

Resolution No. 9637
Resolution of the Council of the City of Palo Alto Adopting
The Professorville Historic District Design Guidelines

RECITALS

A. On March 14, 2011, the City Council directed planning staff to work with the Historic Resources Board, Professorville residents, and other interested community members to develop design guidelines for all projects in Professorville, including compatibility criteria for new construction, additions, and remodels in the district.

B. On August 17, 2015, the City Council accepted a \$37,000 Grant from the California Office of Historic Preservation and adopted a related Budget Amendment Ordinance for completion of the Guidelines.

C. On July 28, 2016, the Historic Resources Board reviewed the draft Guidelines, heard public testimony, provided comments to staff, and recommended the City Council adopt the final revised Guidelines.

SECTION 1. Upon consideration of said recommendation after duly noticed public hearing on September 12 and October 24, 2016, the Council reviewed the Guidelines and made the following findings:

1. The Guidelines are consistent and compatible with applicable elements of the Palo Alto Comprehensive Plan, including:

POLICY L12: Preserve the character of residential neighborhoods by encouraging new or remodeled structures to be compatible with the neighborhood and adjacent structures.

POLICY L48: Promote high quality, creative design and site planning that is compatible with surrounding development and public spaces.

PROGRAM L49: In areas of the City having a historic or consistent design character, design new development to maintain and support the existing character.

POLICY L51: Encourage public and private upkeep and preservation of resources that have historic merit, including residences listed in the Historic Inventory.

PROGRAM L58: For proposed exterior alterations or additions to designated Historic Landmarks, require design review findings that the proposed changes are in compliance with the Secretary of the Interior Standards for Rehabilitation.

POLICY L58: Promote adaptive reuse of old buildings.

2. The Guidelines are consistent and compatible with the purpose of the Historic Preservation Ordinance (Municipal Code Chapter 16.49), including: Designate, preserve, protect, enhance and perpetuate those historic structures, districts and neighborhoods which contribute to the

cultural and aesthetic heritage of Palo Alto; Stabilize and improve the economic value of certain historic structures, districts and neighborhoods; Develop and maintain appropriate settings for such structures.

3. The Guidelines are consistent and compatible with the Standards of Review contained in the Historic Preservation Ordinance (Municipal Code Chapter 16.49), including: 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.

4. The Guidelines are consistent and compatible with the Standards for Rehabilitation, as follows: Secretary of the Interior's

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

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

4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

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

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

SECTION 2. The City Council hereby adopts the Professorville Historic District Design Guidelines, which are attached as Exhibit A with the changes noted in Exhibit B, as well as a reference to other available historical preservation incentives. Staff is authorized to reprint the Guidelines to incorporate these changes in accordance with Council action on October 24, 2016.

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SECTION 3 . CEQA In conformance with the California Environmental Quality Act (CEQA), the subject project has been assessed in accordance with the authority and criteria contained in CEQA, the State CEQA Guidelines, and the environmental regulations of the City. Specifically, the project is exempt from the provisions of CEQA per Class 8 Categorical Exemption, which applies to actions taken by regulatory agencies, as authorized by state or local ordinance, to assure the maintenance, restoration, enhancement, or protection of the environment where the regulatory process involves procedures for protection of the environment.

INTRODUCED AND PASSED: October 24, 2016

AYES: BERMAN, BURT, FILSETH, HOLMAN, KNISS, SCHARFF, SCHMID

NOES: WOLBACH

ABSENT: DUBOIS

ABSTENTIONS:

ATTEST:

DocuSigned by:
Beth Minor
45E95502DB71492

City Clerk

DocuSigned by:
Patricia Burt
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Mayor

APPROVED AS TO FORM:

DocuSigned by:
Cara Silver
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Senior Assistant City Attorney

APPROVED:
DocuSigned by:
J. K. Forge
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City Manager

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Director of Planning and Community Environment

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Director of Administrative Services