



Historic Resources Board

Staff Report

Agenda Date: June 5, 2013

To: Historic Resources Board

From: Rina Shah, Project Planner **Department:** Planning and Community Environment

Subject: 505 Embarcadero Rd [12PLN-00206]: Request by Heather Trossman, on behalf of Nicholas Jitkoff and Ty Ashford, for Historic Resources Board review and recommendation regarding proposed restoration, alteration and addition to a residence listed on the City's Historic Inventory in Category 4 and located in the Professorville Historic District. The project includes Individual Review for a second story addition of more than 150 square feet, an HIE for a small two-story encroachment in the rear yard, and a fence variance. Environmental Assessment: Exempt from the California Environmental Quality Act per Section 15303. Zone District: R-1.

RECOMMENDATION

Staff recommends that the Historic Resources Board (HRB) recommend to the Director of Planning and Community Environment that the proposed project complies with the Secretary of the Interior's Standards for Rehabilitation based on the findings in the staff report dated May 1, 2013 (Attachment A).

BACKGROUND

The HRB has reviewed the project at two prior meetings:

The HRB initially reviewed the project on May 1, 2013. Due to a noticing error, the HRB was unable to make a formal recommendation at the meeting. However, as stated in the May 1, 2013 staff report, staff's recommendation was to recommend approval of the project, in that the project complied with the Secretary of the Interior's Standards for Rehabilitation. Staff provided findings for approval in Attachment D of the staff report. The HRB heard presentations from City staff and the project applicant, asked questions of staff and the applicant, and opened the public hearing. The HRB heard comments from members of the public who generally spoke in opposition to the project, except for one property owner residing at 1415 Cowper Street who had no objections to the project. The HRB concluded their review by continuing the project to the May 15, 2013 meeting.

In preparation for the May 15, 2013 meeting, board members conducted site visits at the project site and at neighbor homes at 1416 Tasso, 1440 Tasso, 525 Embarcadero and 1415 Cowper Street

on May 7, 2013. The board members met with all parties involved including the owners, architects and concerned neighbors. These visits were for general background information only, as considerations of privacy and noise issues are not the purview of the Historic Resources Board.

The HRB conducted their second formal meeting on May 15th, 2013. The applicant provided additional information as requested by the HRB at their May 1, 2013 meeting. HRB board members provided their comments and feedback. The main questions were about the form and design of the roof at the addition. The HRB agreed that the odd-shaped lot had truly dictated the design of the addition and, because of the orientation and placement of the building on the site, the rear addition was more visible to the adjacent neighbors. One of the board members suggested changing to hip roof instead of the gable, to help reduce the mass. This suggestion was ruled out in the discussion because the principal roof is a sloping gable with a shed roof on the side and another roof form would not agree with the existing roof form. The board members also enquired about the deck modifications and effects to the rear elevation and design. Board Member Bernstein opened the public hearing. There were several neighbors that had comments and concerns as follows:

Cheryl Sopkin, spoke regarding the most important of the historic homes and urged the Board not to approve the second balcony.

Melanie Mahtani, mentioned that this house is the most historic home in the neighborhood; concerned about the number of code issues. The project is intrusive to her home and she opposes the deck.

Victoria Hayden, she urged the Board to protect the integrity of Professorville; make common sense on privacy.

Lisa Kenkel, mentioned the impact of the imbalance from outside of the project; urged the Board they carefully look at all the views of the project.

Pam Rodgers, spoke that certain parts of the house are not ideal.

At the conclusion of the public testimony the HRB reviewed the proposed project, based on the plans and additional materials submitted by the applicant and the neighbors. The HRB decided to postpone voting to the next meeting, pending revisions to the plans and Individual Design Review approval. The meeting was, therefore, continued to June 5th, 2013.

DISCUSSION

At the conclusion of the May 15, 2013, City staff proceeded to complete the Individual Review (IR) analysis as directed by the HRB. Staff conducted an additional site visit to the neighbor's property at 1416 Tasso Street on May 25, 2013 to evaluate privacy impacts and the potential success of additional visual screening. Additionally, the City's consulting architect for the IR program drafted findings of approval for the project. As a result, it is City staff's opinion that the project meets all five of the Single Family Individual Review Design Guidelines per the report dated May 29, 2013 (Attachment C). Staff is recommending IR approval to the Director of Planning and Community Environment based on these findings and revised plans dated received, May 24, 2013. Considerations of the IR findings are not the purview of the Historic Resources Board but provided only for information.

The project consists of the following changes to the design components made since May 15, 2013:

1. The building form of the upper bedroom addition has been reduced in height and mass by creating a nested gable with the taller gable set back about 8 feet from the lower gable at the end of the room. The lower gable is now over 3 feet below the home's existing ridgeline;
2. The board and batten cladding on the addition has been replaced with wood shingle cladding and matches the existing shingle cladding on the residence;
3. The standing deck area has been reduced to 97 square feet and planters and bench area equals to 49.5 square feet as per applicant's project letter (Attachment B). The amount of solid screen wall on the deck has also increased relative to the privacy panels of vertical boards with 3/4" slots. Built-in seating and planters on the decks have been adjusted for the smaller sized deck, but still surround the outer edge of the deck for additional privacy buffer and screening;
4. The glazed canopy at the laundry room has been changed in design to have a border of roofing material with obscure glazing;
5. The vent above the windows at the gable has been revised to be more proportional with the window openings and consistent with the home's architecture;
6. Planting of 3 new screening trees has been shown on site plan, sheet A1.1, and
7. A note has been provided on site plan, sheet A1.1, that garage shall not be used for sleeping purposes and only two plumbing fixtures are permitted.

These changes are included in the project plans contained in Attachment E.

Review Summary

The above design modifications are consistent with Secretary of Interior's Standards as described in Attachment A to this staff report. The use of materials is similar to the existing; however, the project is differentiated with the new roof design and form at the rear addition and therefore is compliant with Standard 9. Compliance with the Secretary of the Interior's Standards for Rehabilitation is not necessarily equal to the relative compliance with each of the individual standards, but rather the project's overall impact on the existing and future integrity of the historic resource. Overall, compliance with the Secretary of the Interior's Standards for Rehabilitation has been achieved by the proposed project mainly due to the addition's subordinate nature and the preservation of important materials and detailing on the existing structure.

ENVIRONMENTAL REVIEW

Pursuant to Section 15331 "Restoration/ Rehabilitation" of the California Environmental Quality Act (CEQA), the project would be categorically exempt, if it complies with Secretary's Standards for Rehabilitation.

ATTACHMENTS

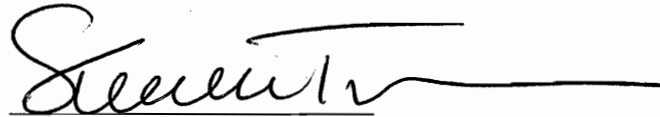
- A. Findings based on the Secretary of the Interior's Standards
- B. HRB Staff Report, dated May 1, 2013
- C. Applicant's Revised Project Description, dated May 28, 2013*
- D. Individual Design Review Report, dated May 29, 2013
- E. Plans (HRB members only)*

*Submitted by applicant

COURTESY COPIES: Heather Trossman, Applicant
Nicholas Jitkoff and Ty Ashford, Property Owners
Melanie Mahtani and Lisa Kenkel, 1416 Tasso Neighbors

PREPARED BY: Rina Shah, Project Planner 

REVIEWED BY:



STEVEN TURNER
Advance Planning Manager

Secretary of the Interior's Standards for Rehabilitation

S-1 A property will be used as it was historically or be given a new use that requires minimal changes to its distinctive materials, features, spaces, and spatial relationships.

Evaluation Commentary: The resource was conceived of as a single-family home with a detached carriage house/garage within the rear yard in the traditional fashion of the time. The proposal maintains the single-family use purpose. **The project, therefore, is compliant with Standard 1.**

S-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 should be avoided.

Evaluation Commentary: The proposal significantly changes the layout of the house at the rear wall on both levels, but maintains most of the character defining features of the home including the roofline and massing as seen from the street at the porch side as well as at the end gables, which are visible from Cowper Street and Embarcadero Road. On the Cowper Street side the addition is one-story with an open deck above which is offset at least six feet from the main wall. On the east side of the house the addition is two stories. The roof form consists of a nested gable with the taller gable set back from the lower gable at the end of the addition. The lower gable is at least 3 feet below the home's primary ridgeline. New roofing and wall materials match the existing in style and application as well as in the use of semi-transparent stain on the wall shingles and clear stained roof material. **The project, therefore, is compliant with Standard 2.**

S-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.

Evaluation Commentary: The project does not alter the house in a manner that would confuse its historical development. **The project, therefore, is compliant with Standard 3.**

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

Evaluation Commentary: It is unclear if the existing one-story projection at the rear of the house is part of the original construction or a later addition. If it is an addition, it is not a strong defining feature that has acquired historic significance. The removal of this portion of the historic resource will not affect its historic character. **The project, therefore, is compliant with Standard 4.**

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

Evaluation Commentary: The plans indicate material usage and detailing that are in keeping with the home's original design and construction. Exterior cladding is being replaced as required with in-kind materials and existing windows and doors are being retained. The use of a half round gutter is a distinctive element that helps make the rafter tails more visible and the old and new eaves and rake almost match to maintain project unity. **The project, therefore, is compliant with Standard 5.**

S-6 Deteriorated historic features shall be repaired rather than replaced. Where the severity of the 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.

Evaluation Commentary: Materials are being replaced for the roof, which is clearly deteriorated. Cedar shakes on the roof and wood shingles on the walls are in keeping with the existing materials as documented on the plans. Existing windows and doors are being kept and repaired.

The project, therefore, is compliant with Standard 6.

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

Evaluation Commentary: No such treatments are noted on the plans, and aside from sanding and repainting it is not determined if any treatments that would cause damage would likely be used. **The project, therefore, is compliant with Standard 7.**

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

Evaluation Commentary: There are no known archeological finds at this location. **The project, therefore, is compliant with Standard 8.**

S-9 New additions, exterior alterations, or related new construction shall not destroy the 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.

Evaluation Commentary: The addition uses forms and roof pitches that are mostly compatible in massing and architectural usage with the existing structure. A cross gable extending from the second floor may not reflect the typical simplicity of a Colonial Revival home, where upper floor dormers and lower level forms would likely be additions to the main form. This said the location of the addition in the rear of the house preserves the overall form well and is only partially visible from public view. The informality and simplicity of the shed dormer and nested gable works well as an addition and keeps the massing from becoming unnecessarily busy.

The other proposed form is the deck. The tall enclosing walls of the deck are needed for privacy, but results in odd shaped walls in relation to the deck's volume when viewed from Cowper Street.

The windows at the addition are generally compatible with the historic house, but clearly differentiated. Changing the window operation from double hung to casement would be enough to set the windows on the addition apart from the existing house. But the casement windows are also more modern in their detailing with the smaller sashes, fewer lites, and flatter appearance on the exterior. The flatter appearance is due to the modern window being set almost flush with the exterior cladding, whereas, tradition windows from the period of the house are typically set further back from the face of the wall to create a more distinctive shadow. The design, however, uses muntin bars consistent with the original windows in size and the trim and spacing between windows in groupings are close to the original design. Overall, there is enough consistency with the new windows' appearance relative to the home's existing character to not be overly differentiated.

The use of wood shingles will match to the existing in style and color but the addition is differentiated by its roof form. The eaves and rakes have similar design treatment including the unifying gutter treatment. **For these reasons, the project is compliant with Standard 9.**

S-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.

Evaluation Commentary: The addition is located at the back of the main structure and is built partially on top of the rear roof plane. The changes minimally alter the main building form and if removed would allow the essential form and integrity of the historic property to remain intact. **The project, therefore, is compliant with Standard 10.**

Review Summary

The project is rated as compliant with all Standards. Compliance with the Secretary of the Interior's Standards for Rehabilitation is not necessarily equal to the relative compliance with each of the individual standards, but rather the project's overall impact on the existing and future integrity of the historic resource. Overall, compliance with the Secretary of the Interior's Standards for Rehabilitation has been achieved by the proposed project mainly due to the additions subordinate nature and the preservation of important materials and detailing on the existing structure.



Agenda Date: May 1, 2013

To: Historic Resources Board

From: Rina Shah, Project Planner **Department:** Planning and Community Environment

Subject: **505 Embarcadero Rd [12PLN-00206]:** Request by Heather Trossman, on behalf of Nicholas Jitkoff and Ty Ashford, for Historic Resources Board review and recommendation regarding proposed restoration, alteration and addition to a residence listed on the City's Historic Inventory in Category 4 and located in the Professorville Historic District. The project includes Individual Review for a second story addition of more than 150 square feet, an HIE for a small two-story encroachment in the rear yard, and a fence variance. Environmental Assessment: Exempt from the California Environmental Quality Act per Section 15303. Zone District: R-1.

RECOMMENDATION

Staff recommends that the Historic Resources Board (HRB) recommend to the Director of Planning and Community Environment that the proposed rehabilitation of the site complies with the Secretary of the Interior's Standards for Rehabilitation, (Attachment D) based on the findings under the Secretary's Standards presented on pages 5-9 of this report.

BACKGROUND

The Historic House

The house is a well-proportioned one-and-a-half story Colonial Revival style home built in 1907. Although the architect and builder are unknown, it was first owned by W.C. Dibble, a renowned publisher and horticulturist of the early 20th century. This vintage wood shingled bungalow-style home with a large porch spanning its front façade facing Embarcadero Road, gabled dormers, wood shake roof and second floor attic accessed by interior staircase, is located on a 7,898 square foot corner lot in Professorville historic district and R-1 zoning district. The site is bordered with protected Redwood trees along south and west property lines and has one 54" diameter Heritage Redwood protected tree at the corner. The house is listed on the City's Historic Inventory in Category 4 as it is considered a "a good local example of an architectural style." The Historic Resources Inventory Form (Attachment C) describes the house as follows:

“This one-story shingled bungalow with its generous verandah and gabled dormers is basically Colonial Revival in its form.”

The Professorville Historic District

The property at 505 Embarcadero is located in that portion of Professorville that is listed on the National Register of Historic Places.

The boundaries of the National Register area of Professorville are extremely irregular; a result of the survey consultant's intention to create a district of strong stylistic unity that reflects the early Stanford professors' preference for the shingled Craftsman and Colonial Revival approaches to residential design. Statements in the 1979 National Register Nomination Form that indicate the general stylistic unity of the Professorville district include the following: “The primary values of the district lie...in its visual contributions due to the consistent character and high quality of the buildings and streetscapes that comprise it. Landscaping qualities contribute strongly to the character and ambience of the area, as do the Colonial Revival and Craftsman shingle covered structures which largely constitute the architectural makeup of the district....The buildings which give the Professorville area its strongest image are the brown-shingled houses whose stylistic allegiance ranges from the Colonial Revival to the Craftsman....The Professorville Historic District is particularly expressive of one of Palo Alto's strongest visual characteristic modes, the shingled Colonial Revival variants that contribute so much to the quality of the city's architectural environment.”

Because of the general significance of Professorville to the history of California and because of the strong degree of stylistic unity and integrity of the portion of the District that is listed on both the California and National Registers, the State Office of Historic Preservation (SHPO) recommended to staff on several occasions during 2001-2005 the importance of developing published project design guidelines for Professorville to better preserve this listed California and National Register resource. Until the currently developing design guidelines for Professorville are completed, staff has taken the interim approach of recommending that projects, especially in the National and California Register portion of Professorville, be reviewed with special attention to maintaining that consistent historic appearance that is described in the National Register Nomination Form of 1979.

The City Review Process for the Project

The project is classified as discretionary due to the following requests made by the project applicant:

- Individual Review for a 174.8 square foot second floor addition
- Fence Variance for a six foot tall fence within the Embarcadero and Cowper setbacks and,
- Home Improvement Exception for a small two-story encroachment into rear yard setback and daylight plane.

Therefore, Historic Resources Board Review under the provisions of the California Environmental Quality Act (CEQA) is required. In this case, staff recommends that the HRB establish mitigations for the project in the form of Conditions of Approval (Attachment A) if the HRB finds that mitigations would be needed to bring a project into clear compliance with the Secretary's Standards for Rehabilitation (the adopted standards of review for both the City and CEQA).

PROJECT DESCRIPTION

The applicant's stated purpose (Attachment B) for the rear addition and renovation of the home is to enlarge the kitchen/breakfast area at the first floor level and add a third bedroom, a second bathroom and an uncovered deck at the second floor level. The total addition on both floor levels would be equal to 344 square feet. There is an existing 349 square feet detached garage which brings the grand total to 2,672 square feet, where the maximum allowable square footage is 3,119 square feet for the parcel.

Character Defining Features

Character defining features of the 505 Embarcadero Road home include:

- The steeply pitched simple gable form with its long/eave side facing the street with a deep front porch across the elevation. The wood shingled roof is the major visual feature of the house, and is accented by two small dormers. The pitch of the roof shallows and its profile curves over the front porch;
- The low scale and horizontal proportion of the veranda/front porch, along with its simple wood posts and minimally ornate detailing;
- The facades of the end gables, which are distinguished by rustic brick chimneys centered on and extending through the rake to above the main ridgeline. Flanking the chimney symmetrically are French doors on the ground floor and double hung windows on the upper floor;
- The shingled wall cladding without miscellaneous wall trim. Siding extends to near grade (i.e. no wainscot material change);
- The gable end articulated by deep rake side overhangs and flaring eaves. 2x4 rafters are exposed on the eave side slightly visible under the gutter;
- Single glazed double hung windows with near square upper and lower wood sashes in a 9 over 1 lite pattern;
- Wood sashes that have a broad flat profile (2" at top, sides and sill, and 1" at the juncture of upper and lower sashes). Muntins appear to be 1/2" to 3/4" but are not dimension on the plans (see detail 3, sheet A5);
- Wood window trim is composed of wide flat boards (4" at jambs and 5" at header). The sill is sloped with a small apron. The sill extends past the jamb trim about 1.5." The windows are set into the wall sufficiently to produce a distinct sense of depth at the opening and shadow line. The hefty thickness of materials and simplicity of detailing (i.e. squared edges without ornamental carving, drip caps, etc.) are reflective of the building period, style and rustic sensibility of the house, and
- Driveway located to side of house with significant on-site landscaping.

Proposed Changes

The exterior door and window changes, roof modifications and landscape changes to the historic resource are primarily to the rear (North) and interior left (West) and right (East) hand side elevations of the residence, they include:

1. Removal of the rear single story addition to the house presently used as the kitchen and laundry;

2. Replacement of this area with expanded and reconfigured rear kitchen, nook, laundry room addition on first floor and additional bedroom and second floor deck above.
3. Narrow 3 1/2" deep shear wall panels to be added at four corners of the structure for seismic upgrade and stability;
4. On the east elevation the sidewall of the house is extended and a new entry with glass entrance canopy is added on the first floor at the laundry room. On the upper floor a shed dormer extends from the main gable of the bedroom addition and has a high 3-panel clear story window;
5. The cross gable of the new upper bedroom extends to the height of two feet below the main ridgeline. (Note this is a change in the height of this form from the initial design. The plate heights of the gable were lowered to reduce the form's height and volume);
6. Two new skylights are proposed on the rear plane of the existing roof and a skylight is proposed adjacent to the new upper deck on the roof at the cross gable;
7. All existing double hung windows to remain and will be repaired as required at the south (street side facing Embarcadero Road) elevation;
8. Wood shakes at roof and wood shingles at walls are being replaced. The shakes look deteriorated. Many of the existing wall shingles appear to be in good condition. Replacement cedar shingles and shakes are noted with the Exterior Finish Notes on sheet A-4. Finishes are noted as semi-transparent stain to match the existing color for the wall shingles and transparent stain on the roof shakes;
9. The existing eave's K-shaped gutters are being replaced by half round gutters. New eaves will also have half round gutters. New and existing rakes and eaves have similar profiles and designs, but the exposed rafter tails are spaced more closely on the new roof section and the underside of the eaves have plywood on the addition rather than 1x decking. (Refer to detail 2 on sheet A-5);
10. New cladding at the addition in order to be differentiated is vertical board and batten rough cedar siding;
11. Kitchen and Breakfast room addition at first floor include two new sliding windows and one sliding glass door;
12. One existing dormer window at rear to be removed and replaced with a larger gable roof structure;
13. Second dormer window to be preserved with walls extended to provide a door with two narrow side light windows opening to the roof deck at north elevation;
14. The glazing on the lower portion of north-facing bedroom window to be privacy stain glass window;
15. All new windows on the addition are wood casement. The windows are divided into 4 lites or occasionally 6 lites, the glass doors have 8 lites. Muntins are shown in elevation and section in detail 6 on sheet A-5 at 3/4" to match the existing window muntin size. Frames are smaller and trim around windows thinner than on existing windows. Also the face of the glazing is set at the face of the wall in contrast to the recessed opening of the existing windows;
16. The upper deck has a wood privacy screen using flat boards of alternating width with thin vertical gaps, planters and seating;
17. A large wood deck is added about 1 foot above grade across the side elevation facing Cowper Street and wrapping around the new rear addition. The deck extends to the property line.
18. The driveway is expanded and a new car gate placed closer to the Embarcadero property line. (Note: there is no indication of changes to the garage);

19. A new 6 foot high sound wall/fence made of wood with new gates and brick columns is being proposed along the Cowper and Embarcadero frontages. Elevations are shown on sheet A-1.1. The existing hedge is shown to remain;
20. Water features and site paving have been added to yard areas, and
21. Existing wood burning fireplace and chimney to remain at same location.

Protected Trees

The project proposes to protect all ordinance size Redwood and Oak trees along the south and west property lines. There is one 54" diameter protected Heritage Redwood tree at the site's street corner. The proposed construction is not located within the Tree Protection Zone. The applicant has provided an arborist report for all protected trees. Staff has reviewed the arborist report and supports the proposed project with regard to the required tree protection.

Neighborhood Outreach

The applicant and owners have contacted the immediate and adjacent neighbors to the project site. Staff has considered all responses submitted to the City, including three letters expressing support for the project. One neighbor, residing at 1416 Tasso Street, continues to have issues with privacy and noise associated with second story roof and deck addition. Her request for planting of new trees for screening purposes will be made conditions of IR approval process.

DISCUSSION

Here are the main issues that the HRB may want to focus on for this project:

1. The removal of existing shed roof to accommodate the new two-story addition;
2. The removal of one dormer window and expansion to gable roof;
3. The materials for new addition to be compatible yet differentiated from the original historic resource;
4. The new doors, windows and deck addition at the rear of the house;
5. Removal of some of the historic materials of the historic resource, and
6. The new glazed canopy over the right elevation door.

FINDINGS BASED ON SECRETARY OF INTERIOR'S STANDARDS

The project substantially preserves the character-defining features of the property including, but not limited to, the two street-facing facades, the historic form, massing, and materials of the house, and the historic windows. The project is still under review for Individual Review Guidelines for second story addition and a Home Improvement Exception for second story and daylight plane encroachments in the rear yard due to irregular shape and size of the parcel. The project appears to meet the fence Variance findings to allow a six foot tall wood fence wall to minimize the effects of road noise at the property.

Rehabilitation is defined (in "Introduction to the Standards") as *"the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."* As stated in the definition, "the treatment 'rehabilitation' assumes at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character."

There are 10 Standards for compliance. Each standard is listed below with evaluation determinations and commentary. The proposed project is rated relative to each standard as “compliant” (little or no impact on the resource), “marginally compliant” (the resource is impacted and modifications recommended, but the level of impact is not sufficient to warrant re-evaluation), and “not compliant” (the resource would be negatively impacted by the proposed design as well as its eligibility for listing as an historic resource). The project did not include proposals that were marginally compliant or not compliant.

Overall compliance with the Secretary’s Standards (Attachment D) is not necessarily a direct sum of the level of compliance for each standard; instead, overall compliance is the final conclusion on the overall impact of the project on both the design and historical significance of the entire building. Change to one area of the house may be balanced by substantial preservation everywhere else. Overall compliance is presented in the “Review Summary” paragraph on page 9.

Secretary of the Interior’s Standards for Rehabilitation

S-1. A property will be used as it was historically or be given a new use that requires minimal changes to its distinctive materials, features, spaces, and spatial relationships.

Evaluation Commentary: The resource was conceived of as a single-family home with a detached carriage house/garage within the rear yard in the traditional fashion of the time. The proposal maintains the single-family use purpose. **The project, therefore, is compliant with Standard 1.**

S-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 should be avoided.

Evaluation Commentary: The proposal significantly changes the layout of the house at the rear wall on both levels, but maintains most of the character defining features of the home including the roofline and massing as seen from the street at the porch side as well as at the end gables, which are visible from Cowper Street and Embarcadero Road. On the Cowper Street side the addition is one-story and set back about two feet from the main building wall. The side of the deck above may seem a bit awkward in space next to the existing form, but the offset from the rake to the deck guard wall is at least four feet. On the east side of the house the setback from the main wall to the addition is one foot. The addition here is two-stories but the shed dormer at the side of the upper roof over the new bedroom provides scale relief and this form is by nature subordinate to the gable form. The treatment of forms on both sides of the addition with vertical board and batten siding draws additional attention to these forms, but overall features and character of the resource is not unduly impacted by the new forms.

As for the removal of historic materials, there are questions. All exterior roof shakes and wall shingles being removed. It is not clear this is necessary for the building shingles, despite their advanced age. Replacement materials, however, match the existing in style and application as well as in the use of semi-transparent stain on the wall shingles and clear stained roof material. Given the overall scale of the renovation and expected life of the new shingles, the in-kind replacement seems warranted. **The project, therefore, is compliant with Standard 2.**

S-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.*

Evaluation Commentary: The project does not alter the house in a manner that would confuse its historical development. **The project, therefore, is compliant with Standard 3.**

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

Evaluation Commentary: It is unclear if the existing one-story projection at the rear of the house is part of the original construction or a later addition. If it is an addition, it is not a strong defining feature that has acquired historic significance. **The project, therefore, is compliant with Standard 4.**

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

Evaluation Commentary: The plans indicate material usage and detailing that are in keeping with the home's original design and construction. Exterior cladding is being replaced with in-kind materials and existing windows and doors are being retained. The use of a half round gutter is a distinctive element that helps make the rafter tails more visible and the old and new eaves and rake almost match to maintain project unity. **The project, therefore, is compliant with Standard 5.**

S-6 *Deteriorated historic features shall be repaired rather than replaced. Where the severity of the 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.*

Evaluation Commentary: Materials are being replaced for the roof, which is clearly deteriorated, and the wall cladding. The replacement materials, cedar shakes on the roof and cedar shingles on the walls, are in keeping with the existing materials as documented on the plans. Existing windows and doors are being kept and repaired. **The project, therefore, is compliant with Standard 6.**

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

Evaluation Commentary: No such treatments are noted on the plans, and aside from sanding and repainting it is unclear what treatments would likely be used. **The project, therefore, is compliant with Standard 7.**

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

Evaluation Commentary: The addition is located at the back of the main structure and is built partially on top of the rear roof plane. The changes minimally alter the main building form and if removed would allow the essential form and integrity of the historic property to remain intact. **The project, therefore, is compliant with Standard 10.**

Review Summary

The project is rated as compliant with all ten Standards. Compliance with the Secretary of the Interior's Standards for Rehabilitation is not necessarily equal to the relative compliance with each of the individual standards, but rather the project's overall impact on the existing and future integrity of the historic resource. Overall, compliance with the Secretary of the Interior's Standards for Rehabilitation has been achieved by the proposed project mainly due to the addition's subordinate nature and the preservation of important materials and detailing on the existing structure.

ENVIRONMENTAL REVIEW

Pursuant to Section 15331 "Restoration/ Rehabilitation" of the California Environmental Quality Act (CEQA), the project would be categorically exempt, if it complies with Secretary's Standards for Rehabilitation.

ATTACHMENTS

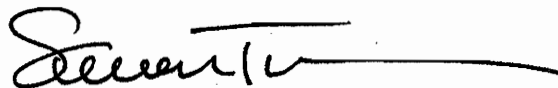
- A. Conditions of Approval
- B. Applicant's Project Description*
- C. Historic Resources Inventory Detail
- D. Secretary of Interior's Standards for Rehabilitation of Historic Buildings
- E. Plans (HRB members only)*

* Submitted by applicant

COURTESY COPIES: Heather Trossman, Applicant
Nicholas Jitkoff, Property Owner

PREPARED BY: Dennis Backlund, Historic Planner
Rina Shah, Project Planner

REVIEWED BY:



STEVEN TURNER
Advance Planning Manager

ATTACHMENT A - CONDITIONS OF APPROVAL

505 Embarcadero Rd

File No. 12PLN-00206

Historic Resources Board

May 1, 2013

1. The project shall be constructed in substantial conformance with the approved HRB plans received April 10, 2013 except as modified to incorporate these conditions of approval.
2. The 2007 California Historical Building Code shall be applied to all eligible aspects of the historic and seismic rehabilitation of the building exterior when needed to preserve character-defining features.
3. No demolition or permanent removal of significant historic fabric that is not included in the project approval shall be carried out in any amount for any reason except with written permission by the Department of Planning and Community Environment.
4. Any revisions to approved materials and colors for the exterior of 505 Embarcadero Road proposed during the project construction phase shall be submitted for review by the Historic Preservation Planner.
5. The framing of the new skylights shall be a color closely similar to the finished color of the roof shakes.
6. Any new exterior lighting added to the project during the construction phase shall be reviewed by the Historic Preservation Planner with respect to the style, materials, and color of the fixtures, and the light bulb types.
7. The Director of Planning's project approval letter, including the approved Conditions, shall be printed on one of the initial sheets of the Building Permit Plan Set (final construction plans).
8. The ten Secretary of the Interior's Standards for Rehabilitation shall be printed on one of the initial sheets of the Building Permit Plan Set (final construction plans).
9. Prior to issuance of the building permit the Historic Preservation Planner shall review the Building Permit Plan Set (final construction plans) for consistency with the Director of Planning's project approval based on the recommendations of the Historic Resources Board.
10. The Historic Preservation Planner shall participate in the Planning Department's Final Inspection of the completed project.

**Heather
Trossman**
Architecture
& Planning

trossmanarchitecture.com
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220 California Ave. Suite #246
Palo Alto, CA 94306

650 323-7755
fax 650 323-7757

ATTACHMENT B

April 23, 2013

Historic Resources Board
Department of Planning and
Community Environment
250 Hamilton Avenue
Palo Alto, CA 94301
Subject: **Project Description-Proposed changes at 505 Embarcadero Drive**

Dear Historic Resources Board,

The owners of the home at 505 Embarcadero Drive request review and approval of proposed renovations and an addition to the rear of their house. The granting of the application is desirable for the preservation of a residence that is designated on the City's Historic Inventory as a Category 4 historic structure as defined in Section 16.49.020 of the Palo Alto Municipal Code. The trapezoidal property is located at the corner of Embarcadero and Cowper Street, within the Professorville historic district. The house was built in 1907 in the Colonial Revival/Craftsman Bungalow style. The existing house is small: only 1084 SF. We are proposing to add to this only 344 SF.

Please note that although originally we had intended to replace all of the house's existing double hung windows with historically accurate copies due to weather damage and noise control issues, this is no longer the case due to budget reasons. All existing windows are simply to be painted in place, including the sound-control storm windows installed by a previous owner.

Hohbach & Lewin, Structural Engineers, have determined that the 1907 structure rests on an unreinforced brick stem wall over a concrete footing of unknown composition and thus requires seismic upgrade. In order to achieve this while maintaining the historical integrity of the house, two narrow, 3 1/2" deep, shear wall panels would be inserted within the existing wood studs at the four corners of the original rectangular structure, and bolted to a new, offset, reinforced concrete stem wall placed on the interior of the existing brick stem wall. The shear panels would extend to the floor structure of the 2nd Floor. This necessitates removal and historically accurate replacement of the wood shingles on the exterior walls. There has been weather

April 23, 2013

Historic Resources Board, City of Palo Alto

Project Description letter: 505 Embarcadero Drive

damage to the shingles on the east and west sides of the house, but the south-facing (Embarcadero Road) front shingles are undamaged due to the protection of the existing porch. We propose to simply patch the shingles for a width of about 30" at the two front south corners under the porch. The existing cedar shake roof is badly in need of replacement and we have included this in the project scope.

Proposed Exterior Changes to existing house:

1. Replacement of all existing wood wall shingles with dimensionally-identical wood shingles (select grade redwood or cedar), stained to match the existing ones, except for most of the south (front) elevation, as described above.
2. Replacement of the existing cedar shake roof with cedar shakes as specified in drawings, with a clear stain to allow for natural weathering.
3. Existing K-profile rain water gutter to be replaced with half-round gutter to match that of the new rain water gutter. To be painted to match the roof eave trim.
4. Prepping and painting of all existing windows and doors and storm windows. Glazing is unchanged.
5. Prepping and painting of all existing wood trim at roof eaves and windows/doors, columns, and porch floor and ceiling.
6. Relocation of electric box currently on east elevation, to a location to be determined (but less visible).
7. On the first floor, the shed roof form (probably added on after the original structure) at the rear of the house receives a bay window addition which allows for a slightly larger kitchen and a breakfast area. The slope of the existing shed roof is maintained and wraps around the whole rear of the new addition.
8. A small wood and glass canopy is added over the new door to the kitchen on the east side.
9. On the second floor, at the rear of the house, a new gable form with attached shed form (mimicking the existing house) is added above the kitchen for a small third bedroom/study and a second full bathroom. The right side of this new gable roof "grows" out of the existing adjacent roof dormer. The bedroom addition has sliding French Doors opening onto the new roof deck to the west, a window with stain glass (for visual privacy) in its lower portion to the north, and three high clerestory windows to the east.
10. Roof Dormers: front two dormers are unchanged. Rear two dormers are modified as follows: the right dormer roof and wall envelope remains as is; the windows and abandoned brick chimney are removed and replaced by a glass door with sidelights. The left dormer roof and wall envelope is subsumed into the proposed addition and becomes the entry into the new bedroom, with its original window replaced with a door and sidelights that match the right dormer.
11. The remaining area above the footprint of the kitchen/breakfast area becomes a roof deck, lined with 24" deep irrigated planters and benches to ensure more privacy for neighbors. The roof deck is surrounded by a 5'-0" high wood privacy screen.
12. The existing house is differentiated from the new portion of the house by its sheathing and the fact that the addition has new wood windows by Loewen (painted to match the existing windows) as shown in Drawings. The existing house is sheathed in wood shingles to match profile and color of those removed; the new addition is sheathed in rough-sawn redwood board & batten, stained to match the shingles.

April 23, 2013

Historic Resources Board, City of Palo Alto

Project Description letter: 505 Embarcadero Drive

Proposed Exterior Changes to existing site:

1. Embarcadero Drive is extremely busy and noisy. The unremitting whizzing by of cars only a few yards from the house intrudes into the property both visually and aurally. The owners wish to move their entrance from Embarcadero to Cowper Street and construct a sound wall around the street-facing periphery of the property to mitigate both the noise and the visual intrusion.
2. To that end, we are also seeking a Fence Variance from the City (due to the 6'-0" height of the sound wall). The proposed entry gate, sound wall, and automatic driveway sliding gate are indicated on the drawings. Note that this Fence Variance, with minor differences, was already granted to a previous owner in 2004.
3. We have worked closely with Dave Docktor, City Arborist, to protect existing trees in the detailing of the sound wall.
4. We have also ensured that the materials and details match and complement the existing house. The sound wall is of redwood boards, stained dark to match the wood shingles and board and batten siding of the house. Used clinker brick accent columns match the existing chimneys. A 7'-6" length of the sound wall, centered on the front façade of the house on Embarcadero, is formed of natural, board-formed concrete over which is bolted a stained redwood trellis for flowering vines.
5. Paving is indicated on the Drawings and is a mixture of used brick and stone pavers. Simple, low fountains are proposed of board-formed concrete.
6. A new gate with a dark-stained redwood and glass pergola defines the new entry on Cowper Street.
7. At the fence line separating backyard of 1416 Tasso from the driveway of 505 Embarcadero, we propose to add two mature evergreen trees of a minimum of twelve feet in height to provide visual protection between the two properties.

We are also pursuing an H.I.E. with the Planning Department regarding a slight protrusion into the present-day rear setback line and daylight plane at the southeast corner of the house. We have taken care to limit changes to the rear portion of the house so that the addition is only minimally visible from Embarcadero Avenue and Cowper Street. Since the rear of the house at the north side is constrained by the tight corner of the trapezoid-shaped lot lines, we had to fit things in with a shoe horn to avoid protruding out substantially to the east or west. We have also modified the design to lower the massing and reconfigured new windows to better protect the privacy of neighbors.

We hope that these proposed changes to 505 Embarcadero meet with your approval. Thank you very much for your time and attention to this application.

Sincerely,

Heather Trossman, Architect
Heather Trossman Architecture & Planning

City of Palo Alto

Historic Resources Inventory Detail



Date: 25-Jan-95

Historic Building Inventory ID: 166

location

Historic name:
 Common or current name:
 Number & street: 505 Embarcadero Road
 City: Palo Alto ZIP: County: Santa Clara
 Alternate Address:
 Past Address:

status

Category: 4 National Registry
 Historical District: Professorville Historic District State Registry

ownership

Owner: Robert and Winifred Catlin public private
 Address: same
 City: ZIP:

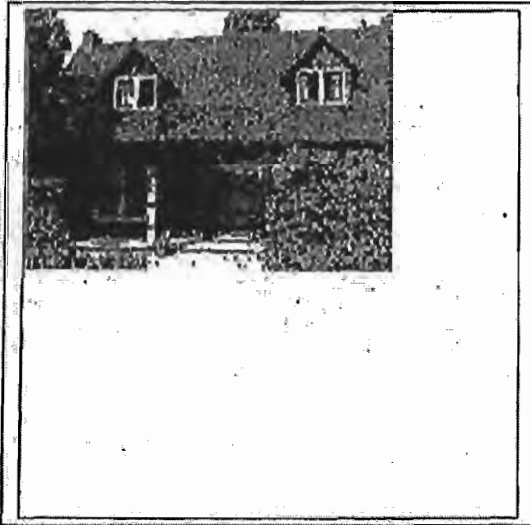
use

Present: Residential
 Original: Residential
 Past:

description

This one-story shingled bungalow with its generous verandah and gabled domers is basically Colonial Revival in its form.

Photo Date: 1978



Property Size frontage: 132
 depth: 105
 acreage:

Condition: good

Alteration: Unaltered

Surroundings:

- Open Residential
- Scattered Buildings Commercial
- Densely Built Industrial

Other:

Threats:

- None Known Public Works
- Vandalism Zoning
- Private Development

Other:

description
(cont.)

Architect:

Exterior Material: wood

Builder:

Other Material:

Date: 1907

Original Site: original

factual estimated

Theme: architecture

Notes:

Features:

Barn

Formal Garden

Outhouse

Watertower

Carriage House

Windmill

Shed

None

Other Features:

significance

This is a handsome, carefully proportioned example of its style. The first owner, W.C. Dibble, was one of the D.C. Dibble family which moved to Palo Alto in 1904. He had begun a career as a publisher in the Midwest, and in Salem, Oregon, he was a horticulturist who was one of the first to import and grow Holland tulips in the Pacific Northwest. He was a nature-lover and writer of poems and sketches which were printed in local newspapers. From 1915 to 1938 the house was occupied for brief periods by a number of different owners. In the years 1938-1966, it was in the hands of Jerome T. Smith and William A. Laine, contractors.

sources

P.A. City Directories; P.A. Times 1/3/08, 9/21/40, 10/9/40; P.A. Live Oak 10/6/1899; reminiscent sketches of his life by his wife; in P.A. Hist. Assn. obituary file, Dibble.

preparation

Organization:

By: Historic Resources Board

Date: 1978, 1983

DB Record Date: 6/30/94

Address: 250 Hamilton Avenue

City: Palo Alto

State: CA

ZIP: 94301

Phone:

STANDARDS FOR REHABILITATION AND GUIDELINES FOR REHABILITATING HISTORIC BUILDINGS

standards for
rehabilitation

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will 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 elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

-GUIDELINES-**The Approach**

Exterior Materials
Masonry
Wood
Architectural Metals

Exterior Features
Roofs
Windows
Entrances + Porches
Storefronts

Interior Features
Structural System
Spaces/Features/Finishes
Mechanical Systems

Site**Setting**

Special Requirements
Energy Efficiency
New Additions
Accessibility
Health + Safety

THE STANDARDS

[Guidelines for Rehabilitation-->](#)

[HISTORICAL OVERVIEW - PRESERVING - rehabilitating - RESTORING - RECONSTRUCTING](#)

[main - credits - email](#)



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 info@trossmanarchitecture.com
 220 California Ave. Suite #246
 Palo Alto, CA 94306

650 323-7755
 fax 650 323-7757

May 28, 2013

Historic Resources Board
 Department of Planning and
 Community Environment
 250 Hamilton Avenue
 Palo Alto, CA 94301

Subject: Addendum to Project Description-Proposed changes at 505 Embarcadero

To: Palo Alto Historic Resources Board

Re: Update on minor revisions, Planning Department staff discussions, and related matters that have come up since the HRB hearing on May15, 2013.

1. Dennis Backlund has suggested in the recent staff report that we consider sheathing the new portions of the house in shingles to match existing rather than with board & batten, in order to create unity of design and reduce apparent height of the addition; new windows and slight differences in eave detailing between new and old will be sufficient for differentiation. We have tried this and agree that it is the best sheathing option. New shingles will be detailed and stained to match existing. See revised sheet A-4.
2. Planning staff have asked us to reduce the size of the 2nd floor roof deck. We have reduced it as follows, and include a diagram at the end of this addendum, Figure A:

Date	Bench SF	Planters SF	Deck SF	Total SF
5-15-13	37.9	29.3	146.3	213.5
6-05-13	24.6	24	98.1	146.7
Reduction to:	65%	82%	67%	69%

This includes changing a portion of the bench into a longer planter, to further isolate the bench from the neighbors at 1416 Tasso. We have reduced the deck area by

May 28, 2013

Historic Resources Board, City of Palo Alto

Project Description Addendum #2: 505 Embarcadero Drive

about a third, a major concession to the design. This is the most the owners feel they can sacrifice given that they do not want to completely lose the light well windows (which have been cut in half) that bring light into the dark center of the first floor, and also given that 5'-0" privacy screening is required around the deck, and they don't want to make the deck so narrow that it feels claustrophobic with the high walls. Please keep in mind that this is a private, landscaped, bedroom level deck, not to be used and never likely to be used by any future owner for entertaining. Ample area for entertaining is provided on the ground level decks.

3. Arnold Mammarella, I.R. consultant, has requested that we use only the wider of the two alternating boards (1" wide and 2 ½" wide) in the roof deck's privacy screen, for better screening. We propose to do better than that: we would alternate 2" wide boards with 3 ½" boards, which would keep the more graceful alternating rhythm while making gaps less frequent. See revised detail 1/A5.1.
4. There are numerous roof decks in the Professorville neighborhood, quite a few of them larger than this proposed deck. Please see the attached survey, Figure C, done by Ty Ashford using Google Earth and a walk around the neighborhood, for a list of Professorville properties with roof decks.
5. Martin Bernstein of the HRB asked us to look at the massing and scale of the addition in the context of the existing house to see if there were any ways in which height and width might be reduced. Beth Bunnenberg of the HRB wondered if there was some way to step down the new gable roof towards the back of the house. In response to this, we have reconfigured the new gable, which still starts at 1'-10" below the existing big roof ridge, to now step down another 1'-4" in its last 9'-0" of length, for a total drop of 3'-2" below the existing high gable. The width of the new gable has been reduced at the front, and this combined with the reduction in the width and depth of the roof deck, reduces the apparent mass of the addition in relation to the existing structure. Please see sheet A-4 for revised elevations. Please note also that most of the ceiling of the new bedroom has always sloped below 8'-0" and that the highest point (only 5'-6" wide) of the revised ceiling is now at 8'6" rather than at 9'-3". The proposed new bedroom is small and L-shaped, and we want a sufficiently-high sloped ceiling (with its low points set by the header over the 6'-8" clerestory window heads), so that it does not feel claustrophobic.
6. We have consulted with a landscape architect, Jerry Tracy, about alternatives for mature tree visual screening which Ty and Nicholas have offered to provide at the fence line between their property and the neighbors at 1416 Tasso,. The landscape architect's report was attached to the previous addendum. We have added another species to this list: *podocarpus* (see Figure B), which presently provides excellent privacy screening along the fence line between the Owners' property and 1415

May 28, 2013

Historic Resources Board, City of Palo Alto

Project Description Addendum #2: 505 Embarcadero Drive

Cowper and is also used by the neighbors at 1416 Tasso on their side of the Owners' garage. Jerry Tracy advises us that 24" box trees are best for the 24" width we have to work with between the Hollywood parking strip and the fence adjoining 1416 Tasso. He suggests planting three 24" box evergreen trees equal-distanced along the 17 foot length of fence (we have revised the site plan accordingly), and he is checking his sources for availability. We will select a specific species within the next few days.

7. Staff have informed us that an early 20th Century Sanborn map shows the existing garage in its present location and therefore that it may remain as is. It will be brought into code compliance for permit in the construction phase of the project--the loft shall not be used for sleeping purposes, only storage, and the bathroom will have only two plumbing fixtures.
8. We plan to turn over the removed windows (including the stained glass window), and any and all other materials of historic value that are not to be used in the renovation, (or that are not bought for use by friends in Palo Alto), to

Ohmega Architectural Salvage
2403 San Pablo Ave.
Berkeley, CA.

9. Neighbors at 1416 Tasso have requested that the glazing in the new kitchen door canopy, the transom over that door (which is more than 7'-5" to bottom of glass above 1st finish floor), and the clerestory windows in the new 2nd floor bedroom be of some sort of semi-obscure glass. We are happy to use fluted semi-obscure glass in the canopy glazing (note that the canopy has been revised to have wood shakes). We do not want to make any other glazing semi-obscure, other than the new stain glass window already indicated, because we don't think it would look well either on the inside or outside of the house, especially in light of its historic nature. We feel obscure glazing is unnecessary, given that we have raised the bottom of the clerestory glass to +5'-4" above finish floor (4" higher than I.R. recommendation) and thus have more than complied with privacy considerations. Please note also that the proposed window configuration improves the existing privacy conditions between the owners' property and the 1416 Tasso St. property. Currently, it is possible to see directly into the neighbors' bedroom window from the existing east rear dormer window. With the proposed design, this window is removed, and the windows of the proposed bedroom are either stain glass or high clerestory windows.
10. David Bower of the HRB has suggested that we consider using French doors rather than wood sliding doors at the proposed Breakfast Area. We would have been happy to make the change, except that we recently learned that the side yard deck that two

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Historic Resources Board, City of Palo Alto

Project Description Addendum #2: 505 Embarcadero Drive

of the three sets of doors open on to must be limited to a 3'-0" width (due to the 6'-0" width of the side yard), making the room necessitated by swinging French doors and associated swinging screen doors problematic. We think the Loewen wood (not clad) sliding doors are of quite high quality, attractive and not out-of-keeping in their simplicity adjacent to the older French windows. Using sliding glass doors would greatly help with the tight deck situation, and also in the interior where the Breakfast Area is squeezed by the oblique lot line. We ask for your consideration in allowing us to keep the sliding doors in the design.

11. Pat DiCicco of the HRB has inquired about the roof sheathing, wondering if it had originally been shingle rather than the existing shake that we are proposing to replace. We have no way of knowing what the original roof was and think that either choice could be lovely and appropriate—either one would be allowed to weather to a natural grey. All things being equal, we think that the shakes offer an attractive textural contrast with the wall shingles, now that all the walls of the house, both existing and new, will be sheathed in shingles.

We hope that we have addressed your concerns and look forward to your comments and suggestions. Thank you very much for your consideration.

Heather Trossman, Architect

Heather Trossman Architecture & Planning

Attachments:

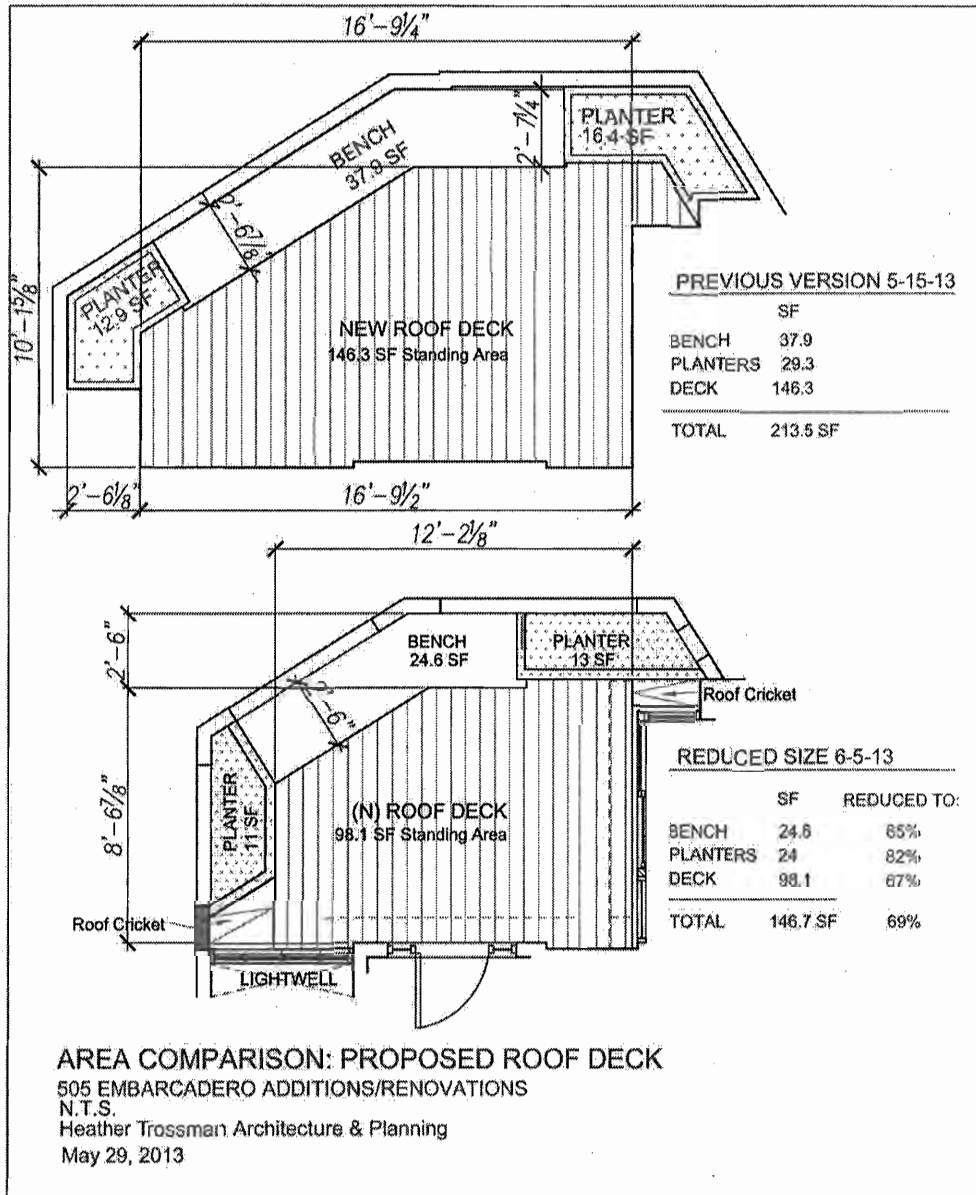
Figure A—Roof Deck revised design SF comparison

Figure B---photo of *Podocarpus* trees

Figure C—Professorville Roof Deck Survey

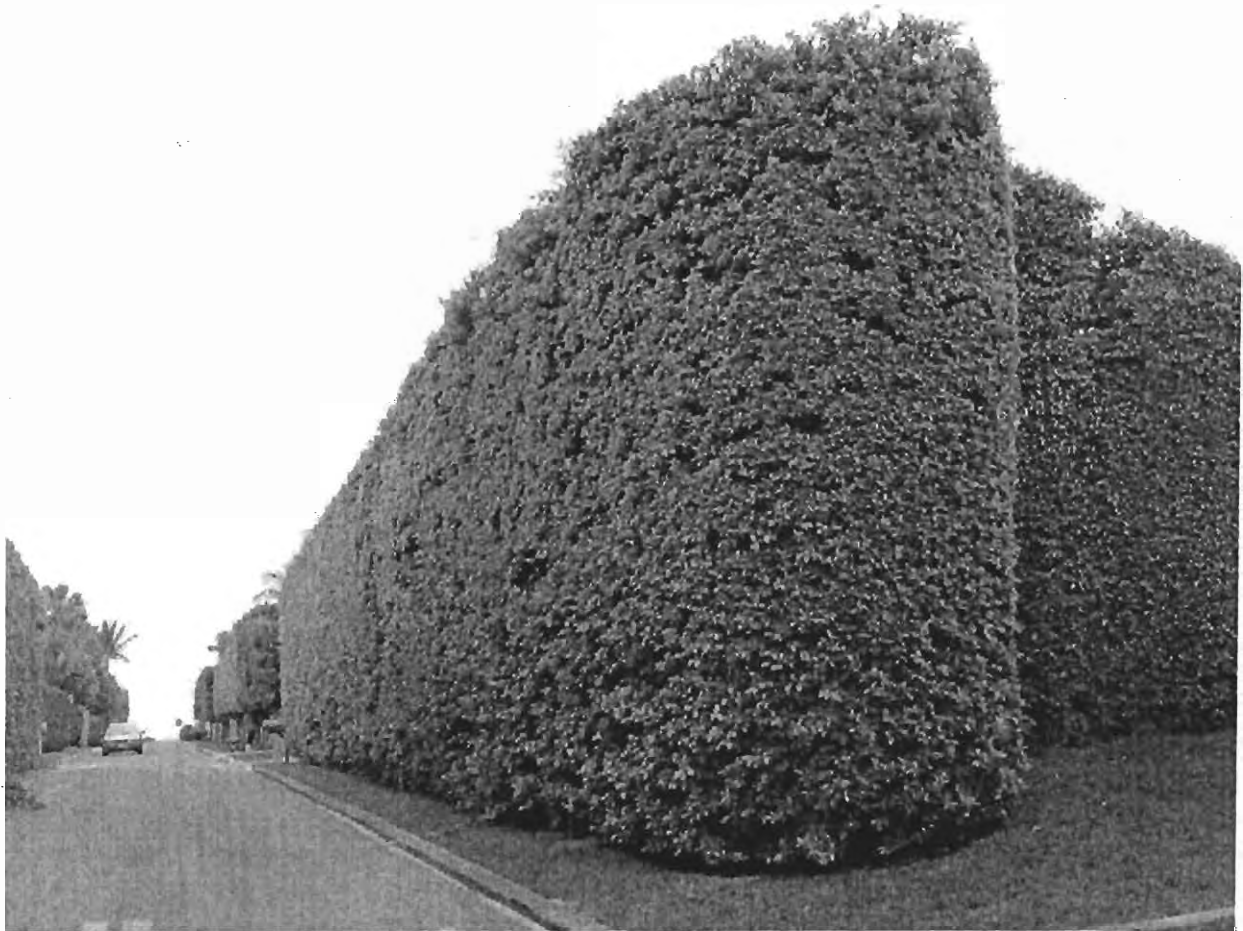
May 28, 2013
 Historic Resources Board, City of Palo Alto
 Project Description Addendum #2: 505 Embarcadero Drive

Figure A: Roof Deck revised design SF comparison



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Figure B: Photo of Podocarpus screening tree, from Ty Ashford:



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Project Description Addendum #2: 505 Embarcadero Drive

Figure C: Professorville Neighborhood Roof Deck Survey,
by Ty Ashford (using Google Earth and a walk around the neighborhood)--

The following homes have a least one roof deck:

235 Embarcadero Road

222 Kingsley

1121 Emerson Street

1321 Waverly Street

473 Embarcadero Road

530 Kellogg Ave. (two 8' x 10' roof decks--2nd & 3rd Floors)

1335 Cowper Street

1336 Tasso Street

530 Melville

1247 Cowper Ave

440 Melville Ave

450 Kingsley Ave

1155 Waverly Ave

436 Lincoln Ave

1107 Cowper Street

627 Lincoln Ave

1341 Tasso Street

1415 Cowper Ave. (size of garage below)

1000 Cowper Street

942 Waverly Ave

325 Channing Apartments 3rd floor

555 Kellogg

505 Embarcadero Road (Application No. 12PLN-00206)
Individual Review Evaluation Report

To: Rina Shah, City of Palo Alto
By: Arnold Mammarella

ATTACHMENT D

Date: 5/29/13
RE: Proposal for Alterations and Additions to Two-Story Residence
(Revised IR Plans filed 5/23/13; note: Initial IR Plans filed 5/21/12)

PART I. — INDIVIDUAL REVIEW GUIDELINES EVALUATION

A. Introduction:

The following paragraphs evaluate the proposed project for conformance with the Palo Alto Single-Family Individual Review Guidelines. The Individual Review Guidelines are broadly intended to preserve the unique character of existing individual Palo Alto neighborhoods and maintain privacy between adjacent properties. Maintaining the scale and visual unity of streetscapes as well as locating, and configuring the home's footprint, second floor, garage, and yard areas to respect neighborhood patterns and adjacent property conditions is essential to successfully meeting the guidelines.

Prevalent patterns within an immediate neighborhood are used to evaluate a new home or second story addition's compliance with the IR guidelines. Neighborhood context, therefore, generally refers to the immediate neighborhood, (i.e. more or less the context visible from the street in front of the subject property). This is typically the block where the subject lot is situated or the area bounded by several properties to each side of the subject lot as well as the street corner for corner lots. Since there are often homes near a subject lot or on adjacent blocks that are inconsistent with the prevalent pattern of the immediate context, property owners and designers are cautioned to focus on prevalent and historic patterns within their immediate neighborhood.

In addition to be compatible with neighboring homes' height, mass, and scale, and taking cues from open space patterns and footprint configurations on adjacent property, the guidelines provide specific direction regarding garage location, entry feature height and design, the integration of additions with existing structures, and privacy protection. The architectural form of the home, composition of façade elements such as windows, and supportive use of materials and detailing are also part of the review. The guidelines do not favor or discourage specific architectural styles, yet seek to balance style diversity with respect for a neighborhood's existing character. Consult the text and illustrations in guidelines for further information.

The review process also is intended to facilitate neighbor input. A neighbor's input is considered in the review to the extent it is consistent with the issues and limitations established by the guidelines.

There are five specific guidelines directed at neighborhood compatibility, urban design (streetscapes), and privacy objectives that must be met for a project to be approved. For additional information about the goals and requirements of the guidelines, the property owner and designer are directed to review the updated Palo Alto Single-Family Individual Review Guidelines booklet dated June 10, 2005.

B. Site and Neighborhood Information:

The property is designated as APN 120-08-057 with address number 505 Embarcadero Road, and is a 7,898 square foot, irregularly shaped lot at the corner of Cowper Street and Embarcadero Road. The lot is about the same or somewhat larger than abutting lots, but nearby lots vary in size and shape considerably. The front lot line, which abuts Cowper Street, is only 35.1' long and the 20' front yard setback is on this lot side. The lot's longest lot line is the street side lot line facing Embarcadero Road. This lot line is 132.6' long and there is a 24' special setback from this lot line. Given the shape of the lot and the special setback along Embarcadero Road the buildable area on the lot is unusually small given the overall lot size.

The lot is located in the R-1 Zone and the Professorville Historic District, and is occupied by a single-family residence with a Category 4 Historic Designation and a detached garage. The house's existing front porch partially encroaches into

special setback along Embarcadero. The residence was originally built in 1907. The Historic Resources Inventory describes the house as follows: "This one-story shingled bungalow with its generous verandah and gabled dormers is basically Colonial Revival in its form." The Inventory references significance as follows: "This is a handsome, carefully proportioned example of its style."

The curb cut and driveway are at the right side of the house, and the garage is located at the north corner of the property where the rear and interior side setback lines intersect. Instead there is a large parking area behind the house. There is a seven to eight-foot tall hedge that runs the length of both street fronts and numerous large trees and street trees. Protected trees potentially impacted by construction include the 22-inch diameter oak at the interior side lot line and approximately nine feet from the corner of the proposed kitchen addition and about 1 foot from the proposed wood deck, and redwoods adjacent to the proposed new soundwall/fence. No landscaping shown on the site plan is being removed.

Nearby homes tend to be a mix of smaller one-story structure and larger two-story structures. Most homes appear to have been built in the early part of the twentieth century. The irregular corner lot geometry, rotated building form, and mature landscape contribute reduced streetscape presence of the house and differentiation of the streetscape from abutting lots. Three lots about the subject lot as follows:

- 1415 Cowper Street is two-stories and has a rear patio area and several windows on the side building wall facing the subject lot and area of the addition. The 22-inch oak tree is also located on this lot next to the shared lot line.
- 525 Embarcadero is a small lot with a one-story home abutting the rear lot line with its driveway and garage.
- 1416 Tasso Street is a moderately deep lot with its rear yard partially abutting the subject lot's rear lot line. It has a very large oak tree in the rear yard with the tree canopy extend to about the shared lot line.

In June 2012 written comments on the initial IR proposal were submitted by the three abutting neighbors. The neighbors at 1415 Cowper Street and 525 Embarcadero Road expressed support for the addition. The neighbor at 1416 Tasso Street expressed concerns about privacy impacts from the additions balcony and windows to their master suite and rear yard and visual impacts on their property due to the mass of the addition. This neighbor requested reductions to the mass of the addition and reductions to the size of window and deck areas.

Following resubmittal of plans (4/10/13) the 1416 Tasso Street neighbor again contacted staff with concerns about the impacts of the revised plans and the inaccurate information about their house shown on the revised plans. This neighbor requested an on-site visit by staff to review the concerns. Staff did an on-site visit on 4/24/13 to view the conditions from the rear yard and master bedroom. The neighbor discussed with staff concerns about the addition as well as the existing garage structure. Since the existing garage structure is not an IR issue, only concerns about the addition are noted here. Staff's evaluation around privacy and related impacts are shown elsewhere in this report. The following were this neighbor's IR related requests that were communicated to the applicant's architect:

- The plans accurately show the neighbor's house.
- The clerestory windows in the new bedroom (seen on the east elevation) be removed to improve privacy and reduce glazing on the addition.
- The glazed canopy above the laundry room entry door (seen on the east elevation) be removed.
- The number of windows, glazed doors, skylights on the rear side of the addition be reduced.
- The upper floor deck be significantly reduced in size. The neighbor is concerned that the number of occupants the deck can hold will result in it being a party deck and that the noise will be an impact on their privacy due to the close proximity of their bedroom. The neighbor is also concerned that the planter, bench, etc, could be easily removed in the future increasing the size and impact of the deck. The neighbor, overall, believes that this size of deck is inappropriate due to the close proximity of adjacent homes.
- That mature landscape be planted along 505 Embarcadero the fence line shared with the 1416 Tasso Street.

Subsequent to this date several other neighbors wrote to express comments on the size of the addition, its height, and privacy matters. For brevity those comments are not included here, but the applicant has been forwarded those comments by staff and they have been considered in the analysis.

C. Plan Modifications:

Since resubmitting plans for this addition on 4/10/13 the following plan modifications have occurred:

1. The building form of the upper bedroom addition has been reduced in height and mass by creating a nested gable with the taller gable set back about 8 feet from the lower gable at the end of the room. The lower gable is now over 3 feet below the home's primary ridgeline.
2. The vent above the windows at the gable has been revised to be more proportional with the window openings and consistent with the home's architecture.
3. The board and batten cladding on the addition has been replaced with wood shingle cladding matches the shingle cladding on the rest of the house.
4. Both the width and depth of the upper deck has been reduced. The depth has been reduced two feet and the width 4.5 feet. The amount of solid screen wall on the deck has also increased relative to the privacy panels of vertical boards with ¾" slots. Built-in seating and planters on the decks have been adjusted some for the smaller sized deck, but still surround the outer edge of the deck.

D. Individual Review Determinations and Related Commentary:

The following paragraphs contain determinations and corresponding comments specific to the evaluation using the five Individual Review guidelines. The reader should keep in mind that the Individual Review Guidelines review is separate and distinct from the historic review using the Secretary of the Interior Standards for Historic Rehabilitation, but the proposal is subject to both sets of regulations.

G1 — Basic Site Planning: Placement of Driveway, Garage, and House

(Note: Site planning considers the location and configuration of the building footprint and second floor relative to neighborhood patterns, and the use of setbacks and yard areas relative to the orientation and rhythm of houses as seen along the street; retention of existing landscape, general design of yard areas and pedestrian entry and the subordinate location of garage and driveway to the house, landscaping and pedestrian entry also considered.)

Overall: Guideline Met

Comments:

The addition has limited impact on the site plan. The main site planning feature that impacts the streetscape is the revised/expanded driveway facing Embarcadero and the car gate, which is set close to the street, and the adjoining proposed wood sound wall and gates. The design of these elements is well composed with features and materials that reflect the design of the existing home. The existing hedge is also shown to remain and should obscure much of the sound wall.

G2 — Neighborhood Compatibility for Height, Mass, and Scale

(Note: This guideline requires the perceived size, bulk, and vertical profile of visible portions of the house to be consistent with the existing neighborhood pattern with special attention given to adapting to the height and mass of adjacent structures.)

Overall: Guideline Met

Comments:

The height on the street has not changed and the visible mass is increased marginally by the expansion of the addition. While the addition will be visible from the street, its height and mass are not negative impacts on the streetscape.

G3 — Resolution of Architectural Form, Massing, and Rooflines

(Note: This guideline has two general components: a. architectural form: it should distinguish the homes' architectural style or lines, and b. massing: it should be crafted to achieve mass reduction. It also specifically requires upper floor additions be balanced and integrated with the existing building.)

Overall: Guideline Met

Comments:

The massing of the addition is generally consistent form with the home's style and integrated with the home's existing rooflines for the purposes of this guideline.

G4 — Visual Character of Street Facing Facades and Entries

(Note: This guideline addresses the visual composition and character of front and visible side elevations and the appearance of garages and entry features. Entries are also considered relative to neighborhood patterns for typology and height.)

Overall: Guideline Met

Comments:

The front and west sides of the house (i.e. facing Embarcadero Road and Cowper Street) are left intact, which helps maintain the home's visual character. The new sidewall of the breakfast nook is set back slightly from the gabled end wall of the house to lessen its impact on the façade and roof connection. An elegant new entry gate is proposed at the sidewalk along Cowper Street. The addition is now being clad in shingles which will further unify it with the existing home.

G5 — Placement of Second-Story Windows and Decks for Privacy

(Note: The privacy guideline regulates upper level window and deck views towards neighbors' upper or lower level windows and/or usable yard areas such as patios or decks.)

Overall: Guideline Met

Comments:

The rear deck off the upper hall primarily faces the 1415 Cowper Street home's side and rear yard and somewhat its sidewall, which has several windows. Existing landscape would partially screen views, but not enough to insure sufficient privacy by itself. The deck has been reduced in size, but is still moderately sized. The deck's enclosing screen wall has a height 5' over the high point of the deck at the panels and is a couple of inches taller at the solid sections. This is shown on detail 1 on sheet A-5. Where the screen is not a solid wall, it is designed with alternating wide and narrow flat boards. Between the boards are 3/4" gaps. The narrow vertical slots should limit casual viewing. Additionally, a two-foot wide planter and bench proposed on the deck side of the privacy screen will limit the ability to approach the rail and look over the wall as well as refocus occupants to back of the house rather than the neighbor's property. For these reasons the impact on the Cowper Street neighbor are found to be minimal per the criterion, illustrations and key points of the privacy guideline.

A small portion of the deck, where the planter/seating area is proposed, extends past the rear wall of the upper bedroom. The sidewall of the upper bedroom addition blocks almost all views to the rear yard and rear face of the 1416 Tasso Street home. The orientation of the lots and buildings further limits the impact on the 1416 Tasso property from this deck. The deck is oriented towards the back corner of the 1415 Cowper lot and not towards the rear yard of the 1416 Tasso Street lot. The existing garage's roof may provide some screening also due to the height of its ridgeline. This was observed by staff on a site visit to the rear yard and master bedroom of the 1416 Tasso Street home. The large oak tree in the rear yard of 1416 Tasso Street does not provide additional screening due to the height of the canopy being well above the line of deck, so the 1416 Tasso Street residents can clearly see the proposed bedroom addition from their property but will have a limited view of the deck. For a person on the deck to view into the 1416 Tasso Street property he/she would need to stand on the bench and look sideways over the privacy wall. Overall, this level of privacy is not intended by the privacy guideline—only privacy from normal use of the deck.

This neighbor is also concerned with non-visual privacy impacts from the deck, including noise. The 1416 Tasso Street house has a shallow rear yard of 20 feet and windows at the rear yard, including a large bay window at the master bedroom. The privacy guideline does not specifically mention the impact of noise as a privacy concern. It also does not specifically exclude noise either, but staff generally has not considered noise in the privacy review. In regards to upper floor decks it does mention minimal loss of privacy is expected and that deck size and potential use may be considered in determining potential loss of privacy (see key point 4). The approval criterion also is qualified to say that complete privacy is not a realistic expectation, although designs should minimize intrusions on pre-existing privacy situations. Given the reduced size of the deck and the screening and separation of the deck to the neighbor's property by the proposed bedroom from the proposed design is consistent with minimal privacy loss provision of this guideline as noted in the criterion, illustrations, and key points. Staff also notes that three trees are being proposed along the side lot line that would further obscure sight lines between the deck and room addition and the neighbor's property. The additional landscape is a reasonable additional measure to limit impacts between properties. Some clarifications on the type, height

and planting size of the landscape will be needed. The planting strip should be a minimum of 30 inches deep and shown and dimensioned on the site plan. The planting selected should be evergreen and minimum planting size of 24-inch box. The plants should be spaced closely enough to form a dense screen of 15 feet or taller within a couple of years. All plants should be 12 to 15 feet tall at time of planting but not exceed 35 feet at maturity. For plant choice consult an arborist and or landscape architect and select plants suitable for this location, which is under an oak tree canopy.

There is one large window facing the 1415 Cowper Street home at the new upper bedroom. Given that the house is rotated at 45 degrees the view from this window is oriented more towards the rear corner of the lot and over the subject home's existing garage. There is, however, a gap in the landscape that would allow a person at the window to see into the rear yard and nearest window on the first floor of the neighbor's rear wall. To mitigate any potential impact the design of this window was revised by providing for fixed stained glass at the lower lites (on the 4/10/13 plans). Clear glazing was limited to the upper lites which are approximately 5'-3" above floor level. This mitigation would be acceptable to limit privacy impacts on any abutting property. This note, however, was left off the plans filed 5/23/13. This may have been an oversight in the plan modifications, but can be easily corrected with a condition of approval.

Also on the east side wall of the new bedroom is a clerestory window grouping. The sill of this window is at 5 feet. The 1416 Tasso neighbor is concerned with impacts from this window. Due to the rotated orientation of the house these windows are primarily oriented towards the structure at the side and rear yard corner of the 525 Embarcadero house more than to the 1416 Tasso house's rear yard. The impact on the 525 Embarcadero house is minimal. Staff typically accepts a sill height of 5 feet or more above finish floor as an adequate response to limiting casual viewing into a neighbor's property. Given the layout of the room and other factors there is no justification to eliminate these windows. Obscure glazing could be considered, but is not necessary to meet the privacy guideline, which calls for designs to reduce opportunities for casual viewing of neighbors' property, but does expect complete privacy to be achieved. Overall, staff finds that these windows as proposed meet this guideline. The plans need a dimension that shows the finish floor to sill of the window is at least 5'.

E. Recommended Conditions of Approval:

The following changes or clarifications to the design are recommended as conditions of approval for meeting the Individual Review Guidelines:

1. Revise the site plan on sheet A-1.1 indicate the large oak tree at the rear corner of 1416 Tasso Street. Show the canopy area accurately in size. Also show the two proposed trees noting the trees botanical names, planting size, and minimum height at time of planting. Also show the edge of the driveway and the planting area between the driveway and the fence and dimension the planting area.
2. Show the trees and planting area also on the enlarged plan along the side of the driveway/fence on the site plan.
3. The two trees along the side of the driveway shall be evergreen or near evergreen, require watering that is not detrimental to the nearby oak tree, have a maximum height of no less than 20 feet and no more than 35 feet per the Sunset Garden Book and be a minimum 12 feet tall when planted (15' preferred) and have a minimum planting size of 24 inch box. The choice of trees shall be submitted to planning for approval prior to or concurrent with filing of building permit plans and shall be planted prior to final inspection.
4. The rear window at the new guest bedroom/study shall have obscure glazing below the transom/upper window panes. This shall be noted on the elevations and the window schedule filed with the building permit. Obscure glazing may be stained glass appearance glazing or other decorative glazing that does not permit visual sight through the glazing but lets light in the room. If a sample is not submitted for planning staff approval, staff shall have the authority to inspect the glazing install at the final inspection and reject the glazing if found not to be obscure.
5. The side/clerestory windows at the bedroom shall have a minimum height from finish floor to sill of 5 feet. A dimension shall be added to the elevation and the window schedule shall note this requirement.
6. All elements of the rear deck including screening walls, planters, and benches shall be fully installed prior the final inspection and consistent with the approved plans.