

24th Holiday House Tour: Handsome Residences, Neat Cottages and Notable Trees

Seven College Terrace houses plus the newly restored Library will be featured on PAST's 24th Annual Holiday House Tour, Sunday, December 11, 2011 from 1 to 4 p.m.

College Terrace is a neighborhood which features a wide variety of architectural styles—from high-style to humble. The atmosphere of the Terrace is that of a small community in which student and professor, grandmother and child, working class and professional, live together and feel closely identified with their environment and with each other.

The 8 buildings range in age from 1893 to 1936 and from 4,000 to 625 square feet.

An *1893 Queen Anne* listed on the Historic Resources Inventory and referred to in 19th century advertisements as a “Handsome Residence.”

A charming *yellow cottage*, built in 1935, with a white picket fence. Several skillful additions have tripled the size of this house without disturbing its charm or the historical character of the neighborhood.

A *house built in 1904 by a Stanford student* that stands at one of the highest points of the Terrace.



A *log cabin* which was originally a piano studio. The garden of this quaint house is home to a 250 year old oak tree.

Three of the houses are part of a five-house Homeowners' Association that share a large “Commons” area in the rear, dominated by another notable oak tree.

The final building on our tour is the much loved College Terrace Library. Built in 1936 by noted architect Charles Sumner, it was restored by the City in 2010, under the supervision of PAST. ☼



Tickets are \$30 on the day of the tour and may be purchased at the California Avenue entrance of the College Terrace Library at 2300 Wellesley Street. If purchased *before* December 1, tickets are \$25. Checks made payable to PAST may be mailed to P.O. Box 308, Palo Alto, CA 94302. Please include a self-addressed stamped envelope for return of your ticket(s). See you there!

President's Letter

Our board of directors has been busy lately. Here is a summary of what we have been doing over the last number of months.



HISTORIC COVENANTS AND EASEMENTS

An **historic covenant**, sometimes also called an easement, is a legal agreement that seeks to protect an historic property from harm. There is a great article in this issue written by Tom Johnston, one of our board members. I encourage you to read it to find out more. As you may recall, PAST held a covenant with the City of Palo Alto for the Children's Library project a few years ago. It was a great success and the library's key defining historic characteristics were protected during the project and will continue to be. Several months ago, we were approached by a family wishing to put a covenant on the family's long time home at 601 Melville—some of you may know this house as it is a Category 1 historic structure. The family was selling the house and wanted to put protections in place to ensure that any new owner, now and in perpetuity, could not undertake any renovation project that would alter or otherwise damage the historic character of the home. The property has since been sold and the covenant is in place. PAST will be offering this as a service to anyone in Palo Alto wishing to legally protect their historic properties.

LOSING THE OLDEST STRUCTURE IN PALO ALTO

If you've been following the news, you'll recall that over the summer, we lost the **Juana Briones house** to demolition. A number of years ago, PAST took up the effort that was started so many years earlier. The property has been the subject of lawsuits for over 10 years and despite the National Trust for Historic Preservation listing it to their *2010 Most Endangered Historic Places* list, the final court battle was lost and the homeowners elected to tear down the house. Last ditch efforts to try to purchase the home fell on deaf ears. However, with a tremendous outpouring of financial support, PAST was able to collect nearly \$25,000 in one month to purchase portions of the house salvaged by the owners salvage contractor. With those funds, PAST secured a section of the

original '*encajonado*' wall. Additionally, as a part of the original lawsuit, a number of items (namely the stones from the stacked stone wall) were required to be donated to the now defunct Juana Briones Heritage Foundation. While PAST acted as the non-profit on behalf of these efforts, we really have two people to thank—the first is Councilmember Karen Holman and our own Clark Akatiff. The salvaged items are now in storage and our next big effort will be to determine what is the best use for them and the best place to locate them.

PROFESSORVILLE DESIGN GUIDELINES

This past year also saw another controversial project in Professorville. A home within the district was proposed to be torn down and replaced with a new one. That project is under way. The issues around this project are numerous and impossible to explain in a few brief sentences, but what has come out of this project is the direction to city staff from the City Council, that there be a clear and concise "process" defined and the establishment of "design guidelines" for all projects within the district. Public meetings are under way with residents of Professorville, two members of the HRB, one of our board members, city staff and anyone else who wishes to attend. Their goals are to establish a "process" so that owners know what to expect and to establish a set of design guidelines that will seek to illustrate what is acceptable and what is not for all projects within the district. (See the article on page 6.)

We are always looking for volunteers—to serve on our board, help out at events, lead walking tours, and research properties among many other things. We encourage you to contact us should you want to volunteer. Finally, our 2011 Holiday House Tour is coming this December and will be in College Terrace. There are seven homes on the tour as well as the seismically renovated College Terrace Library.✂

Sincerely,

Scott Smithwick, AIA

president@pastheritage.org

Would You Like to Avoid the Wrecking Ball When You Sell Your Historic Home?

LOOK INTO PAST'S EASEMENTS PROGRAM

In 2007, Palo Alto Stanford Heritage (PAST) accepted its first preservation easement protecting Palo Alto's Children's Library. In 2011, we accepted our first residential easement for the "Theophilus Allen House" at 601 Melville Avenue. PAST is actively soliciting additional preservation easements consistent with its mission to support the preservation of the historic architecture, neighborhoods, and character of the greater Palo Alto-Stanford area. In this capacity, PAST is committed to exercise a long-term stewardship role for easement donors and their historic properties.

WHAT IS A PRESERVATION EASEMENT?

A preservation easement is a legal agreement between a property owner and PAST to preserve and protect the building's character-defining features in perpetuity. This legal instrument ensures the protection of architecturally and historically significant structures by limiting the owner's right to demolish the building or to make destructive alterations. The basic premise of the preservation easement agreement requires the owner to seek pre-approval from PAST for any significant change to features protected under its terms. When PAST accepts a preservation easement, it receives the legal right to review and approve the design of proposed changes to the portions of the structure covered by the easement. All other rights and obligations of ownership, such as the right to sell or lease the property as well as the responsibility for maintenance, remain vested in the owner. To bind future owners of the property, a preservation easement runs with the title to the property. As the easement-holding organization, PAST is responsible for monitoring the property's condition, reviewing any proposed changes to the property, and ensuring that any alterations conform to the Secretary of the Interior's Standards for Rehabilitation (nationally recognized and widely used preservation stan-

dards). The standards are outlined on the National Park Service website at http://www.cr.nps.gov/hps/tps/standguide/rehab/rehab_standards.htm.

WHY PEOPLE DONATE EASEMENTS

Owners of historic properties devote considerable time, effort, and expense to restoring and maintaining the architectural details and historic character of their properties. Preservation-minded owners often worry that their properties will not be properly protected and maintained in the future by subsequent owners. For property owners looking to permanently protect their historic properties, one of the most effective legal tools available is the easement. The decision to donate a preservation easement is voluntary, but, once made, it binds both the current owner and future owners to protect the historic character of the property subject to the easement. Many owners of historic structures look to conservation easements because they provide even stronger protection than traditional landmark or historic district designation.

An easement requires both current and future owners to properly maintain the historic character of the property, and it provides a legal means of enforcement. Because easements are recorded on the title for the property and run in perpetuity, regardless of the owner, they serve as a vital tool to protect historic places for future generations.

BENEFITS OF EASEMENTS

Preservation easements have become an important component of state and federal policy to encourage public participation in the preservation of America's historic resources. Their use is specifically encouraged by an important economic incentive: if the property is listed in the National Register of Historic Places property owners who donate qualified preservation easements to qualified easement-

Continued on page 7

Preservation Week 2011— Celebrating Palo Alto's and Stanford's Treasures

The celebration, held May 22 at the Woman's Club of Palo Alto, featured a talk by Inge Horton, author of *Early Women Architects of the San Francisco Bay Area The Lives and Work of Fifty Professionals, 1890-1951*. Her topic was “Julia Morgan's Cohorts” and was followed by the presentations of preservation awards and centennial plaques.

RECONSTRUCTION AWARD: 1303 WAVERLEY STREET



Presented to Kathryn Dunlevie-Hayes, owner, Mattingly Thaler Architecture, architect, and Dimensional Construction, Inc. contractor, for the reconstruction of the Mission Revival garage at 1303 Waverley. The project constructed a new garage which replicated the front facade, including the stucco texture and Mission Revival details. The house is a Category 4 in the Professorville Historic District.⌘

COMMERCIAL PRESERVATION AWARD: PETERSON BUILDING, STANFORD, INIVERSITY

Presented to Stanford University, owner, Cody Anderson Wasney Architects, Inc. architect, and Vance Brown Builders, contractor, for the rehabilitation of the Peterson Building (Building 550) on the Stanford campus. Originally constructed in 1900 as part of the Panama Mall Master Plan, multiple additions and renovations converted the original plan into a “U” shaped building with an in-filled courtyard. The rehabilitation upgraded the building, created new program spaces, and created a new two-story atrium while exposing the original details of the building.⌘



COMMERCIAL PRESERVATION AWARD: COLLEGE TERRACE LIBRARY



Presented to The City of Palo Alto, owner, The KPA Group, architect, and Barry Swenson Builders, contractor, for the renovation and seismic upgrade of this 1936 Charles K. Sumner building. The renovation carefully concealed upgrades and removed ugly exposed wiring and mechanical equipment. The result is that the key defining feature of this building, the view of the tall Palladian windows at either end with several delicate wrought iron trusses highlighting the ceiling in-between, can be appreciated for the first time in many years. In April 2008, the city council approved reclassification of the building from a Category 4 to a Category 2 structure on the city's Historical Building Inventory to reflect important new research.⌘

RECONSTRUCTION AWARD: 819 RAMONA STREET



Presented to Menlo Equities, owner, RMW Architecture, architect, and Webcor Builders, contractor, for the rehabilitation and adaptive use of 819 Ramona Street, the former AME Zion Church, built in 1925. The rehabilitation carefully restored the original flooring and nine stained glass windows, and cleverly adapted the building for a new use while preserving the exterior character defining features and the interior space.⌘

LIFETIME ACHIEVEMENT AWARD, CAROLYN AND BRIAN GEORGE



Presented to Carolyn and Brian George for years of service to the community, for unwavering dedication to researching and preserving the built environment, and for communicating the history and heritage of our neighborhoods.⌘



Centennial Houses

HOMES BUILT IN 1911

- 1325 Bryant Street
- 187 Byron Street
- 211 Byron Street
- 221 Byron Street
- 1212 Byron Street
- 201 Cowper Street
- 1312 Cowper Street
- 350 Embarcadero Road

- 652 Forest Avenue
- 344 Fulton Street
- 319 Kingsley Avenue
- 609 Kingsley Avenue
- 475 Melville Avenue
- 344 Middlefield Road
- 244 Webster Street

HOMES BUILT BEFORE 1911

- 370 Addison Avenue, 1895
 - 560 Addison Avenue, 1898
 - 235 Emerson Street, 1904
 - 309-311 Cowper Street, 1905
 - 225 Lincoln Avenue, 1909
 - 1229 Webster Street, 1910
-

The Search Is On for 1912 Houses and We Need Your Help!

The search for houses built in 1912 is proving to be a challenge. It is necessary to identify possible centennial houses by January to allow time for verification before centennial plaques are presented during Preservation Month in May.

If you think your house was built in 1912, please contact Janet Peacock at (650) 326-9260 or janet1585@gmail.com.⌘

Have You Visited pastheritage.org Lately?

HELP—Do you have any information about the houses on the 1995 Holiday House Tour? Do you have a ticket or brochure from that tour? The PAST archive is missing those items and we only know that 900 University, 567 Hale and 1145 Forest were on the tour. There was one more house. Do you know what it was? Please let us know so we can have a complete record of these wonderful events on our web page. Thanks for your help. Contact me by email or phone: ☼

Carolyn George: webmaster@pastheritage.org 650-494-0561



Professorville Design Guidelines

On October 25, 2010, the City Council, following review of the request for demolition of a Contributing Structure in the Professorville Historic District at 405 Lincoln Avenue, directed staff to outline a process for timely review of proposals regarding demolitions of Contributing Structures in Professorville. As part of this process, the City of Palo Alto recently convened a committee to prepare draft Professorville Design Guidelines, which will focus on the compatibility of new construction with the district as a whole. The committee consists of five Professorville residents, two Historic Resources Board (HRB) members, and one Palo Alto Stanford Heritage representative. The first Committee meeting took place on September 7; the minutes can be viewed at the City's website (see below). The next Committee meeting is tentatively scheduled for early November.

The first community meeting took place on October 6th at the Museum of American Heritage. The community will have a chance to review and comment on the proposed guidelines later in the process once the draft is written. The guidelines will then be reviewed by the HRB. A historic consultant will review the proposed guidelines to ensure their consistency with the Secretary of Interior's Standards. Once the con-

sultant's review is complete, the Guidelines will go back to the HRB for formal approval; the HRB will then forward them to City Council for approval.

More information, including committee meeting times, minutes, and updates, can be found on the City of Palo Alto's website:

www.cityofpaloalto.org/depts/pln/advance_planning/professorville_design_guidelines.asp ☼

Natalie Loukianoff

PROFESSORVILLE RESIDENTS:

Allen Akin

Nancy Huber

Barbara Wallace

Peter Childers

Gogo Heinrich

HISTORIC RESOURCES BOARD MEMBERS:

Roger Kohler

Martin Bernstein

PALO ALTO STANFORD HERITAGE (PAST):

Natalie Loukianoff

Continued from page 3

holding organizations may be eligible for a charitable contribution deduction from their federal income taxes for the value of the historic preservation easement – provided that the contribution meets the standards of the Internal Revenue Service. The donation value is deductible from federal income taxes in the same manner as other non-cash charitable contributions. For additional information on historic preservation tax benefits, please follow the link to the U.S. Department of the Interior’s Historic Preservation Tax Incentives webpage: <http://www.nps.gov/hps/tps/tax/incentives/index.htm>

The value of an easement for the purposes of the federal tax deduction varies by property, based on an appraisal performed by a qualified appraiser. The property’s development potential can also affect the easement value. Anyone donating an easement should obtain solid tax and legal advice specific to their circumstances.

After PAST and the owner agree on the terms of the easement, the owner must obtain a professional appraisal to determine the value of the easement. The appraisal process includes estimating the cost of complying with the restoration and maintenance requirements of the easement, which is why the appraisal can-

not be completed until the easement is drafted. If there is a mortgage on the property, the lender must also agree and subordinate to the easement.

COSTS

PAST charges an application fee when we accept a property for consideration. We will then determine whether an easement on the property will meet the goals of PAST and the applicant. When the signed easement contract is transmitted to PAST, a donation fee will be due. The amount of the donation fee may be subject to negotiation by the President and the Board of Directors. Additional costs include the appraisal fee, filing fee, and potential expenses related to documentation and easement maintenance.

FOR MORE INFORMATION

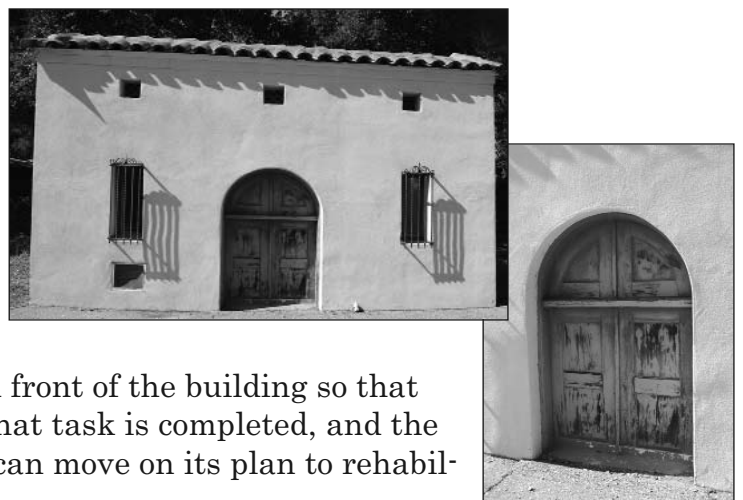
The National Trust for Historic Preservation has a great section about preservation (conservation) easements on their website at <http://www.preservationnation.org/resources/legal-resources/easements/>.

If you have questions or would like to speak with someone about donating an easement to PAST, please contact us at president@pastheritage.org.

Tom Johnson

Update on the Palo Alto Avenue Pumping Station

In 2009, Palo Alto Stanford Heritage (PAST) pledged to upgrade the historic windows and doors on the City’s pumping station that sits on Palo Alto Avenue at Hale Street. We have been following the Public Utilities Department as they have done major upgrades to the site. They have just finished rehabilitating the pump, and will be doing site work to repair damage to the driveways caused by the heavy equipment used for the repairs. Part of that work will be to modify the asphalt drive in front of the building so that water no longer drains toward the door. Once that task is completed, and the door is safe from further water damage, PAST can move on its plan to rehabilitate the door and windows.⌘



Grace Hinton

Calendar of Events

Sunday, December 4, 2 p.m.— Vignettes of Palo Altos, . Palo Alto Historical Association. Lucie Stern Community Center, 1305 Middlefield.

Sunday, December 11, 1-4 p.m.— PAST 24th Holiday House Tour, College Terrace

In This Issue

Holiday House Tour	1
President's Message	2
Preservation Easements	3
Preservation Week Honorees	4
1912 House Search	5
Professorville Design Guidelines	6
Website News	6
Pump House Up-Date	7
Calendar of Events	8

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PAST News

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PAST Heritage is a nonprofit organization advocating the preservation of the historic architecture, neighborhoods, and character of the greater Palo Alto Stanford area through informed citizen involvement and education.

PAST News

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