



Historic Resources Board Staff Report

From: Planning and Development Services Director
Lead Department: Planning and Development Services

Meeting Date: April 11, 2024
Report #: 2403-2766

TITLE

PUBLIC HEARING / QUASI-JUDICIAL. 411 Kipling Street [24PLN-00032]: Request for Historic Designation Reclassification, From a Local Historic Resource Category 4 to a Category 2. Environmental Assessment: No project under California Environmental Quality Act and CEQA Guidelines per Section 21065. Zone District: CD-C (P) - Downtown Commercial with Pedestrian Shopping Combining District. For More Information Contact Kristina Paulauskaite at Kristina.Paulauskaite@CityofPaloAlto.org.

RECOMMENDATION

Staff recommends that the Historic Resources Board (HRB) take the following action(s):

1. Recommend the City Council reclassify the building from a 'Contributing Building' Category 4 resource to a 'Major Building' Category 2 resource on the Palo Alto Historic Resources Inventory.

EXECUTIVE SUMMARY

This report is to support the HRB review of a requested reclassification of an existing one-and-a-half-story residential building currently used as a commercial building, listed as a Category 4 resource on the City's local Historic Resources Inventory (HRI). The existing building is located at 411 Kipling Street (APN 120-15-023) in the Downtown North neighborhood of Palo Alto and borders the commercial corridor of University Avenue. The owner is requesting a reclassification and designation as a Category 2 resource on the City's HRI (Attachment A).

On November 21, 2023, the City's consultant, Page & Turnbull, prepared a Historic Resource Evaluation (HRE) (Attachment B). The evaluation report was prepared directly for the City of Palo Alto at the applicant's expense. The evaluation found the subject property individually eligible for listing on the California Register of Historic Resources (CRHR) under Criterion 2 (The structure is particularly representative of an architectural style or way of life important to the city, state or nation), Criterion 5 (The architect or building was important), and Criterion 6 (The

structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship).

On February 6, 2024, Mark Sterns, on behalf of Hayes Group Architects, requested HRB review a request for reclassification of 411 Kipling, designed by George W. Mosher, from a 'Contributing Building' Category 4 resource to a 'Major Building' Category 2 resource on the Palo Alto Historic Inventory.

The HRB is requested to recommend the reclassification to the City Council. Specifically, the HRB may affirm that the building retains its integrity and determine the building's consistency with the definition of a Category 2 historic resource as a 'Major Building'. The HRB's purview, as set forth in PAMC Section 16.49.040, includes recommending the reclassification to the City Council for approval, disapproval, or modification.

BACKGROUND

Site Development

411 Kipling Street, located within the Downtown Commercial Community (CD-C) zone district with Pedestrian Combining District (P), survived commercial development and provides a contrast to the larger commercial scale and higher density of University Avenue and sections of Lytton Avenue and Cowper Streets.

411 Kipling Street is a one-and-a-half-story residential building currently used as two commercial units in Palo Alto's Downtown North neighborhood and borders the commercial corridor of University Avenue to the east. It is situated on a flat, rectangular parcel that is 40 feet wide by 112.5 feet deep.

The subject building at 411 Kipling Street was constructed in 1902 for Hiland H. Holly, but its first occupants were Mrs. M. M. Baker and Mrs. E. A. Sykes. The one-and-a-half story house was built by George W. Mosher.

By 1924, the footprint of the subject property remained the same, but the rear outbuilding was removed. Between 1902 to 1925 the rear addition was added to the house including the wood siding and double-hung sash windows. In 1989, a permit was granted for the construction of new stairs with a railing at the entryway. Since the late 1980s, no other alterations have been documented, and all facades appear unchanged.

Builder George W. Mosher

George Wilbert Mosher (1863-1939) was a prolific contractor and craftsman in the Palo Alto area who constructed hundreds of buildings in the formative years of the City of Palo Alto during the

late nineteenth and early twentieth centuries. In 1884 George Mosher arrived in the City of Palo Alto as an already accomplished builder and craftsman.

Mosher was also the architect/builder on many other houses found throughout Palo Alto. Compared to those associated with a trained architect, they were generally more modest in size and design. They typically were one-story Square Cottages or two-story square boxes (as the Dames & Moore historic resources survey of 1997-2000 categorized them, see Attachment C), and various architectural styles that were popular during the period such as Greek Revival, Queen Anne, Folk Victorian, Shingle, and Mission Revival. The architectural detailing was usually simplified, or included a mix of elements from different styles, and might have been from pattern books or published designs with some modification by Mosher. A few, like the late 19th century Queen Anne houses at 533 Bryant Street, 228 Byron Street, 617 High Street, and 225 Emerson Street, appear to have more decorative elements and are good vernacular examples of the style.

The Palo Alto Historic Resources Inventory (findings are viewable at the below link¹), attributes several houses to Mosher as the builder, including:

Two-Story Square Boxes:

- 270 Channing Avenue (Category 4, Palo Alto Historic Inventory), 1905
- 617 High Street (Category 3, Palo Alto Historic Inventory), 1897
- Sloanker House, 334 Kingsley Avenue, Professorville Historic District (Category 2, Palo Alto Historic Inventory), 1903
- 431 Kipling Street (Category 4, Palo Alto Historic Inventory), 1901
- 1128 Webster Street (Category 4, Palo Alto Historic Inventory), 1894
- 1295 Wilson Street (Category 3, Palo Alto Historic Inventory), 1895

Square Cottages

- 228 Byron Street (Category 2, Palo Alto Historic Inventory), 1896
- 225 Emerson Street (Category 2, Palo Alto Historic Inventory), 1893
- 411 Kipling Street (Category 4, Palo Alto Historic Inventory), 1902
- Bixby House, 533 (535) Bryant Street (Category 2, Palo Alto Historic Inventory), 1897

Mosher also constructed some commercial and institutional buildings such as the 1905 addition to Fraternal Hall, which was designed by Newsom & Newsom to add on to Samuel Newsom's original 1898 building.

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¹ Link to 1997-2001 survey findings <https://www.cityofpaloalto.org/files/assets/public/v/1/planning-and-development-services/historic-preservation/summary-of-findings.pdf>



Square Cottage Type

411 Kipling Street exemplifies the early Palo Alto “Square Cottage” building type with stylistic elements of Colonial Revival and Queen Anne Free Classic. The building is rectilinear in plan with a wood frame and shiplap siding. It has a hipped roof with one dormer and a plain frieze board, wide boxed eave, with cornice with dentil molding throughout. All windows and doors are original with wood casing and frames. There is a wood water table that continues across all facades.

The Square Cottage is a vernacular building type identified in the 1997-2000 Palo Alto Historic Survey, completed by Dames & Moore. It was one of three property types identified as potentially eligible for the National Register using the Multiple Property format. Square Cottages were among the predominant forms of detached residences that housed middle- and working-class people during the early development of Palo Alto, ca. 1890-1910 variously ornamented with Queen Anne, Colonial Revival, Bungalow, and other stylistic details, but all belong to a single house type. These were the most common houses built in Palo Alto up to about 1910.

The designs for these Square Cottage buildings were not usually the product of professional architects rather local builders would construct a traditional residence from a pattern book or published design and modify various architectural features to personalize the building.

ANALYSIS

HRB Purview of Resources in the Downtown and Historic District

Reclassification of 411 Kipling Street from a Category 4 to a Category 2 resource would not change the current historic review process and standards for exterior alterations, given its location in the Downtown. Exterior alterations are not proposed at this time (Attachment E). Exterior modifications to the building or land use changes would be subject to meeting the CD-C (GP)(P) development standards in PAMC Chapter 18.18 and Historic Preservation Ordinance in PAMC Chapter 16.49.

Benefits of Historic Listing and Reclassification

Reclassification from a Category 4 to a Category 2 resource at the local level would allow for participation in the Floor Area Bonus/Transfer of Development Rights program, which is only available for local inventory Category 1 and 2 resources. The applicant’s request to upgrade the local inventory category based on the attached evaluation does not ask for transfer of development rights (TDR) or a floor area bonus. On-site use of bonus area would require review for compliance with the Secretary of the Interior’s Standards (SOIS) and Architectural Review findings. PAMC Section 18.18.080 governs the process to transfer bonus floor area to eligible non-historic receiver site(s) in the Downtown area.

Per Palo Alto Municipal Code Section 18.18.070, building that is in Historic Category 2 is eligible for the following bonuses:

- (a) Available Floor Area Bonuses
(2) Seismic Rehabilitation Bonus

A building that is in Seismic Category I, II, or III, and is undergoing seismic rehabilitation, but is not in Historic Category 1 or 2, shall be allowed to increase its floor area by 2,500 square feet or 25% of the existing building, whichever is greater, without having this increase count toward the FAR, subject to the restrictions in subsection (b). Such increase in floor area shall not be permitted for buildings that exceed a FAR of 3.0:1 in the CD-C subdistrict.

- (3) Historic Rehabilitation Bonus

A building that is in Historic Category 1 or 2, and is undergoing historic rehabilitation, but is not in Seismic Category I, II, or III, shall be allowed to increase its floor area by 2,500 square feet or 25% of the existing building, whichever is greater, without having this increase count toward the FAR, subject to the restrictions in subsection (b). Such increase in floor area shall not be permitted for buildings that exceed a FAR of 3.0:1 in the CD-C subdistrict.

- (4) Combined Historic and Seismic Rehabilitation Bonus

A building that is in Historic Category 1 or 2, and is undergoing historic rehabilitation, and is also in Seismic Category I, II, or III, and is undergoing seismic rehabilitation, shall be allowed to increase its floor area by 5,000 square feet or 50% of the existing building, whichever is greater, without having this increase count toward the FAR, subject to the restrictions in subsection (b). Such increase in floor area shall not be permitted for buildings that exceed a FAR of 3.0:1 in the CD-C subdistrict.

- (5) Historic Bonus for Over-Sized Buildings

A building in Historic Category 1 or 2 that is undergoing historic rehabilitation and that currently exceeds a FAR of 3.0:1 if located in the CD-C subdistrict or 2.0:1 if located in the CD-S or CD-N subdistricts shall nevertheless be allowed to obtain a floor area bonus of 50% of the maximum allowable floor area for the site of the building, based upon a FAR of 3.0:1 if in the CD-C subdistrict and a FAR of 2.0:1 in the CD-S and CD-N subdistricts, subject to the restrictions in subsection (b) and the following limitation:

(A) The floor area bonus shall not be used on the site of the Historic Category 1 or 2 building, but instead may be transferred to another property or properties under the provisions of Section 18.18.080.

California Historical Resource Status Codes

411 Kipling Street is listed in the Built Environment Resource Directory (BERD) database for Santa Clara County with a status code of 5S2, meaning it is “Recognized as Historically Significant by Local Government” and within that categorization, it is considered “Individually eligible for local listing or designation.” The most recent update to the BERD database was in March 2020.

1978 Palo Alto Historic Inventory

411 Kipling Street is currently listed in the City of Palo Alto Historic Inventory as a Category 4: “Contributing Building.” It was surveyed for the Historic Resources Inventory and added to the local register in 1985 (Attachment C).

Historic Resource Evaluation

The attached HRE (Attachment B) considered the current historic status, provided a building description, and included a summary of historic context for the property at 411 Kipling Street. Specifically, the HRE included an evaluation of the property’s individual eligibility for listing on the California Register of Historic Resources (CRHR). The HRE report, dated November 21, 2023, found 411 Kipling Street individually eligible for CRHR listing under Criterion 2, Criterion 5, and Criterion 6:

- **Criterion 2** (The structure or is particularly representative of an architectural style or way of life important to the city, state or nation)

411 Kipling Street is an excellent extant example of the Square Cottage house type in Palo Alto’s Downtown North neighborhood. The Square Cottage is a Palo Alto residential house type that mixed familiar forms and finishes of the Colonial Revival, Queen Anne Free Classic, and sometimes Craftsman styles in later examples. The subject building is an early extant example of this important building type and is also a unique variation featuring a hipped roof, simple Tuscan columns, and a flat front façade, instead of the more common cross-gabled roof and projecting bay window.

- **Criterion 5** (The architect or building was important)

George W. Mosher was a builder of merit who made important contributions to the early built environment of Palo Alto. While Mosher’s works are considered more modest in size and design compared with other architect-designed residences from the same period, he built and designed numerous “Square Cottage” house types and was the builder for several larger high style residences in Palo Alto. The subject building is an important extant example of George W. Mosher’s contributions to the high-quality housing stock built in Palo Alto’s early period of development.

- **Criterion 6** (The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship)

411 Kipling Street showcases the high level of craftsmanship and architectural design implemented by builder-of-merit George W. Mosher. Elements of the façade that meet the definition of Criterion 6 include original wood windows with one-over-one double-hung sashes, ogee lugs, and cottage windows with diamond mullions, along with shiplap siding and cornice with dentil molding.

Criteria for Designation and Historic Resource Category Definitions

411 Kipling Street currently meets the criteria for designation that are set forth in the City's historic preservation ordinance, Palo Alto Municipal Code (PAMC) Chapter 16.49.040 (b) (Attachment D).

PAMC Section 16.49.020 (b) provides definitions for the four inventory Categories. A Category 4 building is defined as follows:

Category 3 or 4: "Contributing building" means any building or group of buildings which are good local examples of architectural styles and which relate to the character of a neighborhood grouping in scale, materials, proportion or other factors. A contributing building may have had extensive or permanent changes made to the original design, such as inappropriate additions, extensive removal of architectural details, or wooden facades resurfaced in asbestos or stucco.

A Category 2 building is defined in the PAMC Section 16.49.020(b) as follows:

Category 2: "Major building" means any building or group of buildings of major regional importance, meritorious works of the best architects or an outstanding example of an architectural style or the stylistic development of architecture in the state or region. A major building may have some exterior modifications, but the original character is retained.

Seven Aspects of Integrity

411 Kipling Street retains a high degree of all seven aspects of integrity, which effectively explain why, where, when and how this property is significant. The seven aspects that define integrity are location, setting design, materials, workmanship, feeling and association. The integrity assessment is outlined as follows²:

Location

The subject property retains integrity of location. The subject building has remained situated at its location of original construction since 1902.

Setting

411 Kipling Street retains integrity of setting. The subject building is a surviving property among a residential block of Kipling Street that has retained the majority of its original early 20th century housing stock, despite commercial development of Palo Alto's downtown core over time. The surrounding properties that neighbor 411 Kipling are mostly all relatively unaltered and together express a high level of integrity of setting.

Design

411 Kipling Street retains integrity of design. There have been minimal alterations, apart from a rear addition that was likely added prior to 1925 and replacement of the front stairs. The

² Excerpt from the Historic Resource Evaluation conducted by Page and Turnbull, Inc. on November 21, 2023, page 34-35.

residence retains its original form as a Square Cottage building type with Colonial Revival and Queen Anne Free Classic character-defining features that include Tuscan columns, cottage windows with diamond mullions, and a cornice with dentil molding.

Materials

411 Kipling Street retains integrity of materials. Aside from the original front steps to the entryway, very few of the original features appear to have been altered, removed, or replaced. The primary exterior building materials include original shiplap siding, wood windows and doors, and cornice with dentil molding.

Workmanship

411 Kipling Street retains integrity of workmanship. Features providing evidence of period workmanship and construction methods include original wood windows with one-over-one double hung sashes and ogee lugs, cottage windows with diamond mullions, shiplap siding, and cornice with dentil molding. While the Square Cottage building type is more modest than other contemporaneous high style house types, the subject property reflects a high level of workmanship in the decorative detailing and materiality of the building.

Feeling

411 Kipling Street retains integrity of feeling. The building retains the feeling of its original design and materiality as constructed in 1902 by George W. Mosher, as its design, materiality, and workmanship remain highly representative of its original Square Cottage aesthetic. Alterations and a rear addition have not diminished the residence's form, height, massing, or materiality such that its feeling is impaired.

Association

411 Kipling Street retains integrity of association. While the residence is not eligible for the California Register for its association with an event or a past owner or occupant, its association to builder of merit George W. Mosher continues to be represented through its retention of the building's original materials and its Colonial Revival/Queen Anne design characteristics. The subject building was originally constructed as a rental house and situated in a largely residential setting with other properties of similar scale along neighboring blocks of Lytton Avenue, Cowper Street, and University Avenue. Since its original occupants, the building has functioned as a single-family residence, followed by duplex residential property, and later c.1983 onwards as a two-unit commercial office, medical, or retail space. While the property's original use has changed over time, the exterior of the building has not been altered to reflect these changes, and the building still reflects its original residential appearance. Therefore, integrity of association has been maintained.

Staff recommendations

Staff concurs with the findings of the consultant's evaluation. Therefore, staff supports 411 Kipling Street owners in their request to upgrade the Local Inventory reclassification from a Category 4 to a Category 2 resource. 411 Kipling Street appears eligible for elevation to Category 2: A "Major Building" of regional importance on the Palo Alto Historic Buildings Inventory. The

subject building is a meritorious work of an important local builder George W. Mosher and is an outstanding extant example of the Square Cottage house type within Palo Alto's urban core.

ENVIRONMENTAL REVIEW

Maintenance of historic designation of a property or reclassification of historic designation of a property is not a project under the California Environmental Quality Act and CEQA Guidelines per Section 21065 because it will not cause a direct change to the physical environment nor a reasonably foreseeable indirect physical change in the environment. Although reclassification will make the property eligible for a historic rehabilitation floor area bonus under PAMC 18.18.070, there is no such application on file and any future project will be separately analyzed under CEQA.

PUBLIC NOTIFICATIONS, OUTREACH & COMMENTS

Notice of this HRB hearing appeared in the Daily Post on March 27, 2024, which is 15 days in advance of the meeting.

ALTERNATIVE ACTIONS

In addition to the recommended action, the HRB may:

1. Continue the reclassification request for further discussion
2. Deny the reclassification request and the property will remain a Category 4 building

ATTACHMENTS

Attachment A –Location Map and Request Letter

Attachment B – HRE by Page & Turnbull

Attachment C – DPR Form

Attachment D – PAMC Section 16.49.040 (b)

Attachment E – Project Plans

AUTHORS

Report Author & Contact Information

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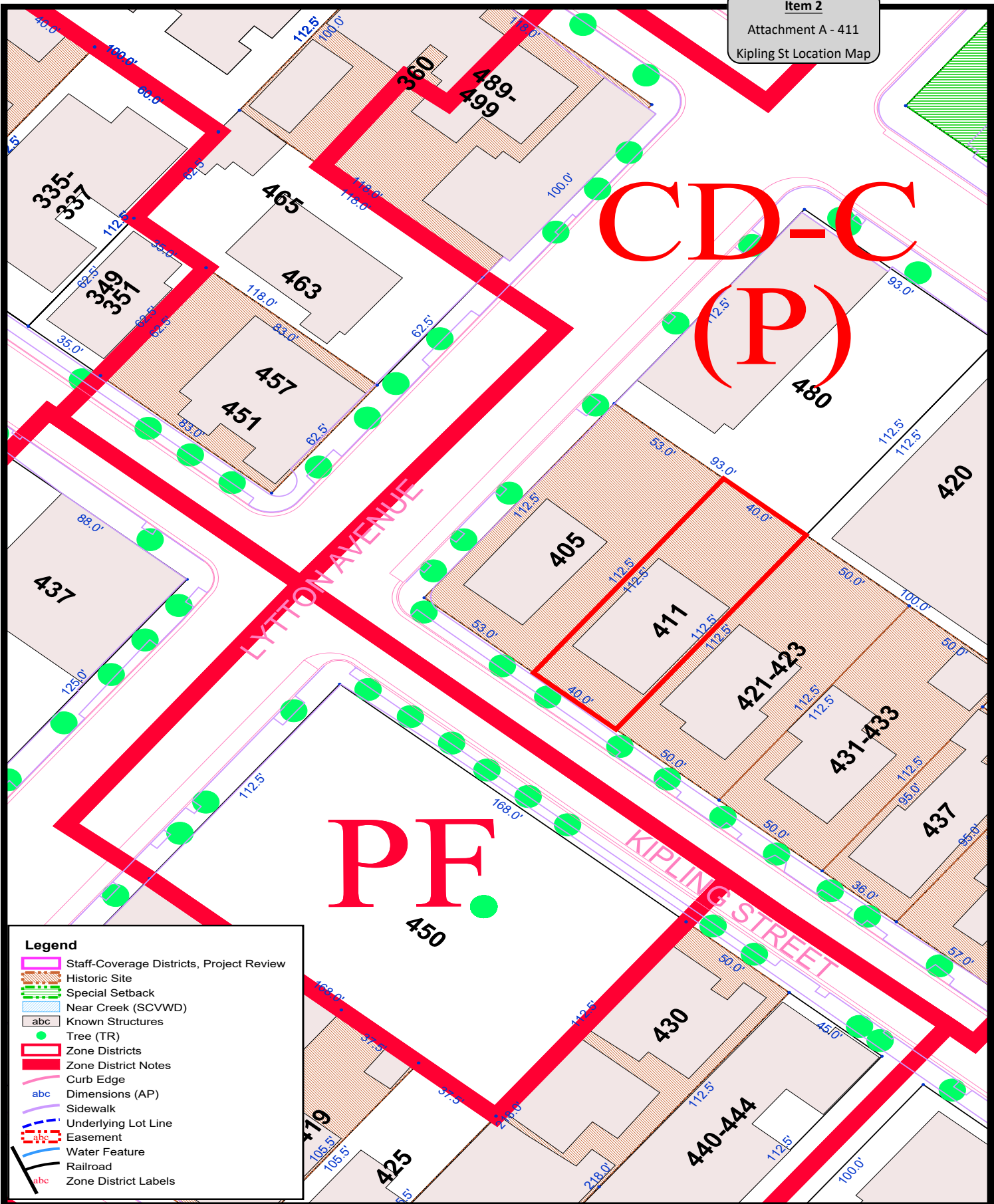
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ATTACHMENT A
Location Map
411 Kipling

Packet Pg. 16

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



411 KIPLING STREET HISTORIC RESOURCE EVALUATION (HRE)

PALO ALTO, CALIFORNIA
[16252B.26]

PREPARED FOR THE CITY OF PALO ALTO
November 21, 2023



Item 2

Attachment B - 411
Kipling St HRE by Page &
Turnbull

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Item 2

Attachment B - 411
Kipling St HRE by Page &
Turnbull

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I. INTRODUCTION

This Historic Resource Evaluation (HRE) has been prepared at the request of the City of Palo Alto for the property at 411 Kipling Street (APN 120-15-023). The subject property is 40 feet wide by 112 feet deep with frontage along Kipling Street to the southwest (**Figure 1**). The subject block is located in the Downtown North neighborhood of Palo Alto in a commercial CD-C (P) zoning district and is bounded by Cowper Street to the northeast, Lytton Avenue to the northwest, University Avenue to the southeast, and Kipling Street to the southwest. The building was constructed by prominent local builder G.W. Mosher for Hiland H. Holly for use as a residential rental property and was completed in 1902 (**Figure 2**). Today, the subject building is used as office space for a nonprofit.

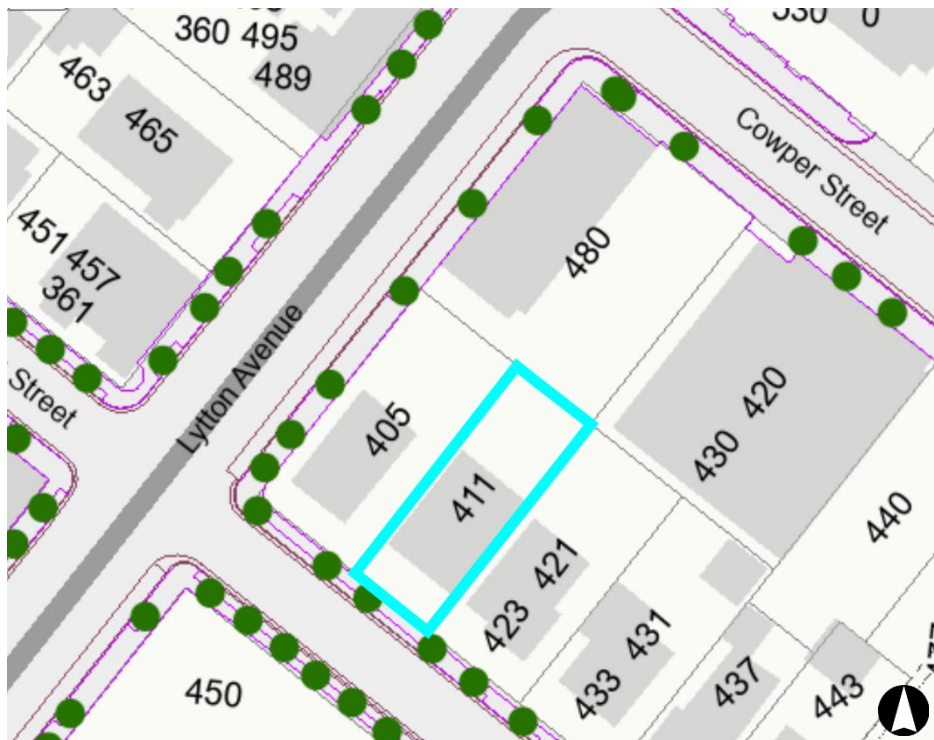


Figure 1: City of Palo Alto parcel map. Subject property indicated by blue outline.
Source: City of Palo Alto, Online Parcel Reports, 2023.



Figure 2. Bird's-eye view of 411 Kipling Street, indicated by yellow dashed line.
Source: Google Earth, 2022. Edited by Page & Turnbull.

Methodology

This report follows a standard outline used for Historic Resource Evaluation reports, and provides a summary of the current historic status, a building description, and a historic context for 411 Kipling Street. The report includes an evaluation of the property's individual eligibility for elevation to a Category 2: "Major Building" in the Palo Alto Historic Buildings Inventory.

Page & Turnbull prepared this report using research collected at various local repositories, including the Palo Alto Development Services, Palo Alto Historical Association (PAHA), as well as online sources including Ancestry.com and Newspapers.com. Key primary sources consulted and cited in this report include Palo Alto building permit applications, city and county directories, and historical newspapers.

Page & Turnbull staff conducted a site visit to 411 Kipling Street on September 29, 2023. All photographs within this report were taken at that time, unless otherwise noted.

Summary of Findings

411 Kipling Street is eligible for elevation within the Palo Alto Historic Resources Inventory from a Category 4: "Contributing Building" to a Category 2: "Major Building" of regional importance.

II. EXISTING HISTORIC STATUS

The following section examines the national, state, and local historic status currently assigned to the commercial building at 411 Kipling Street.

National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. The National Register is administered by the National Park Service and includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level.

411 Kipling Street is not currently listed in the National Register.

California Register of Historical Resources

The California Register of Historical Resources (California Register) is an inventory of significant architectural, archaeological, and historical resources in the State of California. Resources can be listed in the California Register through a number of methods. State Historical Landmarks and National Register-listed properties are automatically listed in the California Register. Properties can also be nominated to the California Register by local governments, private organizations, or citizens. The evaluative criteria used by the California Register for determining eligibility are closely based on those developed by the National Park Service for the National Register of Historic Places.

411 Kipling Street is not currently listed in the California Register.

California Historical Resource Status Codes

Properties listed or under review by the State of California Office of Historic Preservation are listed within the Built Environment Resource Directory (BERD) and are assigned a California Historical Resource Status Code (Status Code) of "1" to "7" to establish their historical significance in relation to the National Register of Historic Places (National Register) or California Register of Historical Resources (California Register).¹ Properties with a Status Code of "1" or "2" are either eligible for listing in the California Register or the National Register, or are already listed in one or both of the registers. Properties assigned Status Codes of "3" or "4" appear to be eligible for listing in either register, but normally require more research to support this rating. Properties assigned a Status Code of "5" have typically been determined to be locally significant or to have contextual

¹ California State Office of Historic Preservation, Built Environment Resource Directory (BERD), Santa Clara County, updated March 2020.

importance. Properties with a Status Code of “6” are not eligible for listing in either register. Finally, a Status Code of “7” means that the resource has not been evaluated for the National Register or the California Register, or needs reevaluation.

411 Kipling Street is listed in the BERD database for Santa Clara County with a status code of 5S2, meaning it is “Recognized as Historically Significant by Local Government” and within that categorization, it is considered “Individually eligible for local listing or designation.” The most recent update to the BERD database was in March 2020.

Palo Alto Historic Inventory

The City of Palo Alto’s Historic Inventory lists noteworthy examples of the work of important individual designers and architectural eras and traditions as well as structures whose background is associated with important events in the history of the city, state, or nation. The inventory is organized under the following four categories:

- **Category 1:** An “Exceptional Building” of pre-eminent national or state importance. These buildings are meritorious works of the best architects, outstanding examples of a specific architectural style, or illustrate stylistic development of architecture in the United States. These buildings have had either no exterior modifications or such minor ones that the overall appearance of the building is in its original character.
- **Category 2:** A “Major Building” of regional importance. These buildings are meritorious works of the best architects, outstanding examples of an architectural style, or illustrate stylistic development of architecture in the state or region. A major building may have some exterior modifications, but the original character is retained.
- **Category 3 or 4:** A “Contributing Building” which is a good local example of an architectural style and relates to the character of a neighborhood grouping in scale, materials, proportion or other factors. A contributing building may have had extensive or permanent changes made to the original design, such as inappropriate additions, extensive removal of architectural details, or wooden façades resurfaced in asbestos or stucco.

411 Kipling Street is currently listed in the City of Palo Alto Historic Inventory as a Category 4: “Contributing Building.” It was surveyed for the Historic Resources Inventory and added to the local register in 1985.

Palo Alto Historic Survey Update

Between 1997 and 2000, a comprehensive update to the 1979 Historic Inventory was undertaken by historic preservation firm Dames & Moore.² The goal of this update was to identify additional properties in Palo Alto that were eligible to the National Register. This effort began with a reconnaissance survey of approximately 6,600 properties constructed prior to 1947. The reconnaissance survey produced two Study Priority lists. Approximately 600 properties were identified as Study Priority 1, indicating they appeared individually eligible for listing in the National Register under Criterion C (Architecture). Approximately 2,700 properties were identified as Study Priority 2, representing those properties that did not appear individually eligible to the National Register under Criterion C (including common local building types) but retained high integrity.³

The reconnaissance survey was followed by an intensive-level survey of all Study Priority 1 and 2 properties. Historic research was conducted on the owners, architects/builders, and past uses of the Study Priority 1 properties. Research also informed the preparation of historic context statements on topics such as local property types, significant historical themes, and prolific architects and builders, in order to identify any potential significant associations of Study Priority 2 properties.

In January 1999, Dames & Moore prepared an interim findings report that listed preliminary evaluations of the National Register and California Register eligibility of Study Priority 1 and 2 properties. 291 properties were found potentially eligible as individual resources to the National Register and California Register. 1,789 further properties were found potentially eligible to the California Register only. Because the survey focused on determining National Register eligibility, the project did not finalize the preliminary evaluations regarding potential California Register eligibility.

411 Kipling Street is not documented in the Palo Alto Historic Survey Update.

² Dames & Moore, Michael Corbett, and Denise Bradley. "Final Survey Report – Palo Alto Historic Survey Update: August 1997-August 2000." Prepared for the City of Palo Alto Planning Division, February 2001.

³ Ibid., 2-5.

III. PROPERTY DESCRIPTION

The subject property at 411 Kipling Street is a one-and-a-half-story residential building currently used as two commercial units in Palo Alto's Downtown North neighborhood. It is situated on a flat, rectangular parcel that is 40 feet wide by 112.5 feet deep. The subject building was built by G.W. Mosher in 1902 and exemplifies the early Palo Alto "Square Cottage" building type with stylistic elements of Colonial Revival and Queen Anne Free Classic. The building is rectilinear in plan with a wood frame and shiplap siding. It has a hipped roof with one dormer and a plain frieze board, wide boxed eave, with cornice with dentil molding throughout. All windows and doors are original with wood casing and frames, unless otherwise noted. There is a wood water table that continues across all facades.



Primary (South) Façade

The primary (south) façade of 411 Kipling Street is one-and-a-half stories in height and fronts Kipling Street (**Figure 3**). The entrance is deeply recessed within a covered porch, which is accessed by a set of wood steps and supported by two Tuscan columns with a solid balustrade that continues from

the siding of the façade. Two front doors are situated adjacent at a right angle, with one facing south to Kipling Street and a second facing west. Both doors are wood with a single pane glazing and paneled wood below. The primary façade features two large one-over-one double hung sash windows with ogee lugs, one along the eastern (right) side of the façade and another recessed within the porch to the west (left) of the front door facing Kipling Street. Centered on the roof above the primary façade is a dormer with a hipped roof, cornice with dentil molding, and boxed eaves. The dormer features two single-light cottage windows with diamond patterned mullions.



Figure 3: Primary façade of 411 Kipling Street.

West Facade

The west façade of 411 Kipling Street features an asymmetrical fenestration and a continuation of novelty drop siding and cornice with dentil molding (**Figure 4**). At the west façade of the rear addition there is a one-over-one double-hung sash window. Moving south, there are four more one-over-one double-hung sash windows, two individual windows and one pair (**Figure 5 and Figure 6**).



Figure 4: Oblique view of the west façade, looking south.



Figure 5: Oblique view of the west façade, looking northeast.



Figure 6: Oblique view of the west façade, looking south.

Rear (North) Facade

The rear (north) façade is one story in height and features an asymmetrical fenestration at a rear addition (**Figure 7**). At the grade level, there are stairs descending to a basement cellar covered with a gable roof with exposed rafter tails that is supported by wood posts (**Figure 8**). At the center of the rear (north) façade, there is a raised wood door with a one-over-one hung vinyl window and metal casing beneath a wood panel. The door is accessed by a set of wood stairs and railings. The façade is

clad with shiplap siding at each outer edge, but features a section of replacement vinyl and metal slider windows above beadboard to the east (left) of center, which enclose a former porch. At the eastern (left) side of what might have been a toilet room, there is a small one-over-one double-hung sash window. The roof is a low-pitched shed with with exposed brackets and a bubble skylight above the door (**Figure 9**).



Figure 7: Rear north facade of 411 Kipling Street, looking southwest.



Figure 8: Steps to basement from rear south façade.



Figure 9: Oblique view of the rear north façade, looking west.

East Façade

The east façade of 411 Kipling Street features an asymmetrical fenestration and a continuation of novelty drop siding and cornice with dentil molding (**Figure 10**). At the southern end of the façade, there is a fixed window with one light next to a one-over-one double-hung window and a wood door with ten lights. This door is accessed from a raised wood platform and wood steps with vertical plank railing (**Figure 11**). Moving north along the façade, there are three sequential one-over-one double-hung sash windows; two larger and one smaller situated higher on the façade along a rear addition. Upon the transition to the rear addition, the section of hipped roof ends and is covered with a shed roof with exposed brackets (**Figure 12**).



Figure 10: Oblique view of east façade, looking north.



Figure 11: Side entry along east façade, looking north.



Figure 12: Detail view fenestration at northern section on the east façade, looking north.

Site Features

The backyard of the subject property is enclosed by a wood plank fence with lattice trim and features astroturf and mature trees (**Figure 13**).



Figure 13: Backyard with landscape features.

Surrounding Neighborhood

The subject block is located in the Downtown North neighborhood of Palo Alto and borders the commercial corridor of University Avenue to the east. Overall, buildings in the Downtown North area along University Avenue include mixed-use retail, offices, hotels, restaurants, and a theater (**Figure 14**). Sections of extant early 20th century housing, such as the subject property along Kipling Street, have survived commercial development and provide a contrast to the larger commercial scale and higher density of University Avenue and sections of Lytton Avenue and Cowper Streets (**Figure 15**).



Figure 14. Commercial buildings along University Avenue near the subject property.



Figure 15. Context view of the subject property and neighboring early 20th century residential housing stock with a view of 525 University Avenue towering in the background.

IV. HISTORIC CONTEXT

Palo Alto History

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.⁴ 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, and was established in 1855. Starting in 1876, the railroad magnate and California politician Leland Stanford began to purchase land in the area for his country estate, and in 1882 he purchased an additional 1,000 acres adjacent to Mayfield for his horse farm.⁵ Stanford's vast holdings became known as the Palo Alto Stock Farm. On March 9, 1885, Stanford University was founded on land of the Palo Alto Stock Farm through an endowment act by the California Assembly and Senate.



Figure 16. Detail of "Official Map of Santa Clara, California" by Herrmann Brothers, 1890. Note that University Park on this map is present day Palo Alto. Source: Library of Congress.

⁴ Ward Winslow and Palo Alto Historical Association, *Palo Alto: A Centennial History* (Palo Alto, CA: Palo Alto Historical Association, 1993), 12-17.

⁵ *Ibid*, 35.

Originally looking to connect Stanford University as a part of the already established town of Mayfield, Stanford asked residents of Mayfield to make the town a temperance town. Their refusal in 1886 caused Stanford to found the town of Palo Alto with aid from his friend, Timothy Hopkins of the Southern Pacific Railroad. Hopkins purchased and subdivided 740 acres of private land, that was known initially as University Park (or the Hopkins Tract) **(Figure 16)**.⁶ This land 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 in its close connection with the university. University Park, under its new name of Palo Alto, was incorporated in 1894.

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.⁷ In July 1925, Mayfield was officially annexed and consolidated into the city of Palo Alto.⁸

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 52,287 in 1960.⁹

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.¹⁰

⁶ City of Palo Alto, *Comprehensive Plan 2030* (adopted by City Council, November 13, 2017), 16, accessed online November 30, 2020, <https://www.cityofpaloalto.org/civicax/filebank/documents/62915>.

⁷ Dames & Moore, "Palo Alto Historic Survey Update," 1-4.

⁸ City of Palo Alto, *Comprehensive Plan 2030*, 16.

⁹ "City of Palo Alto, Santa Clara County," Bay Area Census, accessed August 27, 2019, <http://www.bayareacensus.ca.gov/cities/PaloAlto50.htm>.

¹⁰ City of Palo Alto, *Comprehensive Plan 2030*, 11-20.

Downtown North Neighborhood

The current Downtown North neighborhood is located in the northern portion of the original University Park tract platted by Timothy Hopkins. It was the core part of the early city, along with today's University South neighborhood. The neighborhood is bounded by Alma Street to the south, San Francisquito Creek to the west, Middlefield Road to the north, and University Avenue to the east. University Avenue, which has historically been the main commercial corridor in Palo Alto, divides the Downtown North and University South neighborhoods. The 1895 Sanborn Fire Insurance Company map illustrates that stores were located along University Avenue and were particularly concentrated at its southwestern end, near the railroad, where a large lumberyard stood (**Figure 17**). Residences were scattered along the street just east and west of University Avenue on Hamilton and Lytton Avenues. A few churches, hotels, and boarding houses also stood among many vacant lots.



Figure 17. 1895 Sanborn Fire Insurance Co. map of Palo Alto showing the street layout within the core of the city. The future location of the subject property is marked by the red star.

Source: Digital Sanborn Maps, San Francisco Public Library

By 1901, Palo Alto had grown beyond its original core. Houses filled the lots on the blocks around the railroad, while scattered residential development extended up to and beyond Middlefield Road. Institutions, such as schools and Palo Alto's first public library, had been built in the area. As noted earlier, the development of the streetcar in 1906 and later the interurban rail in 1910 along University Avenue helped spur commercial development. The relocation of displaced San Francisco residents following the 1906 earthquake to surrounding towns such as Palo Alto also resulted in increased residential and commercial development. During the first decade of the 20th century, the

residential area of Downtown North appears to have been built out with one- and two-story residences, but as the downtown commercial area prospered and expanded, and the University Avenue corridor became a desirable location for the growth of Palo Alto's commercial interests.¹¹

In the post-World War II period, Palo Alto's population boomed and the city annexed more land, resulting in the construction of additional smaller commercial hubs which dissipated some of the concentration of commercial activity on University Avenue and Downtown North. During this period, some of the commercial development along University Avenue spread out onto perpendicular streets toward Lytton, replacing earlier residential buildings.

George W. Mosher, Builder

George Wilbert Mosher (1863-1939) was a prolific contractor and craftsman in the Palo Alto area who constructed hundreds of buildings in the formative years of the City during the late nineteenth and early twentieth centuries.¹² Born in Nova Scotia, Canada in 1863, Mosher grew up working on the family farm and a plaster quarry that his father owned and operated near the town of Windsor. To support the family further, Mosher began apprenticing in carpentry and shipbuilding at the age of 12. He moved to Portland, Maine about five years later in 1880, and continued to work in the shipbuilding trade throughout the state. In March of 1884, Mosher and his brother Edgar left the Atlantic coast for California.

Upon arrival in San Francisco, California, Mosher began working for the Southern Pacific Railroad Company constructing bridges. In 1887, Mosher returned to Nova Scotia to marry his wife, Helena, whom he brought back to California, to settle in Santa Cruz. Upon returning to California, Mosher resigned from his position at Southern Pacific and moved to the town of Mayfield, California to accept a position constructing Stanford University in 1892. He moved again shortly after to Palo Alto and established himself as the town's first contractor and builder. His brothers, Charles and James, also immigrated to California and worked alongside their brother.

George Mosher was already an accomplished builder and craftsman when he arrived in Palo Alto. Mosher firmly established himself in the construction of residences of varying scale and grandeur

¹¹ The 1924 Sanborn Map shows a variety of uses including a mixture of dwellings, stores, institutional, and light industrial uses.

¹² The following information was collected from the George W. Mosher Collection, Palo Alto Historical Society. The collection primarily consists of assorted clippings from the *Palo Alto Times* (1894-1939), although other unidentified materials were present. Additional sources outside this collection will be cited accordingly.

and is responsible for up to 300 homes within the city. He built several houses designed by various architects and identified in the Palo Alto Historic Inventory, including¹³:

- Squire House, 900 University Avenue (National Register, Category 1, Palo Alto Historic Inventory), architect: T. Paterson Ross, 1904 (**Figure 18**)
- Thoits House, 119 Bryant Street (Category 2, Palo Alto Historic Inventory), 1897
- 301 Coleridge Avenue (Category 4, Palo Alto Historic Inventory), architect: William Crim, 1925
- 425 Embarcadero Road, Professorville Historic District (Category 2, Palo Alto Historic Inventory), architect: A.W. Smith, 1907 (**Figure 19**)
- Wing House, 345 Lincoln Avenue (Category 2, Palo Alto Historic Inventory), designer: A.B. Clark, 1893
- 353 Melville Avenue (Category 3, Palo Alto Historic Inventory), architect: H.L. Upham, 1897
- 1432 Webster Street, (Category 3, Palo Alto Historic Inventory), architect: Mary D. Thomas, 1914



Figure 18. National Register-listed Squire House at 900 University Avenue (1904), architect T. Paterson Ross, builder George W. Mosher. Source: Palo Alto Stanford Heritage



Figure 19. 425 Embarcadero (1907), A.W. Smith, builder George W. Mosher.
Source: Google Maps

Mosher was also the architect/builder on many other houses found throughout Palo Alto. Compared to those associated with a trained architect, they were generally more modest in size and design. They typically were one-story Square Cottages or two-story square boxes (as the Dames & Moore historic resources survey of 1997-2000 categorized them), and various architectural styles that were

¹³ Information gathered from entries at Palo Alto Stanford Heritage website, which compiled data from the Palo Alto Historic Inventory.

popular during the period such as Greek Revival, Queen Anne, Folk Victorian, Shingle, and Mission Revival. The architectural detailing was usually simplified, or included a mix of elements from different styles, and might have been from pattern books or published designs with some modification by Mosher. A few, like the late 19th century Queen Anne houses at 533 Bryant Street, 228 Byron Street, 617 High Street, and 225 Emerson Street, appear to have more decorative elements and are good vernacular examples of the style.

The Palo Alto Historic Inventory attributes several houses to Mosher as the builder, including:

Two-Story Square Boxes:

- 270 Channing Avenue (Category 4, Palo Alto Historic Inventory), 1905
- 617 High Street (Category 3, Palo Alto Historic Inventory), 1897 (**Figure 20**)
- Sloanker House, 334 Kingsley Avenue, Professorville Historic District (Category 2, Palo Alto Historic Inventory), 1903
- 431 Kipling Street (Category 4, Palo Alto Historic Inventory), 1901
- 1128 Webster Street (Category 4, Palo Alto Historic Inventory), 1894 (**Figure 21**)
- 1295 Wilson Street (Category 3, Palo Alto Historic Inventory), 1895

Square Cottages

- 228 Byron Street (Category 2, Palo Alto Historic Inventory), 1896 (**Figure 22**)
- 225 Emerson Street (Category 2, Palo Alto Historic Inventory), 1893
- 411 Kipling Street (Category 4, Palo Alto Historic Inventory), 1902
- Bixby House, 533 (535) Bryant Street (Category 2, Palo Alto Historic Inventory), 1897 (**Figure 23**)

Mosher also constructed some commercial and institutional buildings such as the 1905 addition to Fraternal Hall, which was designed by Newsom & Newsom to add on to Samuel Newsom's original 1898 building.¹⁴

¹⁴ "514 High Street / 140 University Avenue, Fraternal Hall," Palo Alto Historic Buildings Inventory, Palo Alto Stanford Heritage, accessed May 19, 2017, <http://www.pastheritage.org/inv/invH/High514.html>.



Figure 20. 617 High Street (1897), builder George W. Mosher. Source: Palo Alto Stanford Heritage, c.1986



Figure 21. 1128 Webster Street (1894), builder George W. Mosher. Source: Palo Alto Stanford Heritage



Figure 22. 228 Bryon Street (1896), builder George W. Mosher. Source: Palo Alto Stanford Heritage.



Figure 23. 535 Bryant St, builder George W. Mosher. Source: Google Maps 2023.

In addition to his role as a prominent builder in Palo Alto, Mosher was very involved in the early municipal governance of the city. He was first elected in 1898 as town trustee, and in 1909 he was elected councilman, a position he would hold over the following decade. He and his wife moved to Eureka, California for a brief period following 1919, but they returned to Palo Alto a few years later, where Mosher was once again elected as a councilman in 1929. He continued to hold that position and played an important role in the development of Palo Alto until his death in May of 1939.

Square Cottage

The Square Cottage is a vernacular building type identified in the 1997-2000 Palo Alto Historic Survey, completed by Dames & Moore. It was one of three property types identified as potentially eligible for the National Register using the Multiple Property format. 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, ca. 1890-1910. It states,

They are variously ornamented with Queen Anne, Colonial Revival, Bungalow, and other stylistic details, but all belong to a single house type. These were the most common houses built in Palo Alto up to about 1910. They were common houses for middle class people in that period.¹⁵

The historic context included in the Dames & Moore survey noted that the early houses in Palo Alto were predominantly variations of Square Cottages or Two-Story Square Boxes. The designs for these modest buildings were not usually the product of professional architects; rather local builders would construct a traditional residence from a pattern book or published design and modify various architectural features to personalize the building.¹⁶

The Dames & Moore survey does not provide a list of character-defining features, eligibility criteria, or integrity thresholds for the Square Cottage property type. It does list a series of residences throughout the city that the survey identified as Square Cottages eligible for the National Register. While somewhat varied in their plans and architectural features, they 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 (**Figure 24** to **Figure 27**). Hipped dormer windows are sometimes found at the front hip of the main roof. While ornamentation and decorative features added to these buildings were usually inspired by the popular architectural styles of the late nineteenth and early twentieth centuries, these features were often modest and contributed to the overall vernacular composition of the cottage.

¹⁵ 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), 5-3 and 5-4.

¹⁶ Dames & Moore, 1-2.



Figure 24. Square Cottage with classical and Queen Anne details, located at 518 Byron Street, Palo Alto
Source: Google Maps



Figure 25. Square Cottage with Queen Anne details, located at 817 Kipling Street, Palo Alto
Source: Google Maps



Figure 26. Square Cottage example at 610 California Avenue, Palo Alto. Source: Palo Alto Stanford Heritage.



Figure 27. Square Cottage example at 422 Fulton Street, Palo Alto. Source: Google Maps.

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.

V. SITE HISTORY

Site Development

The subject building at 411 Kipling Street was constructed in 1902 for Hiland H. Holly, but its first occupants were Mrs. M. M. Baker and Mrs. E. A. Sykes. The one-and-a-half story house was built by George W. Mosher.

Prior to the construction of the subject property in 1900, the area that today comprises Palo Alto's Downtown North was still mostly rural (**Figure 28**). By 1901, the surrounding parcels on the subject block had been platted and mostly built out with one- and two-story wood frame buildings (**Figure 29**). The 1904 Sanborn map shows the construction of the subject property with a rectilinear footprint, open-air front porch, and a small outbuilding in the rear yard. The remaining empty parcels were infilled with mostly one- and two-story wood frame buildings (**Figure 30**). By 1924, the footprint of the subject property remained the same, but the rear outbuilding was removed. From visual analysis, it appears the rear addition to the house was added sometime during this time frame between 1902 to 1925, due to the continuity of historic materials, including the wood siding and double-hung sash windows. It was common for houses of this style and construction period to have a rear sleeping porch or "wash porch" for laundry that was either original to the design or added shortly after construction. As the rear addition of the subject building is not documented on Sanborn maps or in permit records, it is difficult to ascertain exactly when it was added. Sanborn maps from 1948 and 1956 show the original rectilinear footprint of the subject building as unchanged from 1902, and do not show a rear addition (**Figure 33 and Figure 34**). However, a 1941 aerial photograph shows what appears to be the rear addition and possibly other rear outbuildings (**Figure 32**).

According to the 1950 U.S. Census, the side door along the east façade was used as the entrance for tenants of the second unit, although the door appears to be original to construction. From visual analysis, it appears that newer vinyl windows were added to enclose the rear addition likely at some point between the 1960s to the 1980s. In 1989, a permit was granted to owner Winfield Christiansen for the construction of new stairs with a railing at the entryway. A photograph from 1985 shows the original set of wood steps that were shorter in length and did not have a railing (**Figure 36**). By 1999, the stairs were replaced wider wood steps and a railing on the left side (**Figure 37**). At some point, a second railing was added to the right side. Since the late 1980s, no other alterations have been documented, and all facades appear unchanged.

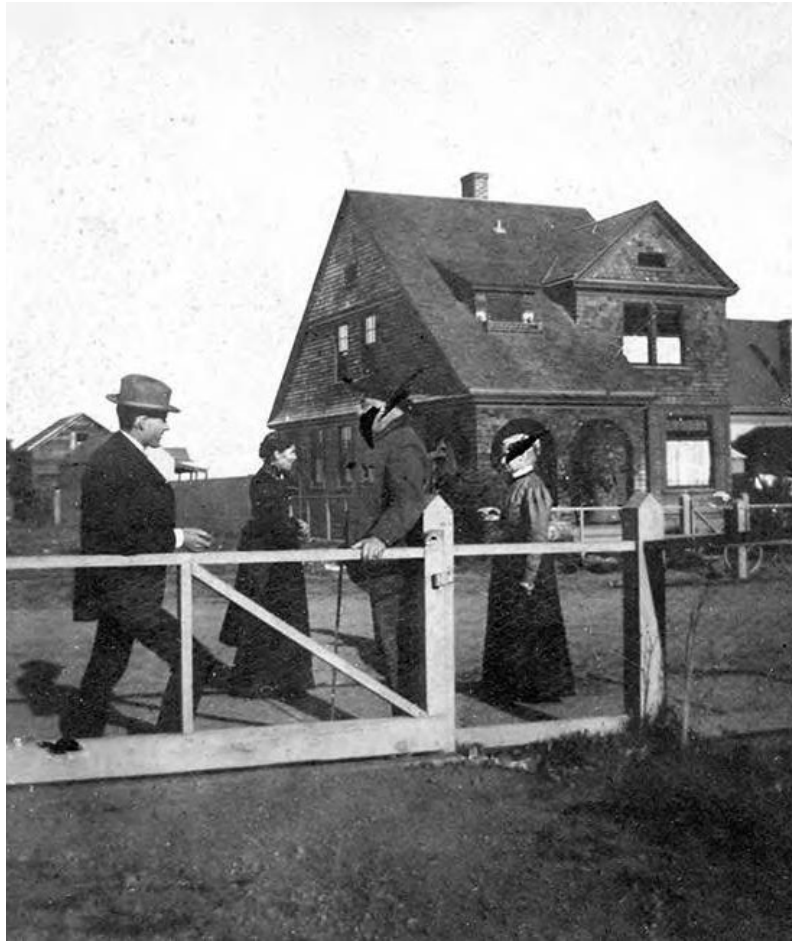


Figure 28. The subject block of Kipling Street c.1900, Source: Palo Alto Historical Association.

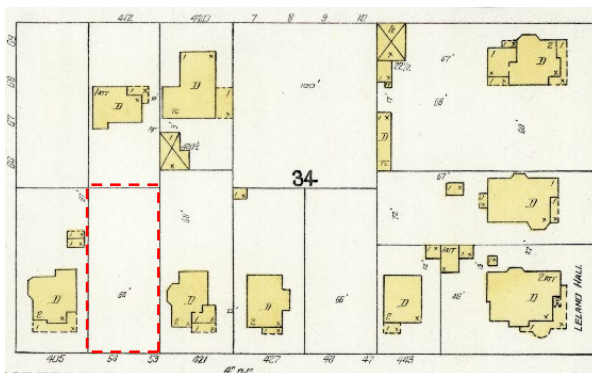


Figure 29: Sanborn Perris Map Company fire insurance map of Palo Alto, 1901. Page 11. The future location of the subject property is outlined in red. Source: Historical Information Gatherers. Edited by Page & Turnbull.

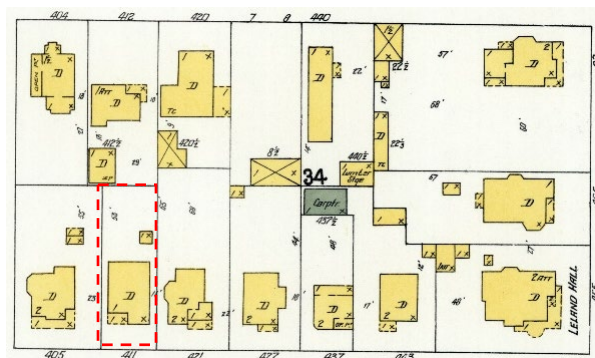


Figure 30: Sanborn Map Company fire insurance map of Palo Alto, 1904. Page 7. The subject property is outlined in red. Source: Historical Information Gatherers. Edited by Page & Turnbull.

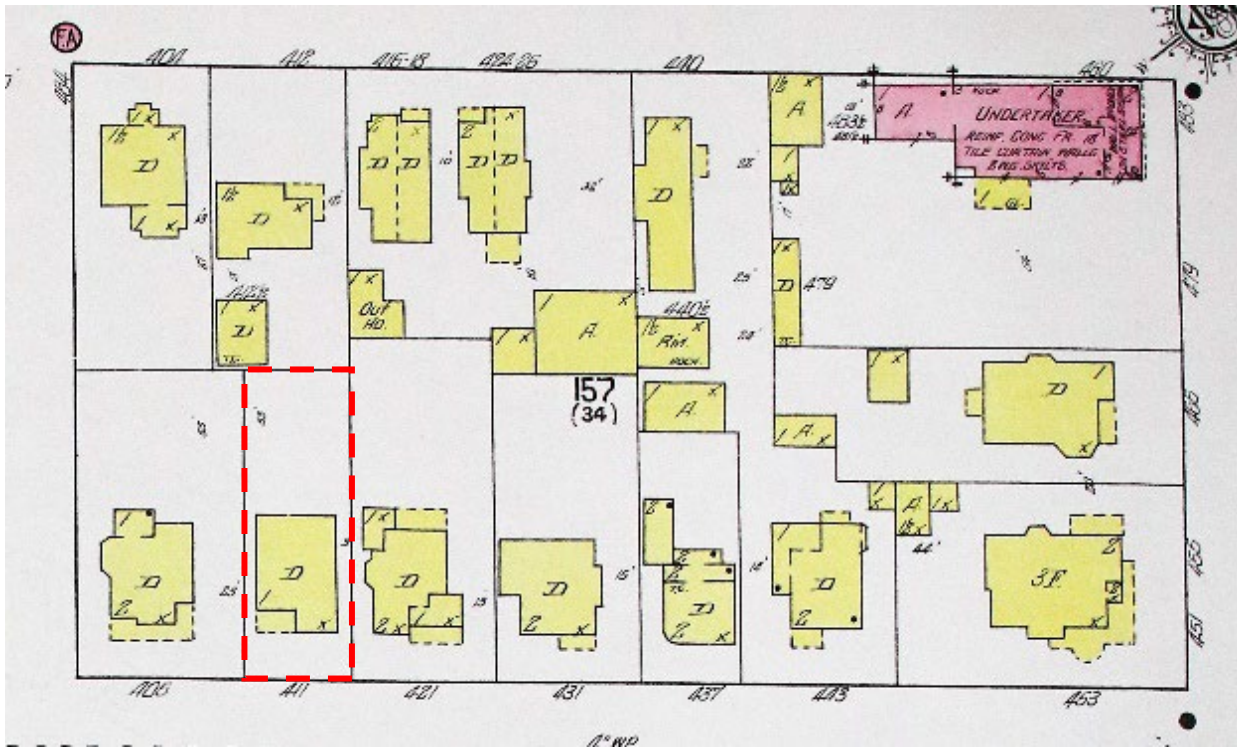


Figure 31: Sanborn Map Company fire insurance map of Palo Alto, 1924. Page 3. The subject property is outlined in red. Source: Historical Information Gatherers. Edited by Page & Turnbull.



Figure 32: 1941 aerial photograph with the subject property outlined in a red line. Source: University of Santa Barbara Special Collections. Flight C-7065, Fairchild Aerial Surveys, Frame 171. Edited by Page & Turnbull.

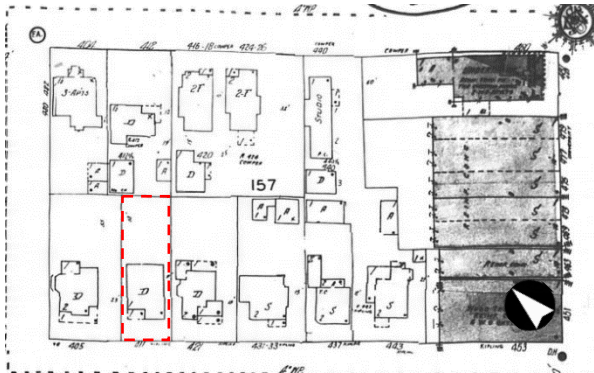


Figure 33: Sanborn Perris Map Company fire insurance map of Palo Alto, 1948. Page 12. The subject property is outlined in red. Source: Historical Information Gatherers. Edited by Page & Turnbull.

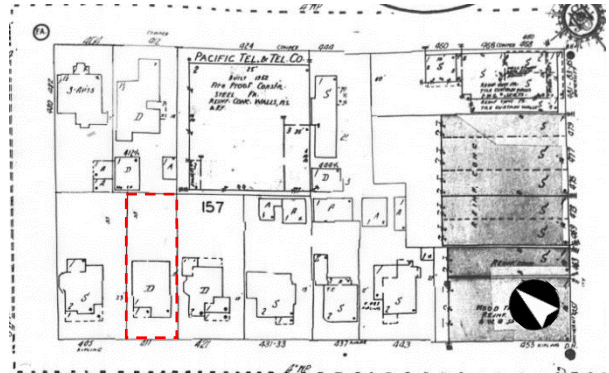


Figure 34: Sanborn Map Company fire insurance map of Palo Alto, 1956. Page 3. The subject property is outlined in red. Source: Historical Information Gatherers. Edited by Page & Turnbull.



Figure 35. View of 525 University and 421 Kipling with the subject building in the foreground at left, 1983. Source: Palo Alto Historical Association.



Figure 36. Inventory photograph of 411 Kipling Street, 1985. Source: Vahey, Palo Alto Stanford Heritage.



Figure 37. 411 Kipling Street, 1999. Source: B. Vahey, Palo Alto Historical Association.

CONSTRUCTION CHRONOLOGY

The following table provides a timeline of construction activity at 411 Kipling Street, based on building permit applications on file with the Palo Alto Development Services and the Palo Alto Historical Association. Cancelled, expired, and temporary permits are not included, along with any permits referencing interior, electrical or plumbing work.

TABLE 1. PERMIT HISTORY FOR 411 KIPLING STREET.

Date Filed	Permit App. #	Owner	Contractor/ Architect	Work
7/5/89	B-84771	Winfield Christiansen	Orinda Nova Construction Co.	Construction of a wood steps with railings to the front entryway.

Known Ownership and Occupant History

The following tables provide a summary of the ownership and occupancy history of 411 Kipling Street, beginning with the year of construction, compiled building permit applications and plans from the Palo Alto Department of Building Inspection, Palo Alto Historical Association, newspaper articles, city directories, and other public records available through Ancestry.com.

TABLE 2. OWNERSHIP HISTORY FOR 411 KIPLING STREET.

Date(s)	Owner(s)	Occupation
1902	Hiland Hall Holley	Marble Dealer and oil well owner
1906-1911	F.F. Jeffers	Supervisor of music in Palo Alto schools
1910	L.E. and Mrs. C.B. Swift	teacher
1920-1921	H.D. Jones	Unknown
1922-1929	Joseph L. and Olive Stokes	Unknown
1929-c.1953	Olive Stokes	Unknown
c.1953-1975	Ada Michener	Cashier and cafeteria food server
1975-1976	Vacant	-
c.1983-1998	Winfield Christiansen	Principal of Fairmeadow Elementary School
c.1998-present	Thoits Bros	Real estate development company

TABLE 3. KNOWN OCCUPANT HISTORY FOR 411 KIPLING STREET.

Date(s)	Occupant(s)	Occupation
c.1902-1904	Mrs. M. M. Baker and Mrs. E. A. Sykes	Unknown
1940-1944	Agnes Fisher	Unknown
1940-1955	Florence Bohn	Music teacher
1955-65	Elizabeth Fisher	Unknown
1970	Cecilia Mohelski	Unknown
1975	Vacant	-
c.1983	Hardesty Associates	Landscape Architects
1988	Mid-Peninsula Chiropractic Clinic	Chiropractic Office
1990-1992	Just Terri European Skin Care Cosmetics	Skincare and cosmetics retail

SELECT OWNER AND OCCUPANT BIOGRAPHIES

The following biographies were prepared for the first owner and longest owners of 411 Kipling Street.

Hiland H. Holley

Hiland Hall Holley (1832-1904) was the original owner of 411 Kipling Street, however it appears that he did not occupy the residence, instead renting it to Mrs. M. M. Baker and Mrs. E. A. Sykes. Hiland Holley was born in Dorset, Vermont and fought in the Civil War with the 19th Vermont regiment before marrying his wife Mary Elizabeth in 1867. In Vermont, he worked as a marble dealer. At some

point in the late 19th century, he moved to California and began work in the oil industry, eventually owning one or more oil wells. He was known as a notable early resident of Palo Alto, and his two sons enrolled in what was the newly established Stanford University. Holley resided at 431 Kipling Street until his death in 1904.¹⁷

Joseph and Olive Stokes

Jospeh (1857-1929) and Olive (1863-1953) Stokes owned and occupied 411 Kipling together from 1922 until Joseph's death in 1929, and afterwards Olive continued to own and occupy the property until her death in 1953. Both Joseph Stokes and Plumea "Olive" Danford Stokes were born and raised in Ohio, and they married in 1883. They had five children: Ada (Stokes) Michener, Nell (Stokes) Dougan, Homer Stokes, Ivan Stokes, and Blanch (Stokes) Leggett. Around ten years following Joseph's death in 1940, it appears that Olive began renting other rooms/units in the house to lodgers, possibly to provide a source of income. The 1940 census lists Olive as the head of household with three lodgers but does not list an occupation for Olive or any of the lodgers.¹⁸ Olive continued to occupy the subject property until her death in 1953. Her daughter, Ada Michener, lived with her mother beginning around 1950, and appears have taken ownership and occupation of 411 Kipling through the early 1970s.¹⁹

Winfield Christiansen

Winfield Christiansen (1912-2011) was the owner of the subject property during the 1980s and 1990s. Christiansen was a longtime educator in Palo Alto and worked in the Palo Alto Unified School District for 41 years. Christiansen was raised in Dinuba, California. He graduated from California State University, Fresno in 1935 and then taught locally until becoming a principal. During World War II, he served as a master sergeant in the U.S. Army at Guadalcanal in the South Pacific. After returning to California, Christiansen enrolled at Claremont College for a master's degree and went on to receive a Doctorate in Education in 1953 from Stanford University.²⁰ In 1952, he began his career in the Palo Alto Unified School District as a principal and was the principal for Fairmeadow Elementary School before retiring in 1978.²¹ Under his ownership, it appears that one or more of the rental units at 411 Kipling were converted to commercial office space. From city directory and

¹⁷ "Veteran Passes Away," *The Peninsula Times Tribune*, December 14, 1904, 8.

¹⁸ "1940 United States Federal Census" (Department of Commerce, Bureau of the Census), Ancestry.com, accessed November 17, 2023, https://www.ancestry.com/imageviewer/collections/2442/images/m-t0627-00336-00271?treeid=&personid=&rc=&usePUB=true&_phsrc=LdJ148&_phstart=successSource&pld=70748082.

¹⁹ "Mrs. Stokes Dies at Palo Alto Home," *The Peninsula Times Tribune*, April 17, 1953, 2.

²⁰ Dr. Bob French, "Winfield Scott Christiansen," *Palo Alto Weekly*, May 6, 2011, ISSUU, https://issuu.com/paloaltoweekly/docs/2011_05_06.paw.section1.

²¹ "Reunion to Honor Educator Christiansen," *The Peninsula Times Tribune*, June 7, 1978, 12.

census records, it is not clear whether he personally occupied the property as a residence. Christiansen died in 2011.

VI. EVALUATION

Palo Alto Historic Inventory

The Palo Alto Historic Inventory is the official list of sites, structures and districts designated by the City Council as possessing significant historical and/or architectural value. Originally adopted in 1979, the Inventory has been updated and added to over time. Any individual or group may propose designating a historic structure, site or district to the Inventory according to the procedure found in the Historic Preservation Ordinance (Municipal Code Section 16.49.040). Properties nominated for designation are recommended by the HRB and decided upon by the City Council. The following Criteria for Designation, along with the definitions of historic categories and districts in Section 16.49.020, is used to designate historic structures, sites and districts to the historic inventory:

1. The structure or site is identified with the lives of historic people or with important events in the city, state or nation;
2. The structure or is particularly representative of an architectural style or way of life important to the city, state or nation;
3. The structure or site is an example of a type of building which was once common, but is now rare;
4. The structure or site is connected with a business or use which was once common, but is now rare;
5. The architect or building was important;
6. The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship.

Properties listed in the Palo Alto Historic Inventory are organized under the following Historic Categories:

- **Category 1:** An "Exceptional Building" of pre-eminent national or state importance. These buildings are meritorious works of the best architects, outstanding examples of a specific architectural style, or illustrate stylistic development of architecture in the United States.
- **Category 2:** A "Major Building" of regional importance. These buildings are meritorious works of the best architects, outstanding examples of an architectural style, or illustrate stylistic development of architecture in the state or region.

- **Category 3 or 4:** A "Contributing Building" is a good local example of an architectural style and relates to the character of a neighborhood grouping in scale, materials, proportion or other factors.

411 Kipling Street does appear eligible for elevation to Category 2: A "Major Building" of regional importance in the Palo Alto Historic Resources Inventory. The subject building meets the following Criteria for Designation:

- **Criterion 2** (The structure or is particularly representative of an architectural style or way of life important to the city, state or nation);

411 Kipling Street is an excellent extant example of the Square Cottage house type in Palo Alto's Downtown North neighborhood. The Square Cottage is a Palo Alto residential house type that mixed familiar forms and finishes of the Colonial Revival, Queen Anne Free Classic, and sometimes Craftsman styles in later examples. The subject building is an early extant example of this important building type and is also a unique variation featuring a hipped roof, simple Tuscan columns, and a flat front façade, instead of the more common cross-gabled roof and projecting bay window.

- **Criterion 5** (The architect or building was important)

George W. Mosher was a builder of merit who made important contributions to the early built environment of Palo Alto. While Mosher's works are considered more modest in size and design compared with other architect-designed residences from the same period, he built and designed numerous "Square Cottage" house types and was the builder for several larger high style residences in Palo Alto. The subject building is an important extant example of George W. Mosher's contributions to the high-quality housing stock built in Palo Alto's early period of development.

- **Criterion 6** (The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship).

411 Kipling Street showcases the high level of craftsmanship and architectural design implemented by builder-of-merit George W. Mosher. Elements of the façade that meet the definition of Criterion 6 include original wood windows with one-over-one double-hung sashes, ogee lugs, and cottage windows with diamond mullions, along with shiplap siding and cornice with dentil molding.

411 Kipling does not appear to meet Criterion 1, as the building was part of a period of residential development in downtown Palo Alto but is not significant within this context or individually representative of this broader development trend. The subject building also does not appear to meet Criterion 3, as the building is an example of the common Square Cottage house type, but this building type has many extant examples and would likely not be considered rare. Lastly, the subject building does not appear to meet Criterion 4, as its early use as a rental house would not be considered rare today.

In conclusion, 411 Kipling Street meets Criteria 2, 5, and 6 in consideration for eligibility as a Category 2: "Major Building."

Integrity

To qualify for listing in any local, state, or national historic register, a property or landscape must possess significance under at least one evaluative criterion as described above and retain integrity. Integrity is defined by the California Office of Historic Preservation as "the authenticity of an historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance," or more simply defined by the National Park Service as "the ability of a property to convey its significance."²²

In order to evaluate whether the subject property retains sufficient integrity to convey its historic significance, Page & Turnbull used established integrity standards outlined by the *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*. Seven variables, or aspects, that define integrity are used to evaluate a resource's integrity—location, setting, design, materials, workmanship, feeling, and association. A property must possess most, or all, of these aspects in order to retain overall integrity. If a property does not retain integrity, it can no longer convey its significance and is therefore not eligible for listing in local, state, or national registers.

The seven aspects that define integrity are defined as follows:

Location is the place where the historic property was constructed or the place where the historic event occurred;

²² California Office of Historic Preservation, *Technical Assistance Series No. 7: How to Nominate a Resource to the California Register of Historical Resources* (Sacramento: California Office of State Publishing, September 4, 2001), 11; and National Park Service, *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1995), 44.

Setting addresses the physical environment of the historic property inclusive of the landscape and spatial relationships of the building(s);

Design is the combination of elements that create the form, plan, space, structure, and style of the property;

Materials refer to the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form the historic property;

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory;

Feeling is the property's expression of the aesthetic or historic sense of a particular period of time; and

Association is the direct link between an important historic event or person and the historic property.

LOCATION

The subject property retains integrity of location. The subject building has remained situated at its location of original construction since 1902.

SETTING

411 Kipling Street retains integrity of setting. The subject building is a surviving property among a residential block of Kipling Street that has retained the majority of its original early 20th century housing stock, despite commercial development of Palo Alto's downtown core over time. The surrounding properties that neighbor 411 Kipling are mostly all relatively unaltered and together express a high level of integrity of setting.

DESIGN

411 Kipling Street retains integrity of design. There have been minimal alterations, apart from a rear addition that was likely added prior to 1925 and replacement of the front stairs. The residence retains its original form as a Square Cottage building type with Colonial Revival and Queen Anne Free Classic character-defining features that include Tuscan columns, cottage windows with diamond mullions, and a cornice with dentil molding.

MATERIALS

411 Kipling Street retains integrity of materials. Aside from the original front steps to the entryway, very few of the original features appear to have been altered, removed, or replaced. The primary exterior building materials include original shiplap siding, wood windows and doors, and cornice with dentil molding.

WORKMANSHIP

411 Kipling Street retains integrity of workmanship. Features providing evidence of period workmanship and construction methods include original wood windows with one-over-one double hung sashes and ogee lugs, cottage windows with diamond mullions, shiplap siding, and cornice with dentil molding. While the Square Cottage building type is more modest than other contemporaneous high style house types, the subject property reflects a high level of workmanship in the decorative detailing and materiality of the building.

FEELING

411 Kipling Street retains integrity of feeling. The building retains the feeling of its original design and materiality as constructed in 1902 by George W. Mosher, as its design, materiality, and workmanship remain highly representative of its original Square Cottage aesthetic. Alterations and a rear addition have not diminished the residence's form, height, massing, or materiality such that its feeling is impaired.

ASSOCIATION

411 Kipling Street retains integrity of association. While the residence is not eligible for the California Register for its association with an event or a past owner or occupant, its association to builder of merit George W. Mosher continues to be represented through its retention of the building's original materials and its Colonial Revival/Queen Anne design characteristics. The subject building was originally constructed as a rental house and situated in a largely residential setting with other properties of similar scale along neighboring blocks of Lytton Avenue, Cowper Street, and University Avenue. Since its original occupants, the building has functioned as a single-family residence, followed by duplex residential property, and later c.1983 onwards as a two-unit commercial office, medical, or retail space. While the property's original use has changed over time, the exterior of the building has not been altered to reflect these changes, and the building still reflects its original residential appearance. Therefore, integrity of association has been maintained.

VII. CONCLUSION

This HRE finds that 411 Kipling Street appears eligible for elevation to Category 2: A "Major Building" of regional importance on the Palo Alto Historic Buildings Inventory. The subject building is a meritorious work of an important local builder George W. Mosher and is an outstanding extant example of the Square Cottage house type within Palo Alto's urban core.

VIII. REFERENCES

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IX. APPENDICES

Appendix A – Preparer Qualifications

This Historic Resource Evaluation was prepared by Page & Turnbull of San Francisco, California. Page & Turnbull staff responsible for this report include: Ruth Todd, FAIA, Principal-in-charge; Christina Dikas, Associate Principal, project manager; and Samantha Purnell, Cultural Resources Planner, primary author, all of whom meet or exceed the Secretary of the Interior's Professional Qualification Standards for Historic Architecture, Architectural History, or History.

Appendix B – Building Permit Applications

Front and back pages of building permit applications currently on file with the Palo Alto Department of Building Inspection. Cancelled and expired permits are not included.



PAGE & TURNBULL

Imagining change in historic environments through
design, research, and technology

170 MAIDEN LANE, 5TH FLOOR SAN FRANCISCO, CALIFORNIA 94108 TEL 415-362-5154
523 WEST 6TH STREET, SUITE 1013 LOS ANGELES, CALIFORNIA, 90014 TEL 213-221-1200
2600 CAPITOL AVENUE, SUITE 120 SACRAMENTO, CALIFORNIA, 95816 TEL 916-930-9111
75 EAST SANTA CLARA STREET, SUITE 900 SAN JOSE, CALIFORNIA 95113 TEL 408-326-7911

HISTORIC RESOURCES INVENTORY

IDENTIFICATION Cat. IV

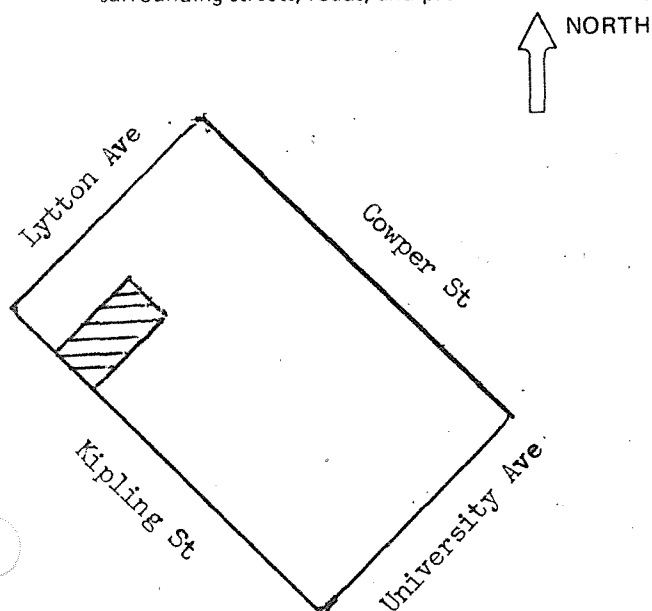
1. Common name: _____
2. Historic name, if known: _____
3. Street or rural address: 411 Kipling (405 Kipling Group)
City: Palo Alto ZIP: _____ County: Santa Clara
4. Present owner, if known: Winfield Christiansen Address: 811 Hamilton Ave
City: Palo Alto, Calif 94301 ZIP: _____ Ownership is: Public ☐ Private ☒
5. Present Use: Commercial (offices) Original Use: Residential
Other past uses: Rooming house

DESCRIPTION

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

A one-story utilitarian version of the "four-square" form, with hipped roof, clapboard exterior, and small porch across the right front. Its modest ornamental elements include the porch columns, dentil cornices, attic dormer with diamond-pattern mullions in the windows, and wreath molding applied to the lower section of the front door. One of the early Palo Alto houses surviving in the commercial zone.

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



8. Approximate property size:

Lot size (in feet) Frontage 40
Depth 112.5
or approx. acreage _____

9. Condition: (check one)

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

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

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

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

12. Threats to site:

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

Packet Pg. 62

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

(State use only)

Ser _____ Site _____ Yr. _____
UTM _____ Q _____ SHL _____
Lat _____ Lon _____ Era _____ Sig _____
Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____

Item 2

Attachment C - 411

Kipling St DPR Form

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

14. Primary exterior building material: a. Stone ☐ b. Brick ☐ c. Stucco ☐ d. Adobe ☐ e. Wood ☒
f. Other ☐
15. Is the structure: a. On its original site? ☒ b. Moved? ☐ c. Unknown? ☐
16. Year of initial construction 1902 This date is: a. Factual ☒ b. Estimated ☐
17. Architect (if known): _____
18. Builder (if known): G.W. Mosher
19. Related features: a. Barn ☐ b. Carriage house ☐ c. Outhouse ☐ d. Shed(s) ☐ e. Formal garden(s) ☐
f. Windmill ☐ g. Watertower/tankhouse ☐ h. Other ☐ i. None ☒

SIGNIFICANCE

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

Part of a group of early Palo Alto residences surviving in the commercial zone.

It was built for Hiland H. Holly and first occupied by Mrs. M.M. Baker and Mrs. E.A. Sykes. Holly was a Civil War veteran and early Palo Alto resident who came to the new village so his sons could attend the University. For a decade after 1906 it was the home of Fred F. and Granville Jeffers. The latter took his A.B. at Stanford and was superintendent of the Methodist Sunday School, then left to pursue a career in education in San Diego and Schenectady, N.Y. Fred F. Jeffers was supervisor of music in the Palo Alto Schools, 1902-1913, director of the Methodist Church choir and of the P.A. Morris Club, a choral organization established by the realtor J.J. Morris. Later he became the school music supervisor in San Jose. From 1923-1953, J.L. and Olive Stokes were the residents. Use of the building as a rooming house began just after World War II.

21. Main theme of the historic resource: (Check only one): a. Architecture ☒ b. Arts & Leisure ☐
c. Economic/Industrial ☐ d. Exploration/Settlement ☐ e. Government ☐ f. Military ☐
g. Religion ☐ h. Social/Education ☐
22. Sources: List books, documents, surveys, personal interviews, and their dates: P.A. City Directories; P.A. Times 4/5/01, 5/16/02, 7/16/02, 1/2/03, 12/14/04, 4/28/42, 12/2/49; San Jose Mercury, 12/1/49.

23. Date form prepared: 1983 By (name): Historic Resources Board
Address: 250 Hamilton Ave City Palo Alto, Ca ZIP: 94301
Phone: _____ Organization: _____

(State Use Only)

16.49.040 Designation of historic structures/sites.

(a) Procedure for Designation of Historic Structures/Sites or Districts. Any individual or group may propose designation as a historic structure/site or district. Such proposals shall be reviewed by the historic resources board, which will make its recommendation to the council. Designation of a historic structure/site or district must be approved by the city council. The procedure for such designation is as follows:

(1) Any proposal for designation shall be filed with the department of planning and development services and shall include the following data:

- (A) The address and assessor's parcel number of the site or boundaries of the proposed district;
- (B) A description detailing the structure/site or district's special aesthetic, cultural, architectural, or engineering interest or value of a historic nature;
- (C) A description of the historical value of the structure/site or district;
- (D) A description of the current condition of and any known threats to the structure/site or district;
- (E) What restoration, if any, would be necessary to return the structure/site or district to its original appearance;
- (F) Sketches, drawings, photographs or other descriptive material;
- (G) Other supporting information.

(2) Each proposal shall be considered by the historic resources board at a public hearing within sixty days of the receipt of the proposal. In any case where an application for a planning or building permit affecting the exterior of a building is pending concurrently with a proposal for designation, the recommendation of the historic resources board shall be made within twenty days of receipt of the proposal.

(3) Notice of the time, place and purpose of the hearing shall be given at least twelve days prior to the date of the hearing by publication at least once in a newspaper of general circulation, or by mail to the applicant, to the owner or owners of the property, and to the owners of property within three hundred feet of the site.

(4) The historic resources board shall recommend to the city council approval, disapproval or modification of an application for designation.

(5) The city council may approve, disapprove or modify a recommendation for designation and, in any case where an application for a planning or building permit is pending concurrently with the proposal for designation, such decision shall be made within thirty days of the recommendation, if any, of the historic resources board.

(6) After approval of the designation of a structure/site or district, the city clerk shall send to the owners of the property so designated, by mail, a letter outlining the basis for such designation and the regulations which result from such designation. Notice of this designation shall also be filed in the building department and the department of planning and development services files.

(b) Criteria for Designation. The following criteria, along with the definitions of historic categories and districts in Section 16.49.020, shall be used as criteria for designating additional historic structures/sites or districts to the historic inventory:

(1) The structure or site is identified with the lives of historic people or with important events in the city, state or nation;

(2) The structure or site is particularly representative of an architectural style or important to the city, state or nation;

- (3) The structure or site is an example of a type of building which was once common, but is now rare;
- (4) The structure or site is connected with a business or use which was once common, but is now rare;
- (5) The architect or building was important;
- (6) The structure or site contains elements demonstrating outstanding attention to architectural design, detail, materials or craftsmanship.

(Ord. 5494 § 3, 2020: Ord. 3721 § 1 (part), 1986)

Attachment E

Directions to review Project plans online:

1. Go to: <https://palto.to.buildingeye.com/planning>
2. Search for “411 Kipling Steet” and open record by clicking on the blue dot
3. Review the record details on the left side and open the “more details” option
4. Use the “Records Info” drop down menu and select “Attachments”
5. Open the attachment named “**C1_411 Kipling_Plans (Drawing Set).pdf**” and dated 02/06/24 to review the plan set.