Foley@CityofPaloAlto.org>
Subject: FW: 922 College Avenue [20PLN-00104]



Amy French | Chief Planning Official
 250 Hamilton Avenue | Palo Alto, CA 94301
 D: 650.329.2336 | E: amy.french@cityofpaloalto.org

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The City of Palo Alto is doing its part to reduce the spread of COVID-19. We have successfully transitioned most of our employees to a remote work environment. We remain available to

you via email, phone, and virtual meetings during our normal business hours.

From: herb <herb_borock@hotmail.com>
Sent: Sunday, November 08, 2020 5:57 PM
To: French, Amy <Amy.French@CityofPaloAlto.org>
Subject: 922 College Avenue [20PLN-00104]

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

A public hearing notice in the *Daily Post* indicated that there will be a Director's Hearing on a Preliminary Parcel Map to divide 922 College Avenue into two parcels (File 20PLN-00104) on November 12, 2020.

This proposed lot division requires exceptions and, therefore, is not a subject that can be reviewed at a Director's Hearing.

The same subject is now scheduled for a hearing on November 18, 2020 before the Planning and Transportation Commission, which is the appropriate body to make a recommendation to the City Council on an application for a Preliminary Parcel Map with Exceptions.

Holding a separate Director's Hearing on the subject would bias the hearing process before the Planning & Transportation Commission.

Please cancel the Director's Hearing for 922 College Avenue if you have not already done so.

Thank you.

Herb Borock

Foley, Emily

From: Maryjane Marcus <maryjane.marcus@gmail.com>
Sent: Monday, November 9, 2020 11:03 PM
To: Foley, Emily
Subject: Re: 922 college

Dear Emily,

Thank you. yes, I oppose this change and am also still troubled that Stanford is viewed as single use owners rather than a massive developer, since they own already 30% of my street and over 40 homes in College Terrace. It is not fair for us individuals to have to go up against Stanford - we just can't win. It's not a level playing field.

Warmly
 Mary Jane

On Mon, Nov 9, 2020 at 4:25 PM Foley, Emily <Emily.Foley@cityofpaloalto.org> wrote:

Hi Mary Jane,

You are receiving this email since you previously commented on the subdivision project for 922 College Ave . I wanted to inform you that this item will be heard at the Planning and Transportation Commission meeting on November 18th. The agenda and staff report will be published later this week on this webpage:
<https://www.cityofpaloalto.org/gov/boards/ptc/default.asp>.

Please let me know if you have any questions.

Thank you,

Emily



Emily Foley | AICP | Associate Planner | Planning & Development Services
 250 Hamilton Ave. 5th Floor, Palo Alto CA 94301

Phone: (650) 617 - 3125

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From: Maryjane Marcus <maryjane.marcus@gmail.com>
Sent: Thursday, September 10, 2020 1:25 PM
To: Foley, Emily <Emily.Foley@CityofPaloAlto.org>
Cc: Lait, Jonathan <Jonathan.Lait@CityofPaloAlto.org>
Subject: Re: 922 college

Dear Emily,

Yes, thanks for emailing me.

Just FYI -- (why I'm cc'ing Jonathan)

We have a much bigger issue in that Stanford's activity in College Terrace, in my opinion, should be viewed as a 'development' and not viewed as a bunch of single homes each reviewed separately. Stanford's purchases are a coordinated effort approved by the Board of Stanford to advance educational purposes, and they coordinate renovations, tear downs (which are most, much more than average homes here) and they sell them at the same time. These are permanently removed from the housing stock, and now 40+ homes in College Terrace are gone. The character of the neighborhood is losing its flavor as more and more homes are torn down here, unprecedented relative to home purchases before Stanford became a big player in the last 4 years. They tore down a beautiful Craftsman next door to me to build a mega-home. We are uniquely targeted in Palo Alto being right off campus. This is something you can also discuss in planning, that would be great.

Sincerely

Mary Jane

On Thu, Sep 10, 2020 at 10:16 AM Foley, Emily <Emily.Foley@cityofpalto.org> wrote:

Hello Mary Jane,

Thank you for sharing your concerns for the 922 College project application.

The project is going through two simultaneous project review processes, for the preliminary parcel map and for a variance.

The subdivision is a discretionary permit, which is approved at a Director's Hearing. This meeting has not yet been scheduled, but you will be notified by mail at least 10 days prior to the hearing, as required by the Subdivision Code. I will also make a note to email you. You will have the opportunity to provide public comment at the hearing, and the Director makes his decision within two weeks after the hearing.

The variance is a staff-level project, which does not require a public hearing. However, after the decision is made, it can be appealed to the Planning and Transportation Commission.

The project is still under Staff review, it will not move forward to a hearing until both application types are ready to be approved. At this point, we are waiting for the applicant to resubmit the project, which will start another 30-day staff review period. A Director's Hearing would be a minimum of 60 days from the date of resubmittal, and typically occur on a Thursday afternoon. The City is expecting to still be working from home, and therefore the hearing is expected to take place on Zoom.

Please let me know if you have any questions.

Thank you,

Emily

Emily Foley | AICP | Associate Planner | Planning & Development Services

250 Hamilton Ave. 5th Floor, Palo Alto CA 94301

Phone: (650) 617 - 3125



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From: Maryjane Marcus <maryjane.marcus@gmail.com>

Sent: Wednesday, September 9, 2020 6:23 PM

To: Foley, Emily <Emily.Foley@CityofPaloAlto.org>

Subject: 922 college

CAUTION: This email originated from outside of the organization. Be cautious of opening attachments and clicking on links.

Dear Emily,

I completely oppose turning those houses into 2 separate parcels. Stanford has already torn down 2 homes on our street to build mega homes and they are significantly changing the character of our street which has

Small homes and cottages. Stanford owns 5 homes on our street.

Sincerely

Mary Jane Marcus

2090 Cornell st

4162699079

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Kafenia COVID Response:

Millions need help, but you can start with one neighbor in our own community. [Support our RENT FUND.](#)

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Kafenia COVID Response:

Millions need help, but you can start with one neighbor in our own community. [Support our RENT FUND.](#)

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"The heart is a
The thousand-stringed instrument

That can only be tuned with
Love."

— شمس الدين محمد حافظ / Khwāja Šams ud-Dīn Muhammad Hāfez-e Šīrāzī, The Gift

Final Approval Report
Application No. 20PLN-00104
11-05-20

Address : 922 COLLEGE AV, PALO ALTO, CA, 94306

Project Description: Request for Preliminary Parcel Map to divide an existing 8,624 square foot parcel comprised of three underlying lots into two parcels, one at 4,312 square feet and the other at 3,750 square feet to facilitate the construction of two new homes. The existing parcel has two APN's but share the same lot description.
Environmental Assessment: Exempt. **Zoning District:** R-1 (Single Family Residential). For More Information Contact the Project Planner Emily Foley at Emily.Foley@cityofpaloalto.org

Record Type : Planning - Entitlement

Document Filename : C2_922COL_PLAN.pdf Uploaded:09/17/20

Thank you for submitting your plans for the Planning Entitlement application described above. The application was reviewed to ensure conformance with applicable Zoning regulations and the City's Guidelines.

The plans were received on 09/17/20 for review by Planning Staff and is Tentatively and Conditionally Approved. This approval will become effective 14 days from the postmark date of the approval letter unless the Planning Department receives a written request for a hearing or an appeal of the decision prior to the end of the business day 14 calendar-days after the postmark date.

The approval is subject to compliance with the following conditions. The property owner or applicant is solely responsible for the conditions of approval being met. Planning staff recommends the property owner or applicant discuss the conditions of approval with the contractor, designer, etc. and contact Planning staff with any questions.

The approval is subject to the following conditions:

Conditions of Approval Table

| Department | Conditions of Approval |
|------------|--|
| Building | Property lines (between lot 8 and 9 and 9 and 10) shall be removed at time to building permit.David Chung |
| Planning | <p>1. PROJECT PLANS. The Parcel Map submitted for review and approval by the Director shall be in substantial conformance with the Preliminary Parcel Map prepared by MacLeod and Associates "Preliminary Parcel Map with Exceptions for Subdivision Purposes (2 Lots)", consisting of 1 page, uploaded to Accela Citizen Access on September 17, 2020, except as modified to incorporate the conditions of this approval. A copy of this plan is on file in the Department of Planning and Community Environment, Current Planning Division.</p> <p>2. PARCEL MAP COVER PAGE. At such time as the Parcel Map is filed, the cover page shall include the name and title of the Director of Planning and Development Services.</p> <p>3. PARCEL MAP EXPIRATION. A Parcel Map, in conformance with the approved Preliminary Parcel Map, all requirements of the Subdivision Ordinance (PAMC Section 21.16), and to the satisfaction of the City Engineer, shall be filed with the Planning Division and the Public Works Engineering Division.</p> |

| Department | Conditions of Approval | 2.e |
|------------------|--|-----|
| | <p>within two (2) years of the Preliminary Parcel Map approval date. The time period for a project may be extended once for an additional year by the Director of Planning if submitted prior to the expiration date. The resultant parcel map must be recorded prior to any building permit issuance.</p> <p>4. INDEMNITY. To the extent permitted by law, the Applicant shall indemnify and hold harmless the City, its City Council, its officers, employees and agents (the "indemnified parties") from and against any claim, action, or proceeding brought by a third party against the indemnified parties and the applicant to attack, set aside or void, any permit or approval authorized hereby for the Project, including (without limitation) reimbursing the City for its actual attorneys' fees and costs incurred in defense of the litigation. The City may, in its sole discretion, elect to defend any such action with attorneys of its own choice. Emily Foley</p> | |
| Public Works Eng | COA1: Applicant shall provide a preliminary title report including copies of all referenced documents. The report shall be dated within 3 months of Final Map submittal. Ahmad Mokhtar | |
| Public Works Eng | <p>COA2: The applicant agrees that the City of Palo Alto will employ the services of Siegfried Engineering who will function as the City Surveyor and will review, sign, and stamp the Parcel Map associated with this project.</p> <p>In an effort to employ the services of Siegfried Engineering, and as part of the City's cost recovery measures, the applicant is required to provide payment to cover the cost of Siegfried Engineering's review.</p> <p>The map and associated documents will be forwarded to Siegfried Engineering for an initial review to establish the overall review cost. This will be based on the complexity of the project and the information shown on the document. This information will be shared with the applicant who will then provide written acknowledgment of the amount. The applicant may then provide payment for the review. Payment shall be provided prior to beginning the formal review process. Scope and Fee Letter from Siegfried Engineering will be provided separately. Ahmad Mokhtar</p> | |
| WGW Utilities | <p>A. The following comments are required to be addressed prior to Planning entitlement approval:</p> <p>None at this time.</p> <p>B. The following comments are required to be addressed prior to any future related permit application such as a Building Permit, Excavation and Grading Permit, Certificate of Compliance, Street Work Permit, Encroachment Permit, etc. These comments are provided as a courtesy and are not required to be addressed prior to the Planning entitlement approval:</p> <ol style="list-style-type: none"> 1. Show each parcel has one electric, water, gas, service, and one wastewater lateral connection connected to City of Palo Alto Utilities. 2. The applicant shall submit a completed water-gas-wastewater service connection application - loadsheet for each home to City of Palo Alto Utilities. The applicant must provide all the information requested for utility service demands (water in fixture units/g.p.m., gas in b.t.u.p.h or cfh, fire system load* in gpm, and sewer in fixture units/g.p.d.). The applicant shall provide the new total loads. (*Fire system load is required for new fire systems; deferred fire systems are required to provide fire system load, although a complete hydraulic design & analysis is deferred.) 3. Please amend the Site Plan or Utility Map to include: the size and location of all underground utilities within the development and the public right of way including electric, water, gas, mains and meters, backflow preventers, fire sprinkler riser, sewer/storm mains, sewer cleanouts, catch basins and any other required utilities. Include topographic features in the sidewalk like vaults, curb & gutter, sidewalk, planting strips, driveway approach, trees, etc. 3. Please add to the Site Plan or Demolition Plan the following note: UNUSED UTILITIES SERVICES REQUIREMENTS: ALL EXISTING WATER, GAS AND WASTEWATER SERVICES THAT WILL NOT BE REUSED SHALL BE ABANDONED AT THE MAIN PER WGW UTILITIES PROCEDURES. 4. Jose Jovel | |

Attachment F

Project Plans

During the ongoing Shelter-in-Place, project plans are only available online.

Directions to review Project plans online:

1. Go to: <http://bit.ly/922CollegePPM>
2. Use the “Records Info” drop down menu and select “Attachments”
3. Open the attachment named “C2_922COL_PLAN” and dated 09/17/2020 to review the plan set.

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

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 12 Resource name(s) or number (assigned by recorder) 922 College Avenue

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted
*a. County Santa Clara
*b. USGS 7.5' Quad Palo Alto, CA Date 2015
*c. Address 922 College Avenue City Palo Alto Zip 94306
*d. UTM: (Give more than one for large and/or linear resources) Zone _____ mE/ _____ mN
*e. Other Locational Data: Assessor's Parcel Number 137-03-030

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
922 College Avenue is a rectangular parcel in Palo Alto's College Terrace neighborhood. The 2,194 square-foot property is situated at the southwest corner of College Avenue and Cornell Street and contains a one-story single-family residence that is designed in a vernacular style. The building was originally constructed around 1918, according to Assessment Record No. 6237 (on file at Palo Alto Development Services), Palo Alto city directories, and historic aerial photographs. The house is set back from the public sidewalk along both College Avenue and Cornell Street. The front yard has a lawn, young trees, and several shrubs planted against the house. A concrete path leads from College Avenue to the front porch and around to the rear carport. A concrete driveway also leads from Cornell Street to the carport. 922 College Avenue is clad in wood shingles and has a hipped roof, with two gable extensions. The building appears to be situated over a full basement. The roof is clad with asphalt shingles (See Continuation Sheet Page 2).

*P3b. Resource Attributes: HP2: Single Family Residence; HP4: Ancillary Buildings

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other

P5a. Photo



P5b. Photo: (view and date)
Primary façade, August 8, 2019.

*P6. Date Constructed/Age and Sources: ☒ Historic ☐ Prehistoric ☐ Both
Circa 1918. Sources: Assessment Record No. 6237 and City Directories.

*P7. Owner and Address:
Leland Stanford Junior University

*P8. Recorded by:
Page & Turnbull, Inc.
170 Maiden Lane, 5th Floor
San Francisco, CA 94104

*P9. Date Recorded:
August 28, 2019

*P10. Survey Type: Intensive

*P11. Report Citation: None

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

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Resource Name or # (Assigned by recorder) 922 College Avenue

*Date August 26, 2019 ☒ Continuation ☐ Update

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



Figure 1: Aerial view of subject property. Parcel outlined in orange. Source: Google Maps, 2019.

The residence at 922 College Avenue has a mostly rectangular footprint, oriented east-west, with two gable extensions projecting from the northwest corner to the north and to the west. The building also has an attached carport, situated in the building's northwest corner between the two gable extensions.

The subject building's primary façade is oriented east, towards College Avenue (**Figure 2**). The south (right) half of the façade contains a single, fixed, undivided wood-frame window. The north (left) half of the façade contains a recessed porch (**Figure 3**). Three wood steps rise to the porch, which is partially enclosed by a half-wall balustrade. A square wood post supports the hipped roof at the porch's northeast corner. The porch's front door is a 28-lite wood door, protected by a vinyl storm door. Immediately north (right) of the door, a fixed, 15-light wood-frame window illuminates the interior.

Because the property is situated on a corner lot, the house's north façade is also entirely visible from the public right-of-way (**Figure 4**). The east (left) half of the façade contains paired two-light wood-sash windows. The west (right) half of the façade is encompassed within a gable extension. On both sides of the gable extension, single two-light wood-sash windows illuminate the interior. A single, fixed, undivided wood-frame window occupies the end of the gable extension.

The carport has a rectangular footprint, oriented north-south, and is flush with the house at its south end (**Figure 5**). The carport is open on its east and north sides and square wood posts support its flat roof.

The south façade is visible from the public right-of-way, though a privacy fence partially obscures the east (left) portion of the façade. The façade contains three double-hung wood-sash windows. (**Figure 6**)

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Figure 2: View of east (primary) façade.



Figure 3: Detail of front porch, door, and window.



Figure 4: View of north façade.



Figure 5: Oblique view of carport.



Figure 6: View of south façade from public right-of-way.

State of California — The Resources Agency
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Primary # _____

HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORDPage 4 of 12*NRHP Status Code 6Z*Resource Name or # 922 College AvenueB1. Historic name: 514 Palo Alto Avenue and 926 Palo Alto AvenueB2. Common name: 922 College AvenueB3. Original Use: Single-Family ResidenceB4. Present use: Single-Family Residence*B5. Architectural Style: Vernacular

*B6. Construction History: (Construction date, alterations, and date of alterations)

Assessment Record No. 6237, on file at Palo Alto Development Services, contends that 922 College Avenue was constructed around 1918. Built prior to the incorporation of Mayfield into Palo Alto in 1925 and the subsequent changes in street names, the building was alternately addressed as 514 Palo Alto Avenue and 926 Palo Alto Avenue. The building first appears in the 1925 fire insurance map produced by the Sanborn Map Company (**Figure 7**). The map shows the building located at the northwest corner of Palo Alto Avenue and Washington Street (now College Avenue and Washington Street). The building is depicted as a one-story wood frame residence with a rectangular footprint and a small outbuilding at the northwest corner of the property. Later building permits indicate that the outbuilding was a garage. Research for this report did not uncover the architect or builder of the subject building.

The building's was captured in historic aerial photographs in 1930 (**Figure 8**). The building's hipped roof and a small front dormer over the primary (east) facade are clearly visible in the photograph, as is the garage at the rear of the property. The 1945 Sanborn Map Company fire insurance map shows that the property remained relatively unchanged from this configuration in the 1940s (**Figure 9**). The house maintained its rectangular footprint, and the outbuilding remained in its original location.

Notable alterations to the building and its site appear to have taken place in the 1950s. In 1952, the garage was removed. Two years later, a permit application was submitted to construct a carport in the rear yard. Although the permit application was denied, it appears likely that the existing carport was constructed around this time. The carport is visible in a 1965 aerial photograph (**Figure 10**). The photograph also shows that the two gable extensions on the building's rear (west) façade and north facade were added by this time. Additionally, another house had been constructed on a portion of the rear yard to the west, indicating that the parcel had been split. Another change to the site and landscaping of the subject property took place in 1966 and 1969, when a six-foot-tall, 15-foot-long fence was added along the northeast side of the property. (See continuation sheet, page 6)

Building permits from subsequent years that are on file at Palo Alto Development Services primarily document plumbing and electrical work and roof replacements to the building. The dormer over the front facade that is visible in the 1930 aerial photograph may have been removed during one of these re-roofing projects.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features: A garage and accessory dwelling unit

B9a. Architect: unknown b. Builder: unknown*B10. Significance: Theme N/A Area College TerracePeriod of Significance N/A Property Type Single-Family Residence Applicable Criteria N/A**Historic Context:**

(See continuation sheet, page 7)

B11. Additional Resource Attributes:

HP4. Ancillary Buildings: detached garage

*B12. References: See footnotesB13. Remarks: N/A*B14. Evaluator: Robert Watkins and Clare Flynn, Page & Turnbull, Inc.

(This space reserved for official comments.)

Source: City of Palo Alto, Online Parcel Reports, 2019.

*Date of Evaluation: August 28, 2019

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*B6. Construction History (Continued):

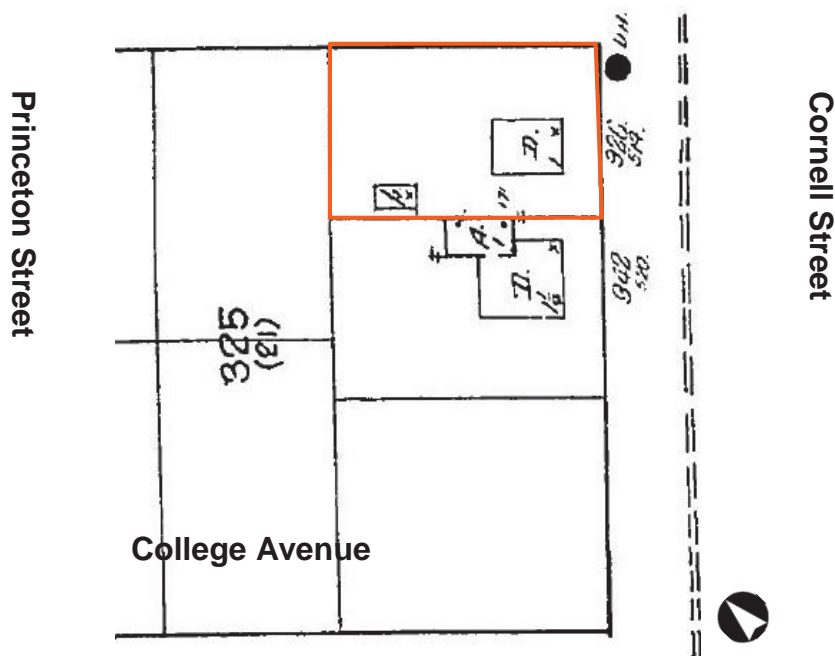


Figure 7: 1925 fire insurance map, produced by the Sanborn Map Company. Subject parcel outlined in orange. Mayfield, Sheet 9. Source: San Francisco Public Library.

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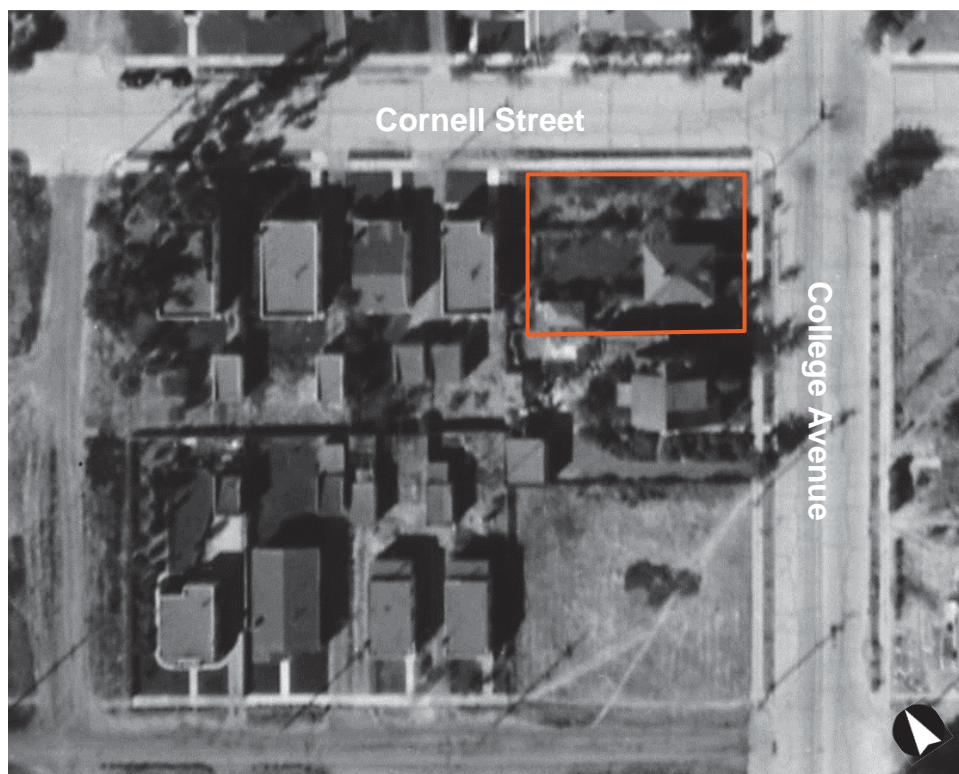


Figure 8: 1930 aerial photograph. Subject parcel outlined in orange. Source: Frame 22, Flight C-1124, Fairchild Aerial Surveys, UCSB Aerial Photograph Collection.

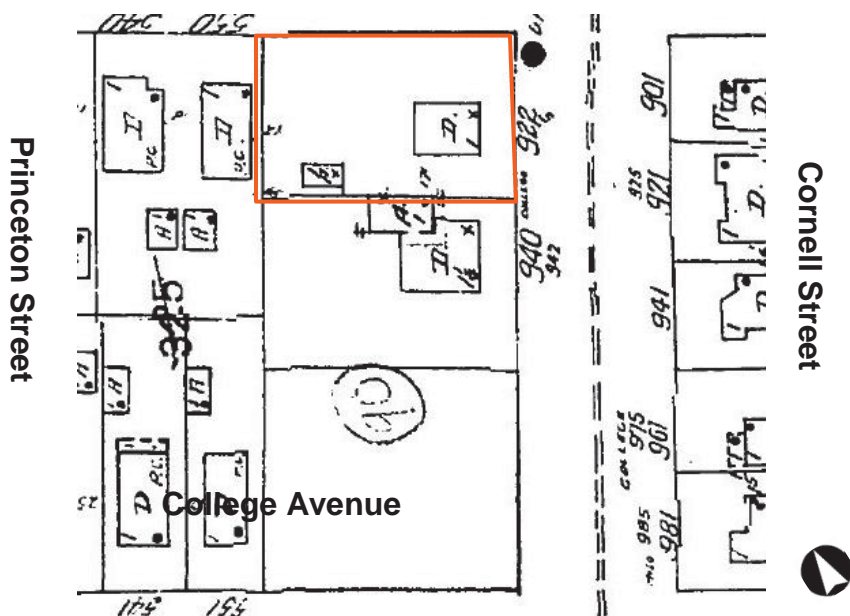


Figure 9: 1945 fire insurance map, produced by Sanborn Map Company. Subject parcel outlined in orange. Mayfield, Sheet 9. Source: San Francisco Public Library.

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Figure 10: 1965 aerial photograph. Subject parcel outlined in orange. Source: Frame 2-174, Flight CAS-65-130, Cartwright Aerial Surveys, UCSB Aerial Photograph Collection.

Table 1. Permit History for 922 College Avenue

| Permit # | Date | Owner | Architect/Contractor | Description |
|----------|------------|---------------|----------------------|---|
| N/A | 1952 | Not listed | N/A | Garage Removal |
| 54-V-5 | 06/16/1954 | Lina Riley | N/A | Create a six-foot rear yard in order to construct a carport (permit denied) |
| 3849 | 01/13/1966 | Lina Riley | N/A | 6' high fence commencing from east rear corner of lot along left side for a length of 15' |
| 3991 | 08/12/1969 | Lina Riley | N/A | Construction of fence as per fence ordinance |
| 12886 | 04/17/1970 | Lina Riley | N/A | Installation of 2 outlets and 1 lighting fixture |
| 5882 | 10/27/1976 | Lina Riley | N/A | Hot water heater installation |
| 11013 | 06/08/1978 | Lina Riley | Shelton Roofing | Asphalt shingle roof installation |
| 95-133P | 01/24/1995 | William Riley | Drain Patrol | Hot water heater replacement |
| 04-736 | 03/29/2004 | William Riley | Hot Water, Inc. | Hot water heater installation |
| | 10/14/2003 | William Riley | N/A | Rolled roofing installation |
| | 07/29/2009 | William Riley | N/A | Replace composite shingle roof with new shingles |

***B10. Significance (Continued)**

Historic Context:
Palo Alto History

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The earliest known settlement of the Palo Alto area was by the Ohlone people. The region was colonized in 1769 as part of Alta California. The Spanish and Mexican governments carved the area into large ranchos which contained portions of land that became Palo Alto including Rancho Corte Madera, Rancho Pastoria de las Borregas, Rancho Rincon de San Francisquito, and Rancho Riconada del Arroyo de San Francisquito.¹ These land grants were honored in the cession of California to the United States, but parcels were subdivided and sold throughout the nineteenth century. The current city of Palo Alto contains the former township of Mayfield, which was located just southwest of Alma Street (Figure 18). In 1882, railroad magnate and California politician Leland Stanford purchased 1,000 acres adjacent to Mayfield to add to his larger estate. Stanford's vast holdings became known as the Palo Alto Stock Farm. On March 9, 1885, Stanford University was founded through an endowment act by the California Assembly and Senate on Palo Alto Stock Farm land.

In 1894, Leland Stanford Stanford founded the town of Palo Alto with aid from his friend Timothy Hopkins of the Southern Pacific Railroad, who purchased and subdivided 740 acres of private land.² Known as both the Hopkins Tract and University Park, it was bounded by the San Francisquito Creek to the north and the railroad tracks and Stanford University campus to the south. A new train stop was created along University Avenue and the new town flourished serving the university. In its early years, Palo Alto was a temperance town where no alcohol could be served. The residents were mostly middle and working class, with a pocket of University professors clustered in the neighborhood deemed Professorville. The development of a local streetcar in 1906 and the interurban railway to San Jose in 1910 facilitated access to jobs outside the city and to the University, encouraging more people to move to Palo Alto.³ In July 1925, Mayfield was officially annexed and consolidated into the city of Palo Alto.⁴

Like the rest of the nation, Palo Alto suffered through the Great Depression in the 1930s and did not grow substantially. World War II brought an influx of military personnel and their families to the Peninsula; accordingly, Palo Alto saw rapid growth following the war as many families who had been stationed on the Peninsula by the military or who worked in associated industries chose to stay. Palo Alto's population more than doubled from 16,774 in 1940 to 33,753 in 1953.⁵

Palo Alto's city center greatly expanded in the late 1940s and 1950s, gathering parcels that would house new offices and light industrial uses and lead the city away from its "college town" reputation. Palo Alto annexed a vast area of mostly undeveloped land between 1959 and 1968. This area, west of the Foothill Expressway, has remained protected open space. Small annexations continued into the 1970s, contributing to the discontinuous footprint of the city today. Palo Alto remains closely tied to Stanford University; it is the largest employer in the city. The technology industry dominates other sectors of business, as is the case with most cities within Silicon Valley. Palo Alto consciously maintains its high proportion of open space to development and the suburban feeling and scale of its architecture.⁶

College Terrace Neighborhood

Palo Alto's College Terrace neighborhood is located to the southeast of the Stanford University campus and was initially developed in the late 1880s as a speculative residential subdivision. In 1887, farmer and landowner, Alexander Gordon, acquired 120 acres of land from Peter Spacher and Frederick W. Weisshaar, German immigrants who had acquired the same tract in 1870; each utilizing 60 acres for farming.⁷ Prior to Gordon's acquisition, Senator Leland Stanford attempted to acquire the 120-acre tract from Spacher and Weisshaar, which was proximal to and surrounded on three sides by his own land holdings. Spacher and Weisshaar, however, held out for better offers. In an effort to attract faculty and fraternities from the burgeoning university, Gordon subdivided the land he acquired and named his subdivision "Palo Alto," but soon changed the name to College Terrace following a lawsuit filed by Stanford (Figure 4).⁸ In 1891, the town of Mayfield annexed College Terrace, preceding Mayfield's annexation by Palo Alto in 1925.⁹ During the neighborhood's foundational years, streets were named for well-known universities, such as Cornell, the street that borders the subject property to the northeast.

By 1891, advertisements for College Terrace noted the subdivision's proximity to Stanford University boasting:

¹ Ward Winslow and Palo Alto Historical Association, *Palo Alto: A Centennial History* (Palo Alto, CA: Palo Alto Historical Association, 1993), 12-17.

² City of Palo Alto, *Comprehensive Plan 2030* (adopted by City Council, November 13, 2017), 16, accessed January 2, 2019, <https://www.cityofpaloalto.org/civicax/filebank/documents/62915>.

³ Dames & Moore, *Final Survey Report – Palo Alto Historical Survey Update: August 1997-August 2000* prepared for the City of Palo Alto Planning Division (February 2001), 1-4.

⁴ City of Palo Alto, *Comprehensive Plan 2030*, 16.

⁵ "Depression, War, and the Population Boom," Palo Alto Medical Foundation - Sutter Health, accessed January 2, 2019, <http://www.pamf.org/about/pamfhistory/depression.html>.

⁶ City of Palo Alto, *Comprehensive Plan 2030*, 11-20.

⁷ "College Terrace Sampler," Palo Alto Stanford Heritage, online, accessed June 27, 2018.

<http://www.pastheritage.org/Tours/CTer/Collegeterracetour.html>; and, "Weisshaar Park," City of Palo Alto, online, accessed June 27, 2018, <https://www.cityofpaloalto.org/news/displaynews.asp?NewsID=123>.

⁸ Ward Winslow and the Palo Alto Historical Association, *Palo Alto: A Centennial History*, (Palo Alto, CA: Palo Alto Historical Association, 1993) 28.

⁹ Ward Winslow and the Palo Alto Historical Association, *Palo Alto: A Centennial History*, (Palo Alto, CA: Palo Alto Historical Association, 1993) 28.

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No other property in the vicinity of this grand Institution of Learning offers better inducements, either for residence or investment, as the beautiful subdivision of College Terrace...containing about 1000 beautiful residence and Business lots...surrounded on three sides by [Stanford University's] grounds, and is nearer to its buildings than any other land except the University domain itself...Is rapidly increasing and there are only about 300 left unsold.¹⁰

After the neighborhood's annexation to Mayfield in 1891, associations to the nearby university and the potential for its proximity to spur development and investment in the Mayfield were well-recognized. In 1905, Mayfield's Board of Trade released a map circular which platted boarding and rooming houses in an effort to attract more student residents. The map was planned to be distributed throughout California.¹¹ Following the annexation of Mayfield by Palo Alto in 1925, duplicated street names were changed. The neighborhood's grid originally included four small parks called Berkeley, Hollywood, Hampton, and Eton. Three of the original parks remain in similar form and are known as Werry, Weishaar (formerly Hampton), and Cameron, the closest to the subject property. The fourth park adjoins the grounds of College Terrace Library.¹²

Based upon available Sanborn Map Co. fire insurance maps published in 1924 and 1949, the narrow lots throughout the grid neighborhood platted on early maps were by the 1920s of varying dimension. The subject lot, located toward the southern extent of the neighborhood, remained vacant through the 1930s along with several others in its vicinity. The neighborhood by this time featured residences of varying architectural styles ranging from early Queen Anne houses dating from the late 1880s to bungalows of the 1910s and 1920s, with select infilling of lots features eclectic revival style houses. By 1949, most lots had been improved with residences. More recently, Stanford University has acquired properties in the neighborhood in an effort to meet demands for housing faculty. As of 2017, the university has acquired over 20 properties in College Terrace since the late 1970s.¹³

Early Palo Alto Housing: Square Cottages

The Square Cottage is a vernacular building type identified in the 1997-2000 Palo Alto Historic Survey, completed by Dames & Moore (Dames & Moore survey). According to the survey, Square Cottages were among the predominant forms of detached residences that housed middle- and working-class people during the early development of Palo Alto, circa 1890 to 1910.¹⁴ While somewhat varied in their plans and architectural features, Square Cottage houses typically have hipped roofs and are one- or one-and-one-half stories tall. The main entrance is often centered on the primary façade, and at times is located within a recessed porch with balustrade and columns. This façade also often features an angled bay and/or a projecting volume with its own front-gabled roof. Hipped dormer windows are sometimes found at the front hip of the main roof. Ornamentation and decorative features added to these buildings were usually inspired by the popular architectural styles of the late nineteenth and early twentieth centuries, including Queen Anne, Colonial Revival, and Bungalow. These features, however, were often modest and contributed to the overall vernacular composition of the cottage. The proliferation of the Square Cottage as a primary residential building type in early Palo Alto has resulted in a large number of these cottages that remain extant. Examples can be found throughout the Palo Alto neighborhoods of University Park, University South, Downtown North, and Professorville.

Ownership and Occupancy Summary

The following ownership and occupancy histories for 922 College Avenue are based upon U.S. Federal Census data, listings in city directories for the City of Palo Alto published between 1934 and 1978, and building permit applications. Additional biographical information for the property's original and other long-term residents was compiled from genealogical data researched at Ancestry.com and through historic newspapers.

Table 2. Owner and Occupant History for 2135 Emerson Street

| Date(s) | Owners | Occupants | Employment (if listed) |
|-----------------|--------------------------------|--|---|
| Ca. 1918 - 1925 | <i>Unknown</i> | <i>Unknown</i> | |
| 1926 – 1929 | <i>Unknown</i> | Hero E. Rensch Ethel G. Rensch (wife) | Graduate student, author, later historian and curator for the State of California |
| 1930 - 1940 | Roy W. Riley and Lina P. Riley | Roy W. Riley (owner) Lina P. Riley (wife) | Plumber |

¹⁰ Advertisement, "Secure a Home in College Terrace," *Oakland Tribune*, November 27, 1891, 2.

¹¹ "Trade Board Issues Map," *San Francisco Call*, September 4, 1905, 4.

¹² In 1968, Hampton Park was renamed Weissshaar after early landowner Frederic W. Weissshaar who served as a Mayfield school district trustee and the town's first treasurer. See, "Weissshaar Park," City of Palo Alto, online, accessed June 27, 2018. <https://www.cityofpaloalto.org/news/displaynews.asp?NewsID=123>.

¹³ Based upon research of Santa Clara County Clerk Recorder's office records, as presented by Palo Alto Online in "Stanford Buys Homes in College Terrace, Raising Questions," July 21, 2017, accessed June 27, 2018. <https://www.paloaltoonline.com/news/2017/07/21/stanford-buys-homes-in-college-terrace-raising-questions>.

¹⁴ Dames & Moore, Final Survey Report, 5-3 and 5-4.

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Table 2. Owner and Occupant History for 2135 Emerson Street

| Date(s) | Owners | Occupants | Employment (if listed) |
|----------------|---------------|---------------------------------|------------------------|
| 1941 | | Claude (Ott) Riley (Lina's son) | |
| | | Donald R. Van Petten | Teacher |
| | | Leora G. Van Petten | |
| 1942 | | K.K. Killingsworth | |
| | | Pauline Killingsworth | |
| 1944 – 1978 | Lina P. Riley | Lina P. Riley | |
| 1954 | | Dorothy Harris | |
| 1955 | | Philip Fire | Electrical engineer |
| 1957-1961 | | Annie S. Robinson | |
| 1984 – 1985 | | K. Kafadar | |
| 1986- ca. 2018 | William Riley | Unknown | |

Research did not reveal the original owner and occupant of the subject building. The building's longest owners were Roy W. and Lina P. Riley, who owned and occupied the house between 1930 and 1940. The couple appears to have rented the house to a number of tenants in the early 1940s, after which Lina lived at the house for a period of more than 40 years until 1978.

Hero E. & Ethel G. Rensch. Occupants, c. 1926-1929

Hero Eugene Rensch was born in Boston, Massachusetts in 1890 to a German father and American mother.¹⁵ In 1892, the family relocated to California, where Rensch lived for the rest of his life. He met his wife, Ethel, in 1915, when both were working at the Stanford University library.¹⁶ Rensch studied history as a graduate student at Stanford University in the 1920s. Together, the couple researched and wrote about California history. In 1948, they co-authored the book, *Historic Spots in California*. The book was published by Stanford University Press and is considered "the only complete guide to the historical landmarks of California."¹⁷ The book was praised by California State Librarian Kevin Starr as an "indispensable reference source" that has served as the Baedeker guide to historical sites in the Golden State" for seven decades and by the *San Francisco Chronicle* as "an outstanding and accessible piece of scholarship."¹⁸ The book is now in its fifth edition. Ethel, meanwhile, authored a number of unpublished works that have been cited by other researchers, including "Herbert Hoover, the Son of a Pioneer People" and "Dr. John Minthorn: Biographical."¹⁹

In 1953, the Rensches moved to Sacramento. Hero worked for ten years as a research historian for the State of California's Division of Parks and Beaches in the Department of Natural Resources and served as the curator for Sutter's Fort for five years. He was also involved with the preservation and use of historic structures and sites in Old Sacramento. Hero died in 1971 at the age of 81.²⁰ Ethel died a few years later in 1975 at the age of 85.

Roy W. and Lina P. Riley, Owners and Occupants, 1930-1978

The individuals with the longest association with the subject property are Roy W. and Lina P. Riley. The couple owned and occupied the house from approximately 1930 until 1940, and Lina later lived at the house for a period of more than 40 years from approximately 1944 until 1978. Roy William Riley was born in North Dakota in 1886 and worked as a plumber. His wife Lina Pearl (née Rutledge) was born in Texas around 1894.²¹ In 1912, Lena married her first husband John Ernest Ott, with whom she had a son named Clarence Claude Ott (later renamed Clarence Claude Riley).²² Six years later, she married Roy Riley.²³ At an unknown date, the couple moved to California. By 1930, they were living at the subject house in Palo Alto. Roy worked as a plumber and died in 1943 at the age of 58.²⁴ Lina appears to have moved back into the house in 1944 and continued to live there until around 1978. She died in 1986 at the age of 92.²⁵ Building permit records after 1986 list William Riley as the property's owner. Although research did not confirm a relationship between William, Roy, and Lina, it appears likely that he was their son. Research did not uncover any additional information about the activities of the Rileys during their lifetimes.

Donald R. and Leora G. Van Petten, Occupants, 1941

¹⁵ 1930 Federal Census

¹⁶ "Ethel Rensch," *Auburn Journal*, October 1, 1975.

¹⁷ Stanford University Press, accessed August 26, 2019, <https://www.sup.org/books/title/?id=1094>.

¹⁸ Stanford University Press.

¹⁹ Kenneth Whyte, *Hoover: An Extraordinary Life in Extraordinary Times* (New York: Alfred A. Knopf, 2017), 620.

²⁰ "Hero E. Rensch," *The Press-Tribune (Roseville, California)*, April 5, 1971.

²¹ 1930 United States Federal Census, Santa Clara County, Palo Alto, Ancestry.com.

²² Idaho, County Marriages, 1864-1950, Ancestry.com; 1930 United States Federal Census.

²³ Idaho, Marriage Records, 1863-1967, Ancestry.com.

²⁴ California, Death Index, 1940-1997, Ancestry.com.

²⁵ Social Security Death Index, 1935-2014, Ancestry.com.

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City directories list Donald R. and Leora G. Van Petten as the residents of the subject property in 1941. Donald Van Petten was born in Joliet, Arizona in 1890. In 1912, he married Leora Jones. From 1928 to 1930, he served two terms as a legislator in the Arizona House of Representatives. After receiving a Master's degree in 1937, he dedicated his life to education. For a short period during the 1940s, he taught at Stanford University, where he completed his Ph.D dissertation, "The European Technical Advisor and Post-War Austria 1919-1923" in 1943. He also taught at Eastern New Mexico College in Portales for a time. Van Petten went on to teach political science at Arizona State University for more than 40 years, becoming an emeritus professor of the university. He also served as the athletic director of the university. Van Petten retired in 1961 and died in 1975 at the age of 84.²⁶

Statement of Significance:

In order for a property to be considered eligible for the California Register, the property must possess significance and retain integrity to convey that significance. The criteria for significance are:

- **Criterion 1 (Events): Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States.**

The building at 922 College Avenue does not appear to be individually eligible for listing in the California Register under Criterion 1 (Events). The building is not associated with any significant events, nor does it appear to have contributed to the broad patterns of history in Palo Alto, the state, or the nation. 922 College Avenue was constructed in the College Terrace neighborhood of Mayfield around 1918, prior to Mayfield's incorporation into the city of Palo Alto; however, it does not appear to have been the first house constructed in the neighborhood nor does it appear to have had a notable impact on the development of the area.

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

The subject property does not appear to be individually eligible for listing in the California Register under Criterion 2 (Persons). Available documentation on the former owners and occupants of the house does not suggest that these individuals were particularly significant to local, state, or national history in any way directly associated with the subject property. The original owners were not identified through research for this report. The first known occupants, Hero E. and Ethel G. Rensch, lived at the house from approximately 1926 until 1929. At the time, Hero was a graduate student, and Ethel was a clerk at the Stanford University library. Although the Rensches became known in the field of history for their research and co-authorship of the book *Historic Spots in California*, this work appears to postdate the couple's time at 922 College Avenue. Thus, the property is not associated with the accomplishments for which they are most well-known. The individuals with the longest association with the subject property are Roy W. and Lina P. Riley and William Riley (assumed to be their son). Roy and Lena Riley owned and occupied the house from approximately 1930 until 1940, and Lina later lived at the house for more than 40 years from approximately 1944 until 1978. William Riley is listed as the property owner in building permits after 1986. In spite of the long period of their involvement with 922 College Avenue, the Rileys do not appear to have had a significant impact on the course of local, state, or national history. Donald R. Van Petten, who lived at the subject property in 1941, had a distinguished career as a professor and two-term legislator in the Arizona House of Representatives; however, these accomplishments took place either before or after Van Petten lived at the subject property. Therefore, 922 College Avenue is not significant for its association with Van Petten. Other individuals listed in city directories as residents of the subject property appear to have lived there for only short periods of time of less than a year or two. Research did not reveal that any of these individuals have made significant contributions to local, state, or national history such that 922 College Avenue would be considered individually eligible under Criterion 2.

- **Criterion 3 (Architecture): Embodies the distinctive characteristics of a type, period, region or method of construction or represents the work of a master or possesses high artistic values.**

The subject property does not appear to be individually eligible for listing in the California Register under Criterion 3 (Architecture). The house on the property appears to be an example of a Square Cottage, one of the most common residential building typologies for Palo Alto's middle-class residents around the turn of the twentieth century. The house at 922 College Avenue was originally constructed around 1918. Although the building displays some characteristics of the Square Cottage typology—including a hipped roof, one-story height, and recessed entry—it does not represent a notable example of the type and does not rise to the necessary level of significance for listing under Criterion 3. Additionally, the building's original architect and builder were not identified through research, so the buildings cannot be associated with a master architect or builder. Therefore, 922 College Avenue does not appear to be individually eligible for the California Register under Criterion 3 (Architecture).

- **Criterion 4 (Information Potential): Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California or the nation.**

922 College Avenue does not appear to be individually eligible for listing in the California Register under Criterion 4 as a resource that has the potential to provide information important to the prehistory or history of the City of Palo Alto, state, or nation. It does not feature construction or material types, or embody engineering practices that would, with additional study, provide important

²⁶ "D.R. Van Petten," *The Pantagraph*, May 8, 1975; "Donald Van Petten," *Arizona Republic*, May 4, 1975; "Donald Van Petten Resigns ASU Post," *Arizona Republic*, April 27, 1961.

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information. Page & Turnbull's evaluation of this property was limited to age-eligible resources above ground and did not involve survey or evaluation of the subject property for the purposes of archaeological information.

Conclusion

922 College Avenue does not appear to be eligible for listing in the California Register of Historical Resources under any criteria. The house on the property was constructed in 1918 in the College Terrace neighborhood of Mayfield, which became part of Palo Alto in 1925. The house is a modest example of a Square Cottage and was altered in the 1950s with the addition of a carport and two gable extensions at the northwest corner of the house. A front-facing dormer was also removed above the building's primary façade, facing College Avenue. The building is not associated with important events or individuals such that it would be individually significant for that association; thus, it is not eligible for individual listing under Criterion 1 (Events) or Criterion 2 (Persons). The modest building does not possess artistic value, nor does it embody the distinctive characteristics of a type, period, or method of construction. embody the do not rise to the necessary level of significance under Criterion 3 (Architecture).

The California Historical Resource Status Code (CHRSC) of "6Z" has been assigned to the property, meaning "Found ineligible for National Register, California Register, or Local Designation through survey evaluation."²⁷

This conclusion does not address whether the building would qualify as a contributor to a potential historic district. A cursory inspection of the surrounding area reveals a high concentration of demolished and renovated buildings. Furthermore, College Terrace was not identified as a potential historic district eligible for the National Register of Historic Places in the Dames & Moore survey. The cottage courts within College Terrace were identified; however, 922 College Avenue would not contribute to such a district.

²⁷ California State Office of Historic Preservation Department of Parks and Recreation, *Technical Assistance Bulletin #8: User's Guide to the California Historical Resource Status Codes & Historical Resource Inventory Directory*, Sacramento, November 2004.