

COMMUNITY CHARACTER

REPORT

PUBLIC REVIEW DRAFT

JANUARY 2015



CONNECTMENLO

menlo park land use & mobility update

INTRODUCTION

Menlo Park has an abundance of distinct streetscape features and architectural styles that characterize and distinguish its many neighborhoods (see Figure 1: Community Features). This Community Character Report describes the physical form and characteristics that make each Menlo Park neighborhood and the M-2 Area unique, and provides an overview of when each area developed and the architectural styles that shaped it. City, regional, and State archives were assessed to gather historical information and understand the aesthetic and cultural themes throughout the city.

DOCUMENT PURPOSE AND CONTENT

This report was prepared as part of the ConnectMenlo General Plan (Land Use and Circulation Elements) and M-2 Area Zoning Update.

PURPOSE

Information in this report is available to inform Land Use Element policies intended to preserve the character of Menlo Park's residential neighborhoods, and to define desired types of potential change in non-residential areas. The descriptions in this report may be useful in crafting goals, policies, and implementation programs related to urban design and neighborhood preservation. In addition, this report may also assist in the preparation of design standards for the M-2 Area Zoning Update.

CONTENT

The report describes the general characteristics and development of each of the city's residential neighborhoods and the M-2 Area, including descriptions of subareas that comprise neighborhoods, where appropriate.

URBAN FORM ANALYSIS

This section describes the character of each neighborhood or subarea block structure and typical site design, and provides visual examples of the built form. The industrial districts in the M-2 Area and the city's residential neighborhoods are identified in Figure 2, Neighborhood Key Map, and include:

- M-2 Area, including seven distinct subareas
 - Haven Avenue
 - Bohannon Drive
 - Marsh to Chilco
 - Chilco to Willow
 - Hamilton Court
 - Adams Court
 - O'Brien Drive
- Belle Haven
- Lorelei Manor
- Suburban Park
- Flood Triangle
- The Willows, including four distinct subareas
 - North Laurel
 - South Laurel
 - O'Connor
 - South of Gilbert
- South of Seminary/Vintage Oaks
- Linfield Oaks
- Central Menlo
- Felton Gables
- Park Forest
- Spruce
- San Antonio
- Downtown
- Allied Arts/Stanford Park
- West Menlo
- Stanford Hills
- Sharon Heights

DEVELOPMENT HISTORY

This section includes a brief history of each area's development, provides examples of early construction that make the area unique, and describes the characteristics of these selected early buildings. The early buildings cited in this report include selected structures that have been officially designated and listed in a historical register through a process involving research, documentation, and significance analysis using established criteria. For each neighborhood, the report highlights representative early buildings, including many, but not all of the properties that have been designated.

Menlo Park's designated properties fall under four categories of designation and are as follows:

National Register of Historic Places:¹

- Church of the Nativity, 210 Oak Grove Avenue
- Menlo Park Railroad Station, 1120 Merrill Street
- Baron-Latham-Hopkins Gate Lodge, 555 Ravenswood Avenue

California Historical Landmarks:

- Portola's Journey's End, Intersection of East Creek Drive and Alma Street
- Menlo Park Railroad Station, 1120 Merrill Street
- Capidro, 262 Princeton Road

California Points of Historical Interest:

- Church of the Nativity, 210 Oak Grove Avenue
- Flood Park, 215 Bay Road
- James Valentine Coleman Home, 920 Peninsula Way²
- Baron-Latham-Hopkins Gate Lodge, 555 Ravenswood Avenue

Menlo Park H-Zoning:

- Russian Orthodox Church, 1220 Crane Street
- Bright Eagle Mansion, 1040 Noel Drive

1 Properties listed in the National Register of Historic Places are automatically also listed in the California Register of Historical Resources.

2 This property is not in Menlo Park, but it is within the General Plan's Sphere of Influence.

UNDERSTANDING THIS DOCUMENT

Each section on urban form includes a map (where 1 inch equals 1000 feet) denoting an area's typical block structure, including major defining features such as parks, tree cover, railroads, or creeks. This map is not meant to encompass the entire neighborhood, but rather shows the reader typical parcel sizes and block configurations.

In addition to block structure, each neighborhood's typical site design is conveyed with an aerial photo at 1 inch equals 600 feet to show site features such as building footprints and their position on parcels, yards, or parking lots. The size of neighborhood differs, but the maps and aerial photos are consistently scaled so the reader may make comparisons between the neighborhoods. A sampling of buildings within each neighborhood are shown in photos and their characteristics are described.

Each section on development history provides the reader with a general overview of the neighborhood's early growth, including the general age of homes constructed and architectural styles used.³ This overview is followed by a list and map locating selected early buildings in the neighborhood to show the reader where they are, with one or two pictured and described in detail to offer a snapshot of early development in the neighborhood.

The Development History section concludes with examples of architectural character, which are typically buildings constructed during the busiest period of growth for the neighborhood. These examples are not offered as a definitive list of early construction, but rather as illustrations of the established character of each neighborhood.

³ The data contained in the neighborhood summaries was compiled from information contained in the neighborhood files in the History Room of the Menlo Park Historical Association (Menlo Park Public Library) and the graphs entitled "Year House Built" on city-data.com. The construction dates in the following sections are those listed on the San Mateo County GIS Map or in the City of Menlo Park Historic Building Survey of 1990.



FIGURE 1 **COMMUNITY FEATURES**

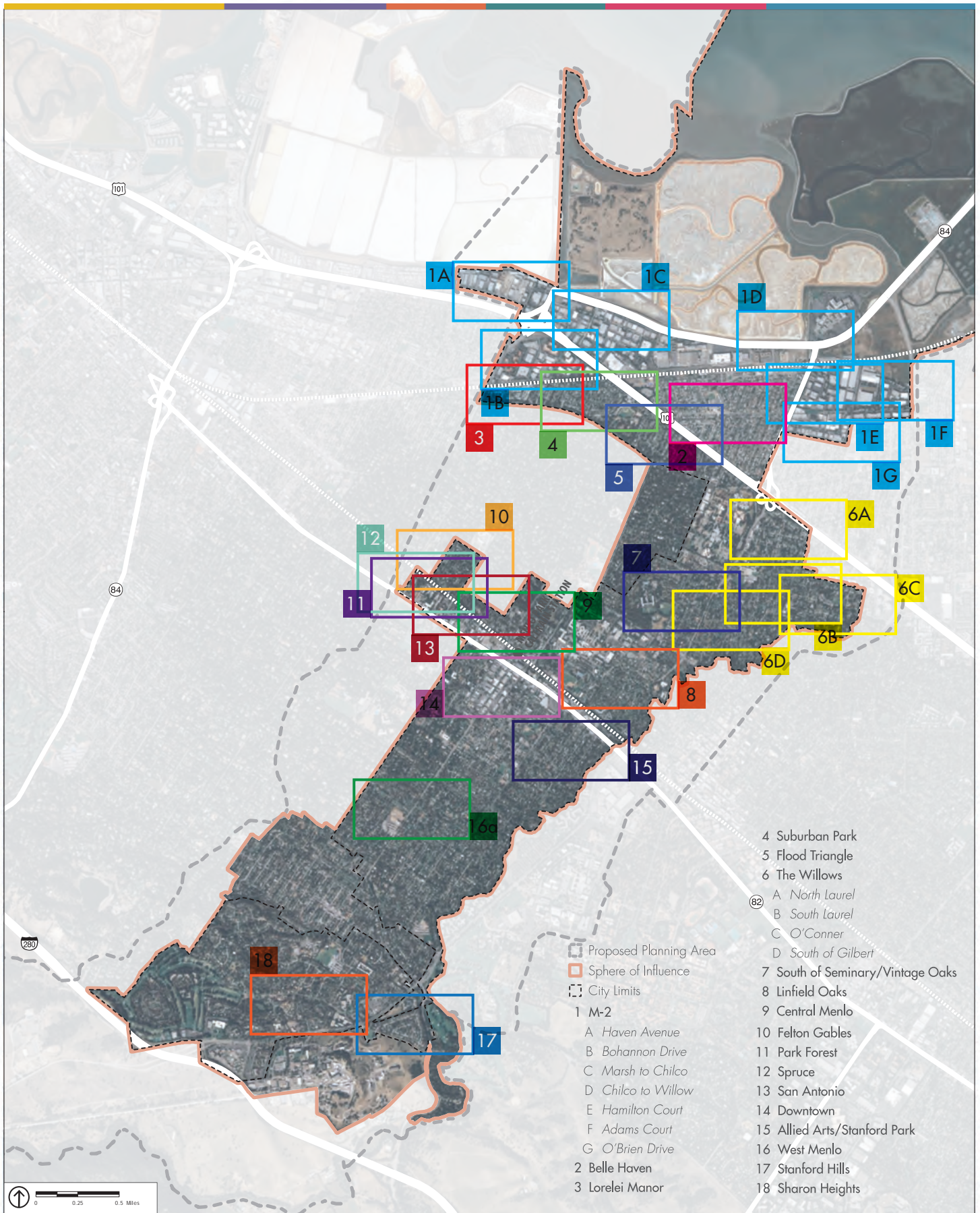


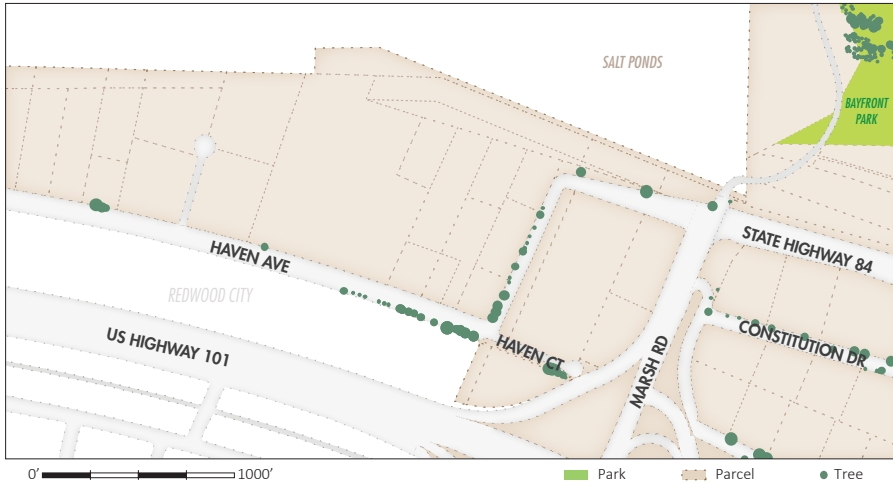
FIGURE 2 NEIGHBORHOOD KEY MAP

M-2 (HAVEN AVENUE)

URBAN FORM

Haven Avenue is a subarea of the M-2 district, historically defined by light industrial/office use but with multi-family housing now under construction. The subarea is concentrated along Haven Avenue, between Marsh Road and Redwood City. Marsh Road serves as a view corridor toward the Salt Ponds, Bedwell Bayfront Park, and the Bay beyond.

BLOCK STRUCTURE



- Long rectilinear blocks.
- Bounded by Salt Ponds and Haven Avenue.
- Small creek is adjacent to a portion of Haven Avenue.
- Block dimensions range from 500 to 2,200 feet.
- Limited access and connectivity to the rest of Menlo Park.
- Inconsistent pedestrian amenities, with gaps in facilities.

TYPICAL SITE DESIGN



- Large parcel sizes.
- Generally, tilt-up light industrial and office buildings typified by utilitarian architecture, minimal fenestration, and large ground-floor plates on expansive parcels (bottom left).
- Buildings are set back from the street by a landscaped buffer, and parking is typically located on the side of the parcel.
- Some parcels are more industrial in character, including industrial use buildings, storage, and machinery (bottom middle).
- Overhead utilities are visually-dominant streetscape components (bottom right).

REPRESENTATIVE EXAMPLES OF BUILT FORM AND CHARACTER

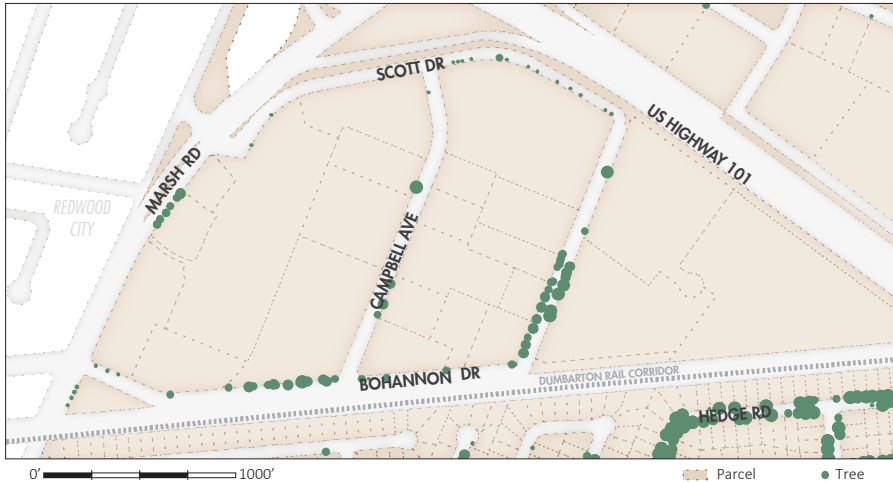


M-2 (BOHANNON DRIVE)

URBAN FORM

Bohannon Drive is a subarea of the M-2 district bounded by Marsh Road, Bohannon Drive, Scott Drive, and Highway 101. The area consists of a combination of tilt-up office buildings and corporate offices in campus settings.

BLOCK STRUCTURE



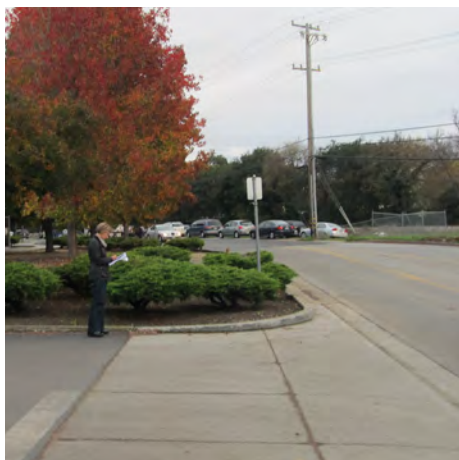
- Large blocks of different shapes in a semi-circular pattern.
- Block dimensions range from 700 to 1,400 feet.
- Limited formal neighborhood connectivity and walkability due to large block sizes and poor pedestrian facilities; however, an informal sub-system of parking lot connections on separate parcels provide additional connections.
- Aside from Marsh Road, generally poor pedestrian amenities and walkability, such as an absence of sidewalks (bottom left).
- Mature trees planted in perimeter landscaping strips adjacent to streets.

TYPICAL SITE DESIGN



- Generally large parcels; combination of large office campuses and smaller individual lots.
- A range of building styles and ages, but all generally follow the same site design, including large front, side, and rear setbacks dominated by landscaping or parking areas (bottom middle).
- Older buildings are tilt-up, utilitarian, and horizontally-oriented office buildings.
- Newer buildings display added architectural features typical of contemporary office development, including sloped or varied roofs, large windows, and multiple, high-quality materials (bottom right).

REPRESENTATIVE EXAMPLES OF BUILT FORM AND CHARACTER

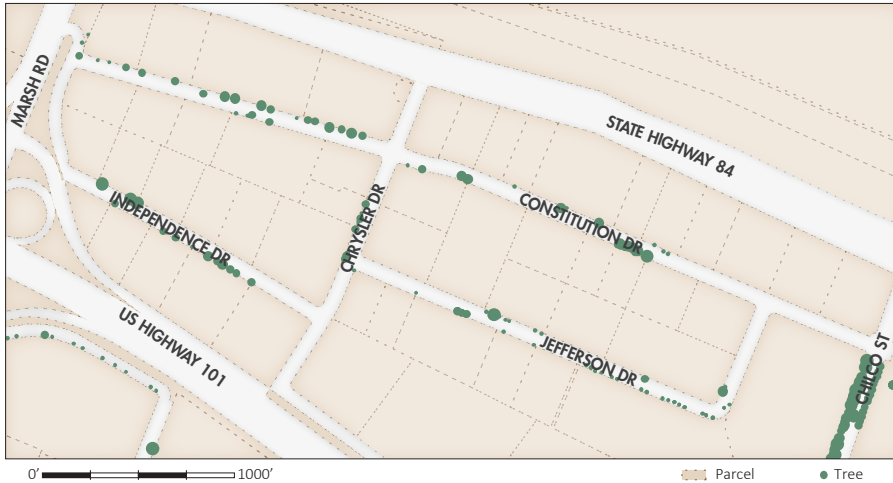


M-2 (MARSH TO CHILCO)

URBAN FORM

The Marsh to Chilco subarea of M-2 consists of a number of businesses in a suburban office park setting, bounded by Highway 101, Highway 84, Marsh Road, and Chilco Street. Substantial new development in the form of a new hotel, three office buildings, a health club, neighborhood-serving retail, and structured parking, referred to as the Menlo Gateway Project, has been approved for construction on Independence Drive and Constitution Drive.

BLOCK STRUCTURE



- Characterized by large blocks primarily of rectangular shape.
- Block lengths vary between 400 and 2,200 feet.
- Generally poor pedestrian amenities, including a lack of sidewalks, connections, and circuitous routes.
- Limited neighborhood mobility and connectivity to other parts of the city, due to long block lengths, lack of street connections, and physical barriers (especially Highway 101).

TYPICAL SITE DESIGN



- Large parcel sizes.
- Generally one- to two-story tilt-up buildings typified by utilitarian architecture, minimal fenestration, and large ground-floor plates on expansive parcels (bottom left).
- Buildings are generally located in the center of the parcel, surrounded by surface parking.
- Parcels with street frontage include scattered landscaping and about other parcels with parking rows or landscaping strips, which usually lack sidewalks (bottom middle).
- Newer development is typically two- to three-stories with mirrored or transparent glass upper floors (bottom right).

REPRESENTATIVE EXAMPLES OF BUILT FORM AND CHARACTER

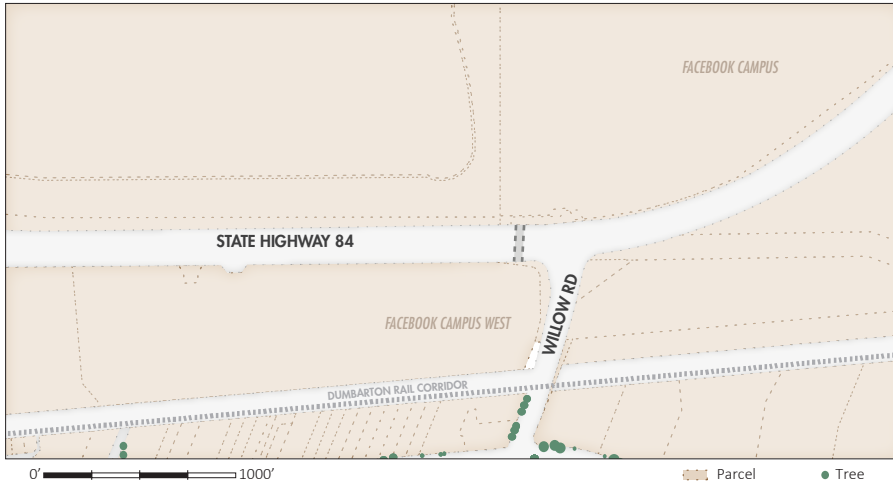


M-2 (CHILCO TO WILLOW)

URBAN FORM

The Chilco to Willow subarea of M-2 is comprised of two large properties south of Highway 84 (Bayfront Expressway) from Chilco Street to Willow Road now owned by Facebook, and the Facebook Campus on the Bayside of Highway 84, enclosed by Hacker Way. The area is distinct from the rest of M-2 by its exceptionally large parcel patterns, blocks, and buildings.

BLOCK STRUCTURE



- Exceptionally large blocks, defined by Highway 84, Salt Ponds, and the Dumbarton Rail Corridor.
- Block dimensions range from 500 to 5,000 feet.
- Office campus environment with little to no pedestrian facilities.
- Disjointed subarea with limited neighborhood mobility and connectivity to other parts of the city, due to long block lengths, a lack of street connections, and physical barriers, especially the Dumbarton Rail Corridor (bottom left).
- A bike/ped underpass connects either side of Highway 84 (Bayfront Expressway) at Willow Road.

TYPICAL SITE DESIGN



- Exceptionally large parcel sizes, with dimensions bigger than most city blocks.
- Large footprint two-story light industrial/office buildings are surrounded by surface parking.
- Along Constitution Drive on the western edge of the subarea, light-industrial buildings are characterized by minimal articulation and fenestration. (bottom middle).
- The Facebook Campus is a prototypical corporate campus, characterized by contemporary office buildings and internal pedestrian walkways surrounded by large parking areas (bottom right).
- The southwest corner of Willow Road and Highway 84 is currently under construction for Facebook's West Campus. It is raised on pillars to accommodate parking underneath, and exemplifies environmentally sensitive architectural features.

REPRESENTATIVE EXAMPLES OF BUILT FORM AND CHARACTER

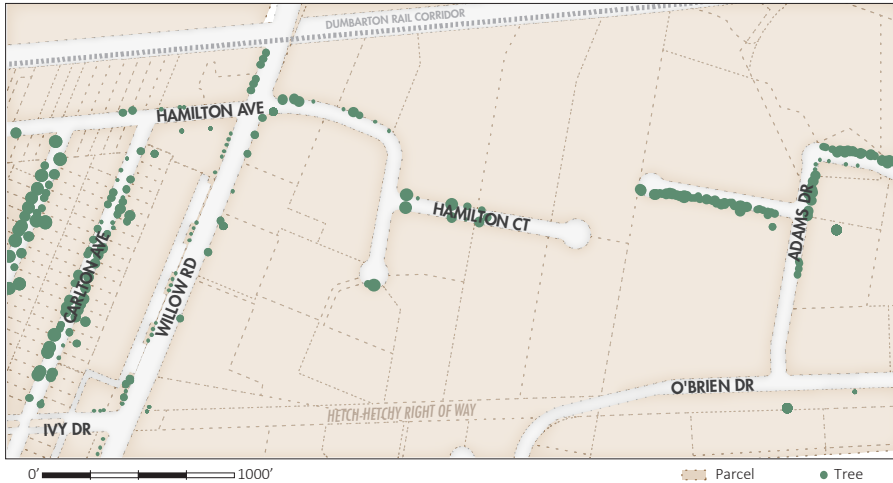


M-2 (HAMILTON COURT)

URBAN FORM

Hamilton Court is the western half of a business area between Willow Road and University Avenue, bounded by Dumbarton Rail Corridor and the Hetch-Hetchy right-of-way. Accessed by a single road, and characterized by large parcels, the suburban office park's accessibility is relatively isolated.

BLOCK STRUCTURE



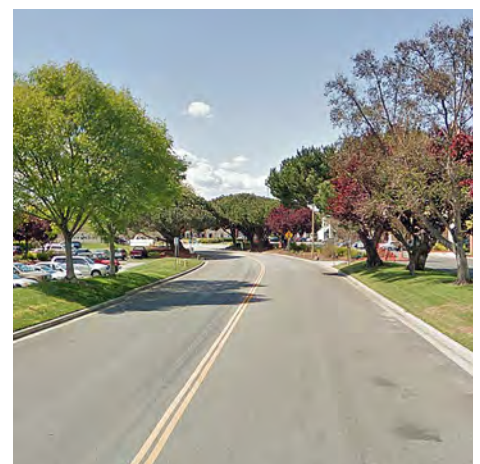
- Technically, the area is one large block bisected by Hamilton Court, which dead-ends.
- Sidewalks exist on Willow Road; however, the majority of the area is car-oriented with a lack of pedestrian amenities (bottom right).
- Connections to other neighborhoods and the rest of the city is limited to Willow Road; no roads go through the area.
- Access and connectivity to buildings is through an informal network of parking lot driveways.

TYPICAL SITE DESIGN



- Large square and rectangular parcels.
- Generally one- to two-story tilt-up buildings typified by utilitarian architecture, minimal fenestration, and large ground-floor plates on expansive parcels (bottom left).
- Buildings are generally located in the center of the parcel, surrounded by surface parking.
- Consistent landscaped setbacks planted with mature trees for parcels fronting Hamilton Avenue and Hamilton Court (bottom right).
- Newer buildings show more articulation and include mirrored or colored fenestration on the ground floor (bottom middle).

REPRESENTATIVE EXAMPLES OF BUILT FORM AND CHARACTER

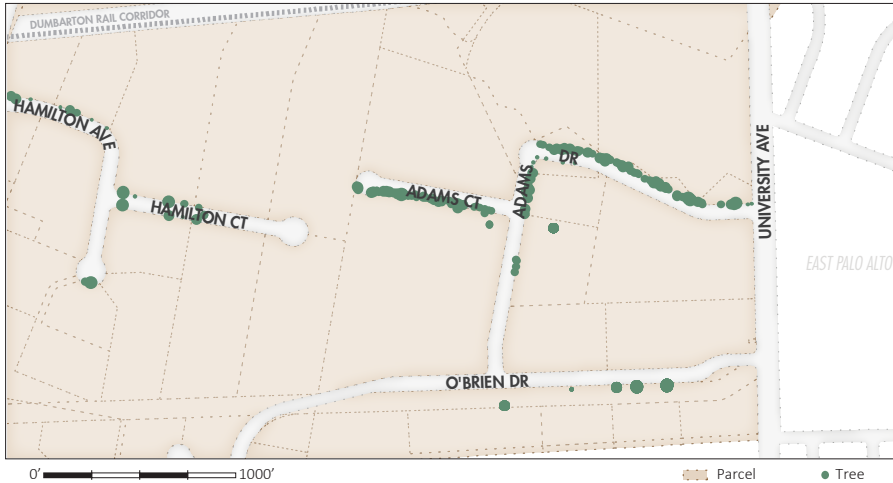


M-2 (ADAMS COURT)

URBAN FORM

Adams Court is the business area between the end of Hamilton Court and University Avenue, bounded by Dumbarton Rail and O'Brien Drive. Like Hamilton Court, it is isolated from surrounding areas and characterized by large office park development.

BLOCK STRUCTURE



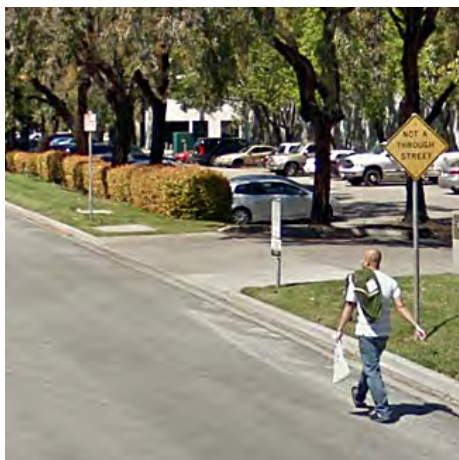
- Medium and large curvilinear blocks.
- Block dimensions range from 500 to 900 feet.
- Connectivity to other neighborhoods and the city is limited to O'Brien Drive and University Avenue.
- Car-oriented development patterns lead to a lack of pedestrian amenities (bottom left).
- Access and connectivity to buildings is through a informal network of parking lot driveways.
- Mature trees are planted in landscaped setbacks along Adams Court.

TYPICAL SITE DESIGN



- Large parcel sizes.
- Generally one- to two-story tilt-up buildings typified by utilitarian architecture, minimal fenestration, and large ground-floor plates on expansive parcels (bottom right).
- Buildings are generally located in the center of the parcel, surrounded by surface parking.
- Consistent landscaped setbacks for parcels fronting Adams Court (bottom left).
- Newer buildings show more articulation and include mirrored or colored fenestration on the ground floor (bottom middle).

REPRESENTATIVE EXAMPLES OF BUILT FORM AND CHARACTER

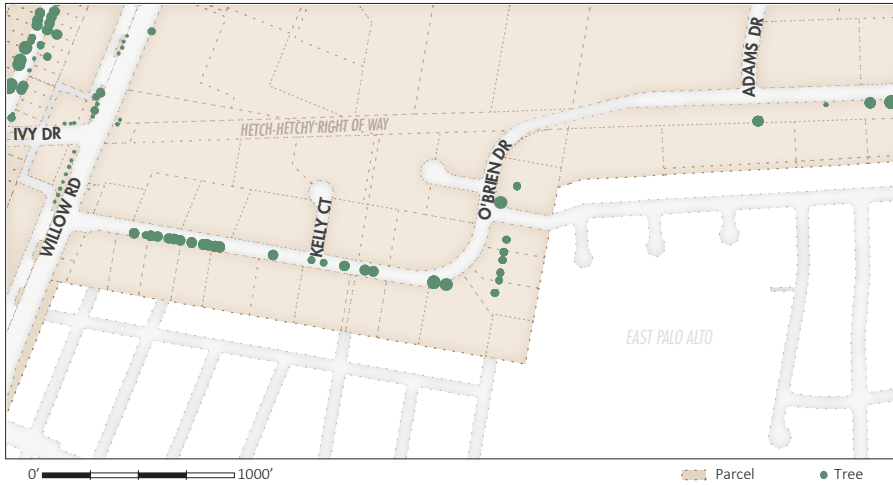


M-2 (O'BRIEN DRIVE)

URBAN FORM

The parcels and buildings fronting O'Brien Drive are relatively small compared to the rest of the commercial lots in M-2, making it a unique subarea of the district.

BLOCK STRUCTURE



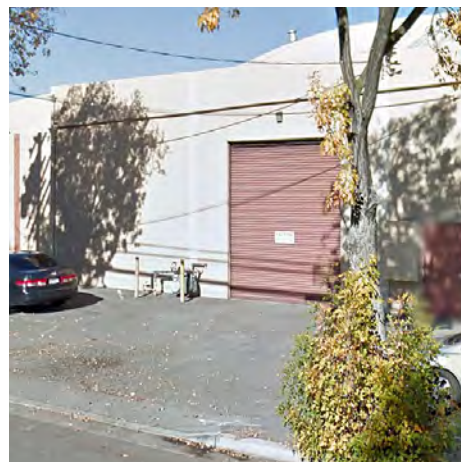
- Winding block pattern defined by O'Brien Drive, connecting Willow Road and University Avenue.
- Moderate neighborhood connectivity and walkability due to large block sizes and limited street connections, due to dead-ends and cul-de-sacs.
- Limited pedestrian amenities, due to a lack of consistent sidewalks (bottom left).
- Mature trees consistently planted adjacent to O'Brien Drive.

TYPICAL SITE DESIGN



- Medium-sized commercial parcels, compared to the rest of the M-2 area.
- Generally one-story tilt-up buildings typified by utilitarian architecture, and minimal fenestration; smaller than development of similar type in M-2 (bottom middle).
- Small parking area in front setback and limited side and rear setbacks.
- Newer buildings show more articulation and include mirrored or colored fenestration on the ground and upper floors (bottom right).

REPRESENTATIVE EXAMPLES OF BUILT FORM AND CHARACTER



DEVELOPMENT HISTORY IN THE M-2 AREA

Originally part of the Spanish Land Grant Rancho de las Pulgas, the M-2 Area was included in a 1,773-acre tract platted in 1863. A 1948 aerial map indicates that the only building in the area at the time was what appears to be a hangar for Hiller Helicopters just northeast of Willow Road, and a landing strip nearby was the only non-agricultural land development. Subdivision maps show the M-2 Area divided into smaller parcels in the 1950s and 1960s. Aerial maps show Hiller remained the only large industrial development into the 1960s, when smaller buildings began to be built at the west end.

Although Hiller, along with Raychem (which does not appear in Menlo Park directories until 1970), each employed hundreds of people, the M-2 Area also had many smaller firms. Hiller was acquired by Fairchild and Raychem (later called TE Connectivity) by Tyco, and both their campuses were later redeveloped. By the 1980s, much of the current development in the M-2 area was complete, although the Sun Microsystems headquarters campus was not built until the early 1990s. Facebook is currently developing its West Campus on a 22-acre former TE Connectivity parcel across Highway 84 from the former Sun campus that is its current headquarters.

Unlike a historic district, which typically would have attained at least 50 years ago a physical form deemed significant—and retained it with little change—the M-2 Area is physically characterized by ongoing change driven by technical innovations and business dynamics such as acquisitions and bankruptcies.

REPRESENTATIVE EXAMPLES OF ARCHITECTURAL CHARACTER



- The M-2 Area is different from other Menlo Park residential and commercial districts in street patterns, building placement and lot coverage, building types, and landscaping.
- The M-2 Area is subdivided by four regional infrastructure corridors: Highway 101, Highway 84, the Dumbarton Rail Corridor, and the Hetch Hetchy pipeline, and is bounded by the marshlands of San Francisco Bay and former salt ponds owned by the Leslie Salt Co.
- The road network includes the Highway 101 freeway, divided arterial roads (Willow Road, Bayfront Expressway, Marsh Road) and local streets which vary in width (many without sidewalks). The local streets are laid out in an ad-hoc pattern to serve groups of parcels and do not appear as a single, coherent network.
- Building placement and landscaping vary, but buildings are usually surrounded by parking or other pavement on all sides, and siting and landscaping do not fit a consistent pattern. Almost all buildings have flat roofs, many are rectangular in form, and most have metal or cementitious exterior wall materials.

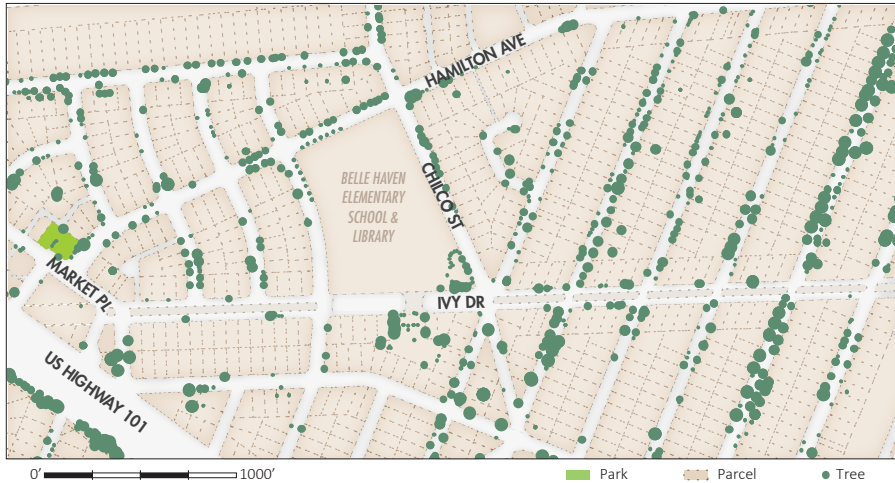


BELLE HAVEN

URBAN FORM

Belle Haven is a residential neighborhood bounded by Highway 101, Willow Road, and the Dumbarton Rail Corridor. The neighborhood has many public facilities, including parks, community centers, and public safety services. Belle Haven is a transforming neighborhood, as its small and relatively affordable homes are increasingly desirable compared to more established and expensive neighborhoods within the city.

BLOCK STRUCTURE



- Generally rectilinear grid system, defined by Willow Road, Highway 101, or the railroad tracks, with some curvilinear exceptions.
- Mixture of long and walkable block lengths, ranging from 300 to 1,200 feet.
- The Menlo Park Library, Senior Center, and Onetta Harris Community Center are central community destinations.
- Ivy Drive, characterized by its wide, landscaped median on the Hetch Hetchy right-of-way, acts as the neighborhood's spine and connects to the Belle Haven Library and Elementary School.
- Adequate sidewalk and crosswalk widths and conditions, generally, yet some streets lack consistent tree canopies. Pierce Street and Chiloist Street lack consistent sidewalks.

TYPICAL SITE DESIGN



- Compact parcelization patterns create a relatively dense residential character. Most homes are one-story, single-family constructed close together with small front yards (bottom left). The new Hamilton Park development and multi-family housing on the perimeter streets (Pierce Street and Willow Road) are the only examples of higher density housing (bottom right).
- Homes are of varying architecture styles and levels of maintenance; many homes have front lawn fencing, emphasizing privacy and safety (bottom middle).
- Many front yards feature landscaping and mature trees planted within private property; some are completely paved (bottom left and middle).

REPRESENTATIVE EXAMPLES OF BUILT FORM AND CHARACTER



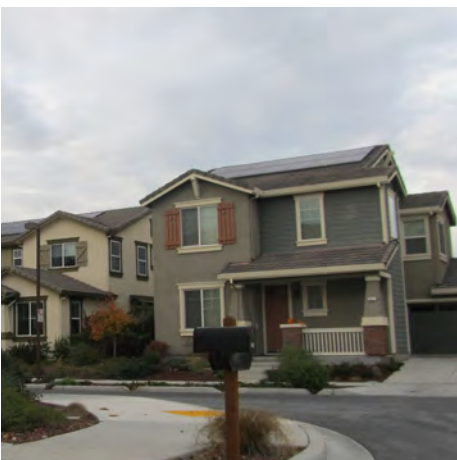
DEVELOPMENT HISTORY

The peak decade of residential construction in the Belle Haven Neighborhood was 1950-1959, with 421 houses built during this period by comparison to 292 built before 1939 and 115 during the 1940s. Housing construction dropped sharply during the 1960s, although small spikes occurred during the 1970s and 1990s. The predominant house type is the ranch house, which in these early examples exhibits features of the Streamlined Moderne style.

REPRESENTATIVE EXAMPLES OF ARCHITECTURAL CHARACTER



- Small, modest, one-story houses built during the 1940s-1960s, including ranch houses (far left) exemplifying late Moderne features from the 1940s.
- Much stucco and wood siding and many hip, gable and flat roofs.
- Bigger single-family homes and multi-family buildings along Hamilton Avenue (bottom left) and Willow Road (bottom middle).

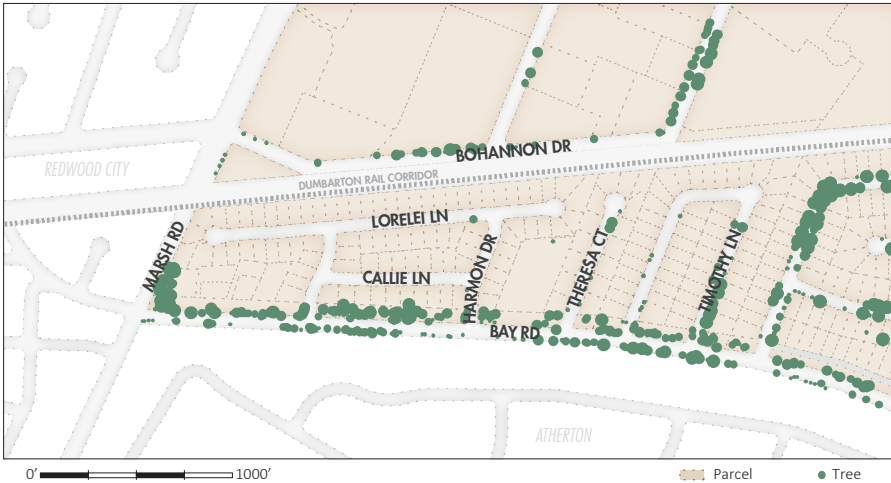


LORELEI MANOR

URBAN FORM

Lorelei Manor is a small enclave of homes west of the Suburban Park neighborhood, generally bounded by Marsh Road, Bay Road, Theresa Court, and the Dumbarton Rail Corridor. Lorelei Manor contains some of the city's more contemporary single-family residences, consistent sidewalks, and curbs. The neighborhood has its own zoning district.

BLOCK STRUCTURE



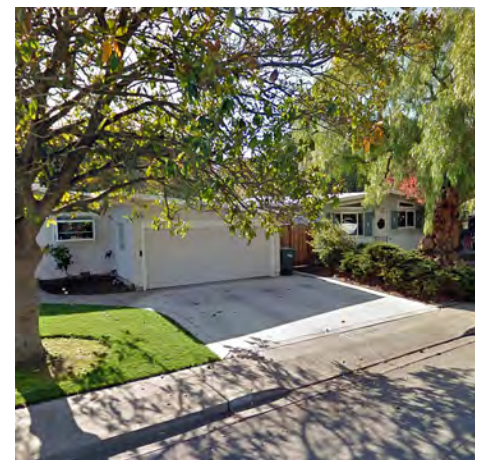
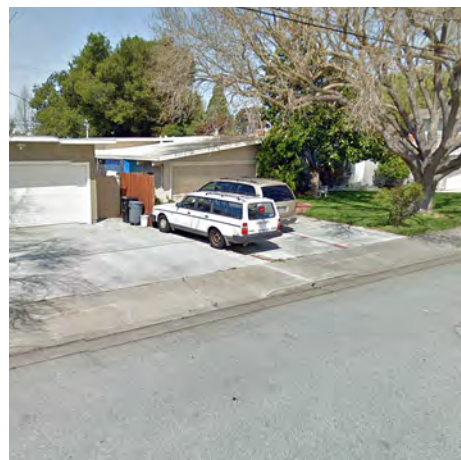
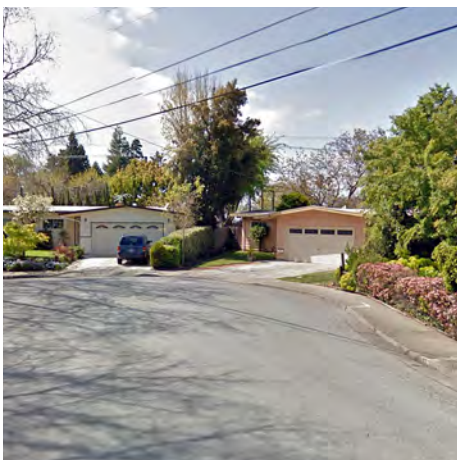
- Small- and medium-sized blocks oriented in small, rectangular loops around cul-de-sacs.
- Block dimensions range between 150 and 1,300 feet.
- Limited connectivity to areas to the north and east; Bay Road provides the only major connection.
- Generally good pedestrian amenities, such as consistent sidewalk and curbs; however, the small enclave does not have consistent connections to major streets due to cul-de-sacs and dead ends (bottom left).

TYPICAL SITE DESIGN



- Medium-sized lots with front lawns and driveways aligned with side property lines often leading to attached garages.
- Homes set back from the front of the lot create spacious front yards; narrow side setbacks leads to residences close to one another (bottom).
- Front area landscaping is typically a lawn with few bushes and a large mature tree adjacent to paved driveway. (bottom middle and right).
- Mostly one-story, well maintained contemporary residences with flat roofs, large picture windows, and minimal ornamentation.

REPRESENTATIVE EXAMPLES OF BUILT FORM AND CHARACTER



SUBURBAN PARK

URBAN FORM

The Suburban Park neighborhood is bounded by Bay Road, Highway 101, Theresa Court, and Flood Park. It has a pleasant, tree-lined character, well-maintained residences snugly built together, and proximity to Flood Park.

BLOCK STRUCTURE



- Winding blocks with cul-de-sac style patterns.
- Block dimensions range between 300 and 600 feet.
- Connectivity is limited to Bay Road.
- Generally consistent sidewalks and street trees; cars are sometimes parked on rolled-curb sidewalks (bottom left).
- Flood Park is a 21-acre community recreation area and focal point.

TYPICAL SITE DESIGN



- Medium-sized lots with front yards, driveways aligned with side property lines often leading to attached garages (bottom middle).
- Homes set back from the front of the lot create spacious front yards; narrow side setbacks result in residences close to one another.
- Streets and front yards are often planted with mature trees, providing a pleasant and natural character (bottom right).
- Front area landscaping is typically a lawn with few bushes and a large mature tree; some front areas are paved.
- Combination of one- and two-story, well-maintained contemporary residences.

REPRESENTATIVE EXAMPLES OF BUILT FORM AND CHARACTER



FLOOD TRIANGLE

URBAN FORM

Flood Triangle is a tree-lined neighborhood, adjacent to a large neighborhood gathering area, Flood Park. The triangular-shaped area is bounded by Highway 101, Bay Road, and Flood Park.

BLOCK STRUCTURE



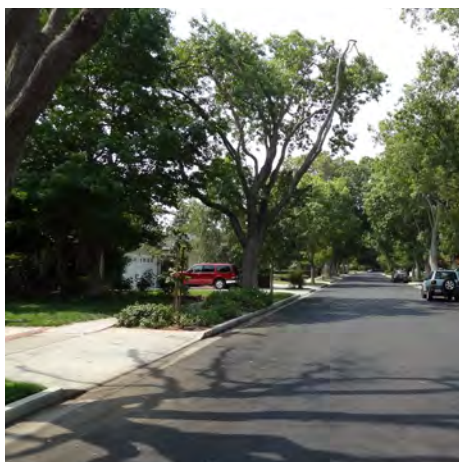
- Long, rectilinear grid blocks shaped by curvilinear avenues, with dimensions averaging from 300 to 800 feet.
- Separated from the Suburban Park neighborhood by Flood Park; accessible only from Bay Road and Van Buren Road.
- Quality pedestrian environment, including tree-lined sidewalks, landscaped buffers, and crosswalks (bottom left); however, Bay Road lacks consistent sidewalks.
- Bike/ped connectivity to other areas in the city is limited to one bike/ped overpass over Highway 101, and Ringwood Avenue to Middlefield Road.
- Highway 101 is a major enclosing feature with sound walls.

TYPICAL SITE DESIGN



- Small lot patterns create a compact and urban one- to two-story, single-family residential character; homes are close together with small front yards.
- Homes in the neighborhood are generally consistently maintained and landscaped (bottom middle).
- In addition to tree-lined, narrow streets, many residential lots include plentiful landscaping and trees (bottom right).

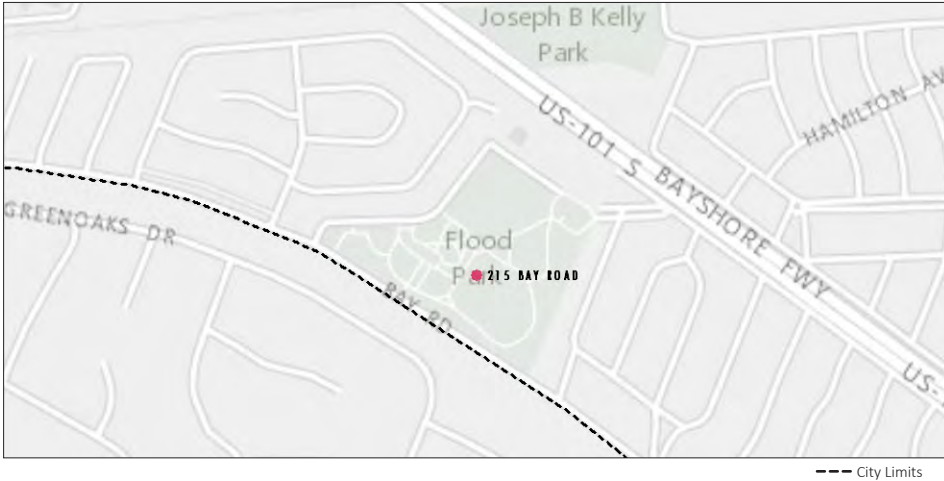
REPRESENTATIVE EXAMPLES OF BUILT FORM AND CHARACTER



DEVELOPMENT HISTORY LORELEI MANOR, SUBURBAN PARK, AND FLOOD TRIANGLE

Suburban Park and Flood Triangle developed largely during the late 1940s. Before 1940, 59 houses had been built in these neighborhoods and, by 1950, 451 houses had been built, largely in Suburban Park and Flood Triangle. During the 1950s, 417 houses were built or renovated in the neighborhood. Many of the new houses built during this decade were built in Lorelei Manor. The neighborhoods possess visual cohesiveness due to the predominance of small 1940s and 1950s ranch houses, lacking in architectural ornamentation.

EARLY BUILDINGS



- Flood Park, 215 Bay Road (Colonial Revival style)

EXAMPLES OF EARLY BUILDINGS



- Flood Park is a 21-acre county park established on a portion of the old James C. Flood estate by the Works Project Administration after 1936. The Headquarters (in addition to wall at Bay Road) was built of stabilized adobe.

REPRESENTATIVE EXAMPLES OF ARCHITECTURAL CHARACTER



- Predominantly small, single-family ranch houses, one story in height dating to the 1940s and 1950s.
- The 1940s dwellings are often clad in stucco and many have sparse classical details. The 1950s ranch houses are clad in a variety of materials and are largely Mid-Century Modern in style, featuring long, low profiles, and informal, minimal architectural details.

THE WILLOWS (NORTH LAUREL)

URBAN FORM

North Laurel is the northern section of The Willows neighborhood, bounded by Willow Road, O’Keefe Street, Highway 101, and the City of East Palo Alto. The area is unified by consistent parcel size, housing stock, and streetscape.

BLOCK STRUCTURE



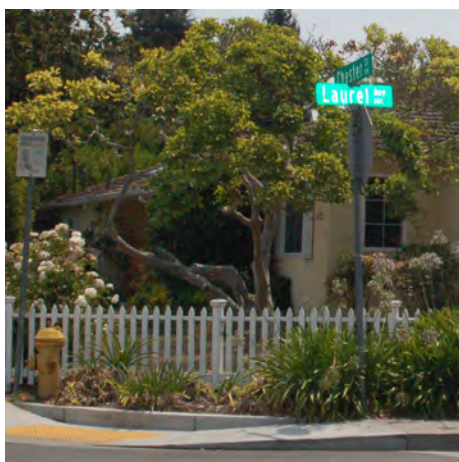
- Small to medium rectilinear blocks in a grid system, with some blocks shaped by Highway 101 and Willow Road.
- Block dimensions range from 300 to 800 feet.
- Neighborhood connectivity supported by small block lengths.
- Consistent sidewalks and curbs promote walkability (bottom left).
- Larger commercial parcels front Willow Road.

TYPICAL SITE DESIGN



- Consistent residential parcel sizes and shapes, generally long, and narrow.
- One- to two-story single-family units of various architectural styles and conditions of maintenance.
- Post-War housing is distinguished by attached garages.
- Homes have front yards, deep backyards, and narrow side yards (bottom middle).
- Front yard landscaping and fence treatment is varied ranging from formal to organic.
- Not many street trees; most mature trees are planted in yards (bottom right).

REPRESENTATIVE EXAMPLES OF BUILT FORM AND CHARACTER



THE WILLOWS (SOUTH LAUREL)

URBAN FORM

South Laurel is a small area in the central part of The Willows neighborhood, concentrated around Walnut Street and Menalto Avenue. The area is unified by consistent parcel size, housing stock, and streetscape, and has distinct mature street trees.

BLOCK STRUCTURE



- Combination of small to medium rectilinear and curvilinear blocks in semi-grid system; streets curve as they approach San Francisquito Creek.
- Blocks range from 300 to 800 feet and are divided by a consistent alleyway network running parallel to Menalto Avenue.
- Neighborhood connectivity and walkability is supported by small block sizes and street connections; however, connection to Willow Road is limited to Gilbert Avenue.
- Excellent pedestrian amenities, including consistent sidewalks and curbs and consistent street trees (bottom right).

TYPICAL SITE DESIGN



- In general, consistent residential parcel sizes and shapes, generally long, and narrow; parcels are unique in shape and size in the southern portion, defined by winding roads and the creek.
- One- to two-story single-family units of various architectural styles and generally good condition with attached garages (bottom middle).
- Large front yards, deep back yards, and narrow side yards.
- Front yard landscaping and fence treatment is varied ranging from formal to rustic (bottom left).
- Combination of street trees and on-site trees and landscaping provide a lush, green character (bottom right).

REPRESENTATIVE EXAMPLES OF BUILT FORM AND CHARACTER



THE WILLOWS (O'CONNOR)

URBAN FORM

O'Connor is a subarea of The Willows, generally bounded by O'Connor Street, Menalto Avenue, Woodland Avenue, and Euclid Avenue, bordering the Cities of East Palo Alto and Palo Alto. It is one of the more eclectic residential areas in the city, with a varied and diverse development pattern varying from parcel to parcel.

BLOCK STRUCTURE



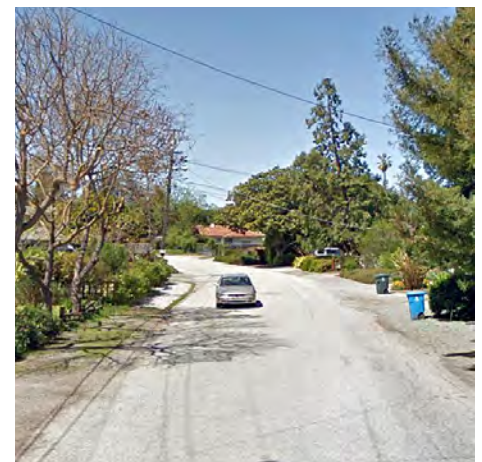
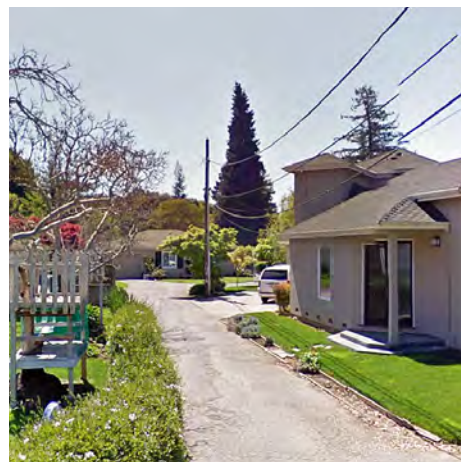
- Large blocks bounded by slightly winding roads, which follow the natural contours of San Francisquito Creek.
- Block dimensions vary greatly and range from 500 to 2,100 feet.
- Moderate neighborhood connectivity and walkability due to large block sizes and limited street connections, resulting from dead-ends and cul-de-sacs.
- Limited consistent sidewalks and curbs (bottom left).
- Oak Court and Woodland Avenue break the traditional grid pattern and are slightly curvilinear.

TYPICAL SITE DESIGN



- Greatly varied parcel shapes, sizes, and orientation.
- Larger parcels subdivided into smaller ones are common, with some parcels in the interior of blocks requiring private driveways for access to the street network (bottom middle).
- Mix of one- to two-story single-family architectural styles and front and side yard landscaping treatment.
- Absence of sidewalk, curb, or gutter in many areas contribute to a rural visual style (bottom right).
- Mature street trees are located primarily on private properties in front setback areas and not in street right-of-ways.

REPRESENTATIVE EXAMPLES OF BUILT FORM AND CHARACTER

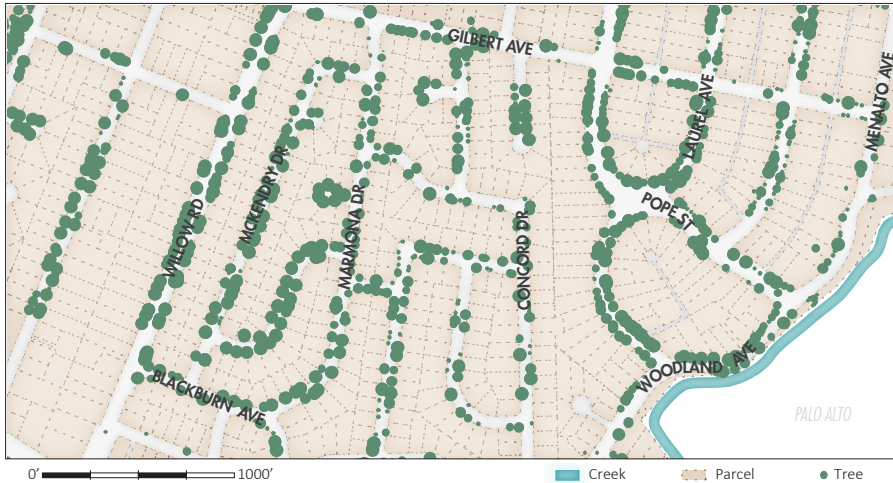


THE WILLOWS (SOUTH OF GILBERT)

URBAN FORM

South of Gilbert is a subarea of The Willows, concentrated around Gilbert Avenue, Willow Road, and San Francisco Creek. South of Gilbert contains some older homes on smaller lots than the rest of The Willows, characteristic of neighborhoods closer to the city center. Although architecture varies, landscaping, streetscape, and building size commonalities contribute to a cohesive character.

BLOCK STRUCTURE



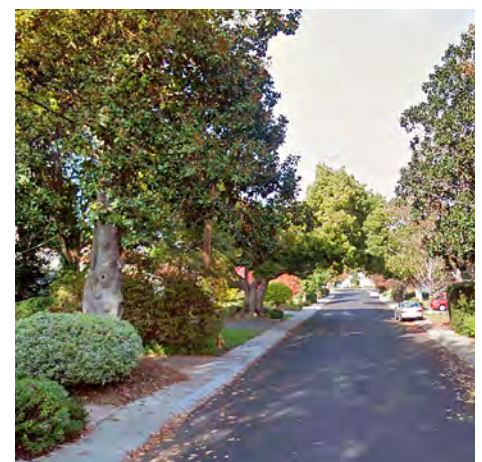
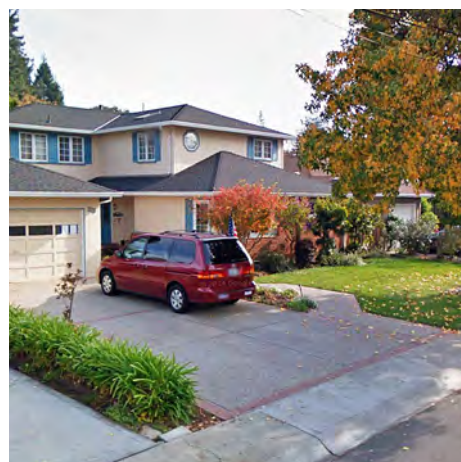
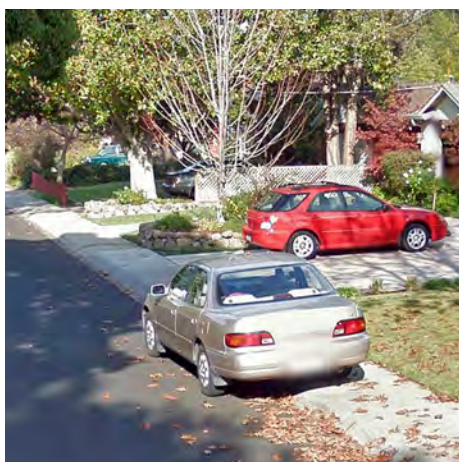
- Medium and large curvilinear blocks.
- Block dimensions range greatly from 300 to 1,600 feet.
- Moderate neighborhood connectivity and walkability due to large block sizes and winding and discontinuous streets.
- Generally consistent sidewalks and street trees; cars sometime parked in rolled-curb areas (bottom left).
- Good amount of mature trees on most streets and front setback areas.

TYPICAL SITE DESIGN



- In general, consistent rectangular residential parcels with depths slightly longer than widths, generally smaller than those in the rest of The Willows neighborhood; parcels become more unique in shape and size in the southern portion, defined by winding roads, and along the creek.
- One- to two-story single-family units of various architectural styles and good condition.
- Post-War housing is distinguished by attached garages.
- Large front yards, smaller back yards, and narrow side yards (bottom middle).
- Rolled curbs, abundant mature street and front yard trees, and earthy landscaping contribute to a woody visual character (bottom right).

REPRESENTATIVE EXAMPLES OF BUILT FORM AND CHARACTER



DEVELOPMENT HISTORY

Like many Menlo Park neighborhoods, The Willows took shape largely after World War II with the construction of ranch houses; however, portions of the neighborhood that were subdivided earlier possess a pre-war enclave appearance. The earliest remaining house in The Willows is the McKendry House of 1902 at 244 Robin Way. During the next decade, at least 13 other houses were built in The Willows on Pope Street, O'Connor Street, Central Avenue, Woodland Avenue and Laurel Avenue. The peak of construction activity in The Willows occurred during

(continues, next page)

EARLY BUILDINGS



- 244 Robin Way (Colonial Revival style)
- 315 Central Avenue (Prairie style)
- 1956 Menalto Avenue (Craftsman style)
- 102, 117, 125, 202 Pope Street (Craftsman styles)
- 302 Pope Street (Bungalow style)
- 318 Laurel Avenue (Ranch style)
- 369 O'Connor Street (Bungalow style)

EXAMPLES OF EARLY BUILDINGS



Source: Zillow ©

- 202 Pope Street (left) is a 1908 house, which exhibits several important traits typical of Craftsman design, while also conveying the individuality that characterizes many, if not all, houses of this movement. In keeping with the bungalow subset of the Craftsman style, the large, cross-gable roof over the first floor has a prominent second floor dormer and deep overhangs with exposed rafter tails. The first floor window boxes are supported on prominent brackets with knee braces. The upper sashes of the large windows have small, square divided lights. While a front porch is nearly mandatory for bungalows, this one introduces a twist on the convention, covering only part of the front facade and having a second floor.



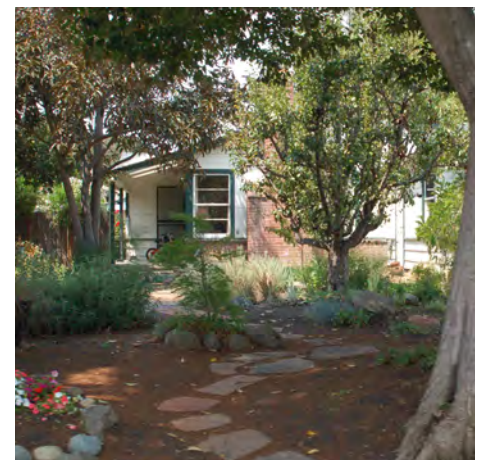
- 302 Pope Street (left) is a two-story, bungalow style house from the Arts and Crafts era, which was popular between 1880-1910. It exhibits characteristic shallow sloped roof planes, deep eaves supported by wood brackets and multi-light doors and sash.

the 1940s and 1950s, with 565 and 538 houses built during these decades, respectively, as compared to 345 built before 1940, and 294 and 368 built during the 1960s and 1970s, respectively. Construction in the neighborhood increased during the 1990s, after a decline during the 1980s, and has continued with the construction of two-story homes and second story additions today.

REPRESENTATIVE EXAMPLES OF ARCHITECTURAL CHARACTER



- Primarily medium-sized lots. Some large lots with deep front yards, sometimes with parkways, and generous side setbacks. Earlier houses typically do not have driveways and were commonly accessed by the alleys behind the properties.
- Predominantly single-family dwellings, one- or two-stories in height, that reflect architectural styles from the first half of the 20th century.
- As typical of other Menlo Park neighborhoods, the residential styles vary from historic styles common between World War I and II (left and bottom left) and ranch houses lacking in historical details.



SOUTH OF SEMINARY/VINTAGE OAKS

URBAN FORM

South of Seminary/Vintage Oaks is a neighborhood centered around St. Patrick's Seminary. The winding, walled-in development of the west end is functionally and aesthetically bisected by Santa Monica Avenue from the grid pattern to the east.

BLOCK STRUCTURE



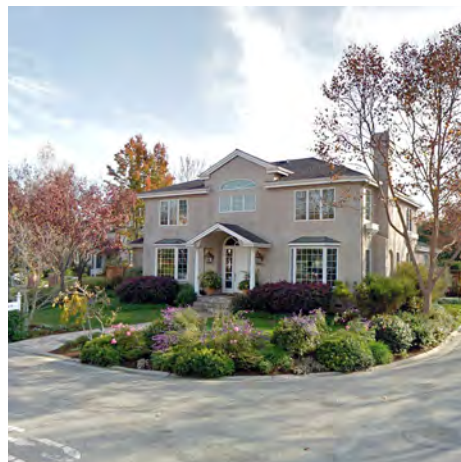
- Winding, curvilinear blocks (west of Santa Monica Avenue) juxtapose the rectilinear grid east of Santa Monica Avenue; the development pattern is defined by irregular shape of St. Patrick's Seminary and bounding roadways.
- Generally long block lengths with some shorter, more walkable blocks east of Santa Monica Avenue.
- Seminary Oaks park and playground area is central to the neighborhood.
- Aside from Willow Road and Coleman Avenue, connectivity is limited; sidewalks are not present on most streets as rural, valley gutters are typical (bottom left).
- Many interior streets end in cul-de-sacs.

TYPICAL SITE DESIGN



- Parcelization patterns are distinct on both sides of Santa Monica Avenue; the west side exhibits larger, curved lots (bottom middle) while the east side includes more rectangular, smaller plots (bottom right).
- Generally, bigger and deeper parcels than surrounding areas, accommodating bigger yards and two-story homes.
- Rolled-curbs and un-paved walking areas create a rural-suburban character (bottom left).
- Privacy walls and heavy landscaping west of Santa Monica Avenue emphasize a feeling of privacy.
- Contemporary architecture styles west of Santa Monica Avenue, while architecture styles vary by style and decade on the east side.

REPRESENTATIVE EXAMPLES OF BUILT FORM AND CHARACTER



DEVELOPMENT HISTORY

A few dwellings were built in the neighborhood through the 1930s. The post-war era saw the greatest growth in the South of Seminary/Vintage Oaks Neighborhood, with the construction of 234 and 201 dwellings during the 1940s and 1950s, respectively. Construction tapered off during the three subsequent decades, to peak again during the 1990s when the 145-unit Vintage Oaks development was built.

EARLY BUILDINGS



- 114 Santa Margarita Avenue (Colonial Revival style)
- 300 Middlefield Road (Vernacular)
- 320 Middlefield Road (Second Empire style)

EXAMPLES OF EARLY BUILDINGS



- 114 Santa Margarita Avenue (far left), now an office building, was built as a single-family classically-detailed house. Characteristic of its Classical or Colonial Revival style, is its boxy form with lapped siding, pilasters at the front corners and hipped roof (lowered when the building was moved).
- 300 Middlefield Road (left) is an old fire station that is a simple wood-frame vernacular building, characterized by its simple-gable roofed form and bell tower. It was moved from its original location and is scheduled to be relocated to downtown Menlo Park.

REPRESENTATIVE EXAMPLES OF ARCHITECTURAL CHARACTER



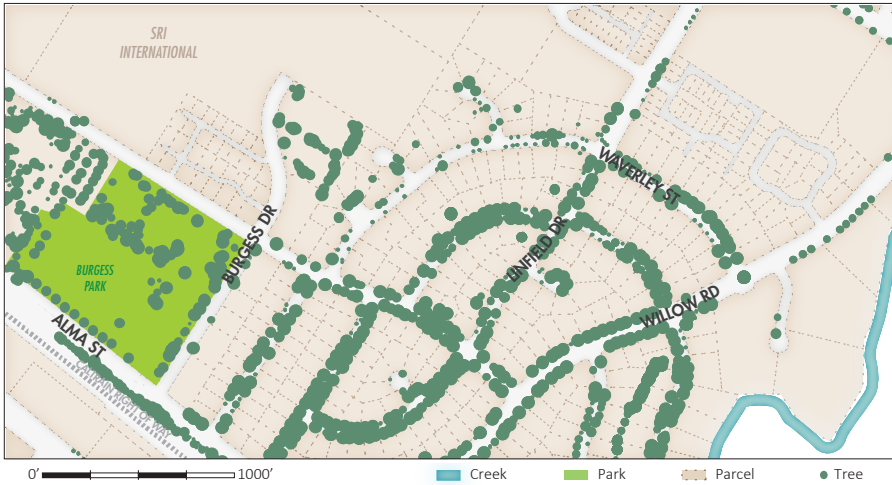
- Single-family, one-story Moderne and ranch dwellings predominate, giving the area a visually cohesive appearance.
- The older houses in the neighborhood are typically small dwellings originally built on modest budgets. Where historic details were used in the original construction, these details are spare; examples of these spare details include 4x4 wood porch posts with small capitals.

LINFIELD OAKS

URBAN FORM

The Linfield Oaks neighborhood is concentrated around Linfield Drive and Laurel Streets. The majority of the neighborhood consists of commercial, office, research, and recreational uses; residential development is concentrated around Willow Road. The SRI campus comprises 62 acres of the area northeast of Burgess Park. The neighborhood is known for its mature street trees, spacious lot sizes, and nearby amenities.

BLOCK STRUCTURE



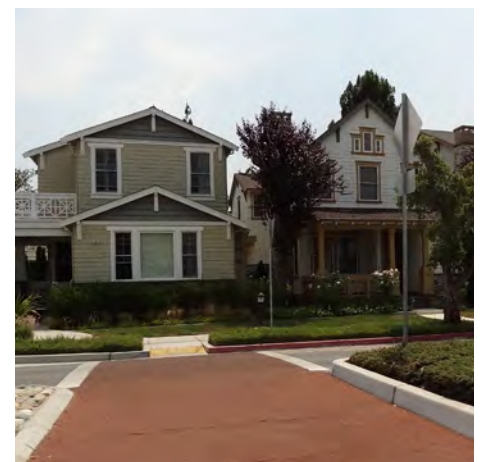
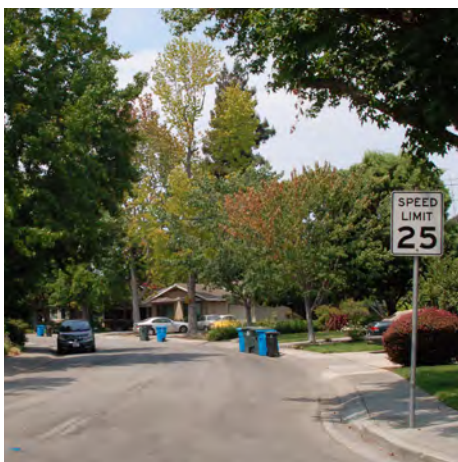
- Large commercial blocks along Middlefield Road and Ravenswood Avenue buffer winding, curvilinear residential blocks near Willow Road.
- Walkable residential blocks average 200 to 800 feet in length and connect residents to Burgess Park, one of the city's recreation centers.
- The residential block pattern is oriented around curving Willow Road; commercial and office blocks line Middlefield Road and Linfield Drive.
- Pedestrian amenities include continuous sidewalks of various widths, consistent and mature sidewalk trees, and street connectivity (bottom left).
- Connectivity to West Menlo is limited to Ravenswood Avenue to the northwest. The neighborhood is connected to Caltrain and Palo Alto via Alma Street.

TYPICAL SITE DESIGN



- Unique parcel shapes are defined by winding roads; large residential lot sizes allow for bigger one- to two-story homes and spacious front yard areas (bottom middle).
- Most homes depict post-war era and ranch style characteristics, and are well-maintained, openly landscaped, and exhibit an overall feel of uniformity.
- Blocks have a mixture of rolled curbs on interior streets and curb and gutter on major streets, all lined with consistent mature street and front yard trees.
- Linfield Oaks contains a small, new urbanist-style, compact development built on smaller parcels than the rest of the neighborhood and features walkable streets (bottom right).
- Two-story, multi-family residential buildings with minimal architectural details are prevalent along Willow Road, Waverley Street and Alma Street.

REPRESENTATIVE EXAMPLES OF BUILT FORM AND CHARACTER



DEVELOPMENT HISTORY

Most of residential areas of Linfield Oaks were subdivided and re-subdivided during the 1950s. Residential construction peaked during the 1950s with 644 dwellings built during that decade by comparison to 116 in the 1930s to 1940s and 188 in the 1960s. Construction, which appears to include remodeling, experienced a small spike during the 1970s.

EARLY BUILDINGS



- Building 2, USGS, 345 Middlefield Road (Miesian style)
- Barron-Latham-Hopkins Gate Lodge at 555 Ravenswood Avenue (Second Empire style)
- California Historical Marker at Landmark Site #2, the site of the end of Portolá's 1769 journey near the intersection of East Creek Drive and Alma Street in Menlo Park, California

EXAMPLES OF EARLY BUILDINGS



- Building 2, USGS, 345 Middlefield Road (far left) was designed with perimeter concrete columns supporting concrete floor and roof slabs and glass walls bridging the horizontal slabs—a characteristically Miesian design. The building's exterior is characterized by the repetition of curtain wall window bays with windows (now replaced) over solid masonite panels. (Exterior steel trusses were added in 1977.)
- The Barron-Latham-Hopkins Gate Lodge (left) is Second Empire gatehouse of wood construction with lapped siding and bell-cast Mansard roof. The roof is clad with patterned wood shingles and punctuated with dormer windows. Classical details ornament the dormers. The building is a rare example of this style in Bay Area and is listed on the National Registry of Historic Places.

REPRESENTATIVE EXAMPLES OF ARCHITECTURAL CHARACTER



- A mix of single- and multi-family dwellings that are consistent in size and date than many neighborhoods (1950s) give the neighborhood a cohesive appearance.
- Ranch-style (far left) and Mid-Century Modern (left) are the prevailing architectural styles.

CENTRAL MENLO

URBAN FORM

Central Menlo is a residential neighborhood generally bounded by Ravenswood Avenue, Glenwood Avenue, Marcussen Drive, and the Caltrain tracks. As one of the city’s older neighborhoods with examples of buildings built at the turn of the century, Central Menlo exhibits traditional development patterns and urban forms, consisting of compact, urban lots filled with dense single-family and multi-family buildings, and benefits from its proximity to Caltrain, parks, and other amenities.

BLOCK STRUCTURE



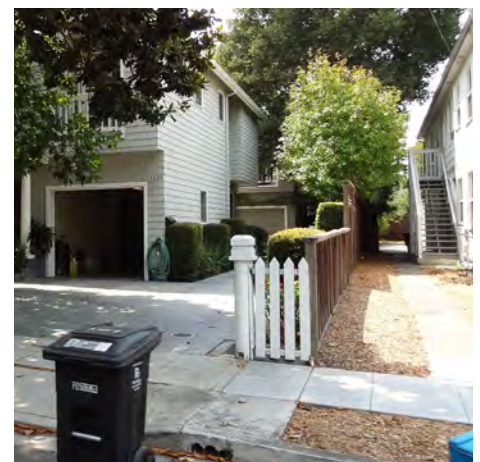
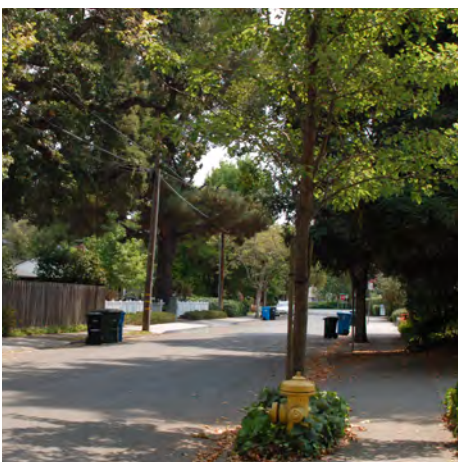
- Mid-to large-sized blocks developed in a rectilinear pattern; some blocks are defined by the Caltrain tracks which disrupt the grid at an angle.
- Walkable blocks dimensions range widely between 200 to 1,000 feet.
- Overall good connectivity,
- Good pedestrian amenities including ample sidewalks, curbs, street trees, and clear pedestrian crossings over railroad tracks (bottom left).

TYPICAL SITE DESIGN



- Mixture of medium-sized lots, compact single-family residential and multi-family buildings (bottom middle).
- Long and narrow parcelization patterns result in adjacent residences close together, leaving small side and front yard areas (bottom right).
- Like some of the city’s other older neighborhoods, the buildings in Central Menlo vary considerably in type, size, and character.

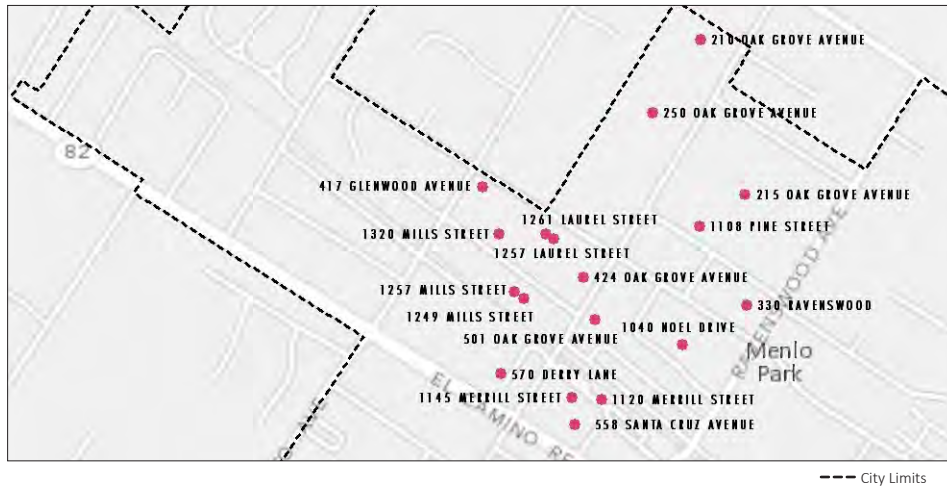
REPRESENTATIVE EXAMPLES OF BUILT FORM AND CHARACTER



DEVELOPMENT HISTORY

There was a steady increase of homes built to the 1950s with 231 units built and a similar steady decline in housing construction to 1990. The most active decade for construction in Central Menlo was the 1990s, with more than 250 units built or remodeled. Central Menlo is one of the most visually eclectic neighborhoods, characterized by juxtapositions of single- and multi-family dwellings of varied size, date, and style.

EARLY BUILDINGS



- Caltrain Station, 1120 Merrill St (Victorian Style)
- 558 Santa Cruz Ave, 570 Derry Ln (commercial buildings)
- 417 Glenwood Avenue (Stick style)
- 1249 Mills Street (Vernacular-Craftsman style)
- 424 Oak Grove Ave, 1320 Mills St (Folk Victorian style)
- 210, 215 Oak Grove Ave (Late Gothic Revival)
- 250 Oak Grove Ave (Classical Revival style)
- 501 Oak Grove Ave (Italianate style)
- 1040 Noel Dr (Italianate style), Edgar Mills Estate/Bright Eagle, eligible for National Register
- 1261 Laurel Street (Craftsman Bungalow style)
- 1257 Mills St, 1145 Merrill St, 1257 Laurel St, 1108 Pine St (Colonial Revival styles)
- 330 Ravenswood (undetermined style)

EXAMPLES OF EARLY BUILDINGS



- 1108 Pine Street (far left) and 1257 Laurel Street (left) are one-story wood-frame examples of the Colonial Revival style. Both date to 1907 and share, asymmetrical elevations with inset porches balanced by bay windows, classical details and hip roofs with central dormers. They vary somewhat in size and scale.

REPRESENTATIVE EXAMPLES OF ARCHITECTURAL CHARACTER



- The majority of dwellings are single- and multi-family that vary widely in size and style, giving the neighborhood an eclectic character.
- The styles of construction vary from historic styles of the early 20th century (far left) to Mid-Century Modern (left).

FELTON GABLES

URBAN FORM

Felton Gables is a small, enclosed neighborhood, bounded by Encinal Avenue, the Caltrain tracks, and the Town of Atherton. The unique neighborhood consists of well-maintained homes on relatively large lots and has its own zoning district. Although secluded, Felton Gables benefits from its proximity to schools, El Camino Real, and Caltrain.

BLOCK STRUCTURE



- Enclave of slightly winding blocks oriented in a rectilinear pattern.
- Block dimensions range between 250 and 1,100 feet.
- Connectivity within the neighborhood is good, however, connectivity to surrounding neighborhoods and Atherton is limited to Encinal Avenue.
- Limited pedestrian amenities due to a lack of consistent sidewalks and curbs; most streets have valley gutters adjacent to front lawns or parking areas (bottom left).

TYPICAL SITE DESIGN



- Generally larger one- to two-story residential buildings set back from the street (bottom middle).
- Larger parcels than the city's other neighborhoods provide large yard areas in the front and sides.
- Well-maintained residences of various ages and architectural styles.
- Winding roads and valley gutters add to a rural-suburban ambience.
- Front yard landscaping varies by property, ranging from manicured to naturalistic (bottom right).

REPRESENTATIVE EXAMPLES OF BUILT FORM AND CHARACTER



DEVELOPMENT HISTORY

Felton Gables developed over many decades. Nine houses were built before 1939, 15 in the 1940s, 27 in the 1950s, 36 in the 1960s, 26 in the 1970s, and 20 in the 1980s. Construction activity in the neighborhood peaked again during the 1990s, tapered off significantly during the first half of the 2000s and rose again after 2005. Large-scale additions or remodels account for much of the construction activity from the 1960s on.

EARLY BUILDINGS



- 207 Felton Drive (Ranch style)
- 239 Felton Drive (Ranch style)
- 300 Felton Drive (Monterey Revival style)
- 466 Felton Drive (Ranch style)
- 204, 217 Lennox Avenue (Monterey Revival style)
- 300 Lennox Avenue (Tudor Revival style)

EXAMPLES OF EARLY BUILDINGS



- 300 Felton Drive (far left), illustrates the Monterey Revival style, characterized by gently sloped gable roofs, wood-frame construction, wrap-around veranda and multi-light window sash.
- 300 Lennox Avenue (left) is a Tudor Revival dwelling that occupies one of the larger lots in the neighborhood. It is characterized by gable-roofed forms with pronounced chimneys, a central tower, half-timbering, and multi-light sash.

REPRESENTATIVE EXAMPLES OF ARCHITECTURAL CHARACTER



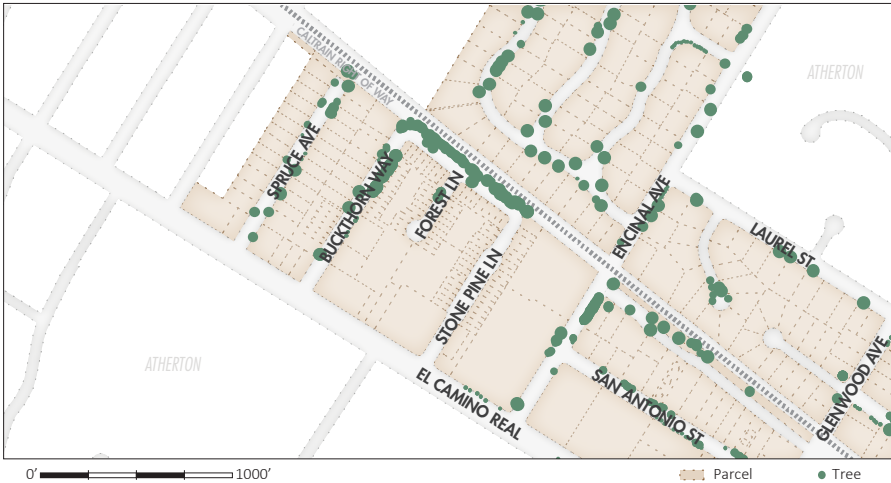
- Period revival styles, including Tudor, Mediterranean, Monterey, Colonial, and ranch (far left).
- Single-family dwellings that are more consistent in size and date than other Menlo Park neighborhoods (1930s-1950s), give the neighborhood a cohesive visual appearance
- The houses are typically large, rambling, one-story dwellings, designed in period revival styles of the 1930s and 1940s to mid-century modern (left).

PARK FOREST

URBAN FORM

Park Forest is a small cluster of townhomes bounded by Stone Pine Lane, Forest Lane, and Buckthorn Way. This unique area is distinct from the rest of the city due to its urban residential scale and building typology.

BLOCK STRUCTURE



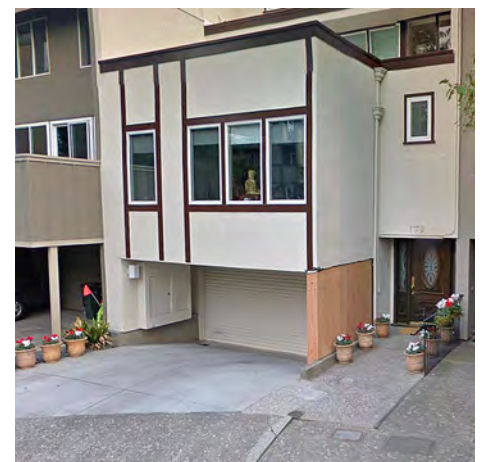
- Small, walkable, rectilinear blocks.
- Block dimensions average between 300 and 500 feet.
- Excellent pedestrian environment, including tree-lined sidewalks and street connections (bottom left).
- Connectivity to other parts of Menlo Park and other cities is limited to El Camino Real; Caltrain tracks inhibit connections to the northeast.

TYPICAL SITE DESIGN



- Compact and urban parcelization with long, narrow dimensions.
- Two- to three-story townhome style units at the front parcel line with no side yards and attached units (bottom middle).
- Tuck-under garages on the first floor are featured prominently and front the street on many lots, with two stories of residential space on top (bottom right).
- Vertical-oriented building components and rhythm.
- Well-kept buildings with modern, contemporary architectural styles.

REPRESENTATIVE EXAMPLES OF BUILT FORM AND CHARACTER



SPRUCE

URBAN FORM

Spruce is a small single-family neighborhood, roughly consisting of parcels between Spruce Avenue and Buckthorn Way.

BLOCK STRUCTURE



- Small, rectilinear blocks.
- Block dimensions average between 300 and 800 feet.
- Lack of sidewalks or curbs.
- Connectivity to other parts of Menlo Park and other cities is limited to El Camino Real; Caltrain tracks inhibit connections to the northeast.

TYPICAL SITE DESIGN



- Medium-sized, consistently rectangular, and long and narrow parcels.
- One- to two-story, single-family residences with ample front and back yards, and narrow side yards (bottom left).
- Homes exhibit a variety of architectural styles and degrees of maintenance.
- Absence of sidewalks and curbs, combined with unpaved, dirt and gravel on-street parking areas contribute to a rural/suburban visual character (bottom right).

REPRESENTATIVE EXAMPLES OF BUILT FORM AND CHARACTER



SAN ANTONIO

URBAN FORM

San Antonio is a small block of apartment complexes, bounded by Encinal Avenue, Garwood Way, San Antonio Street, and Glenwood Avenue. New townhomes have recently been constructed in the neighborhood.

BLOCK STRUCTURE



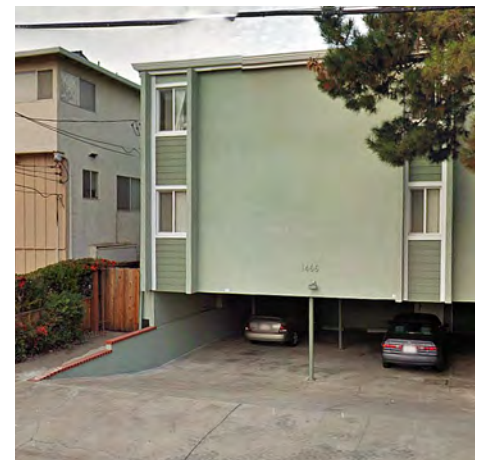
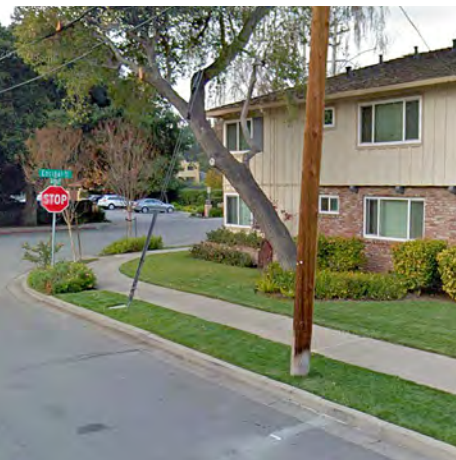
- Small, walkable rectangular block.
- Block measures 300 by 1,100 feet.
- Well-connected to surrounding streets.
- Pedestrian amenities include consistent sidewalks and curbs (bottom left).

TYPICAL SITE DESIGN



- Long and narrow parcels, with some parcels spanning the entire block width.
- Typical siting is a two- to three-story apartment building set back from the street, accessed by a paved driveway for vehicles on the ground floor (bottom middle).
- Tuck-under garages and carports on the first floor are featured prominently and front the street on many lots, with two stories of residential space above.
- Buildings generally typify 1960s and 1970s style apartment design, with side entrances, private and blank frontages, and bulky, unrefined massing that emphasizes horizontality rather than verticality (bottom right).

REPRESENTATIVE EXAMPLES OF BUILT FORM AND CHARACTER



DEVELOPMENT HISTORY PARK FOREST, SPRUCE, AND SAN ANTONIO

Residential development rose steadily in these neighborhoods and peaked in the 1960s with the construction of 38 dwellings. Approximately 24 dwellings were built or remodeled annually during the three subsequent decades.

REPRESENTATIVE EXAMPLES OF ARCHITECTURAL CHARACTER



- Two dwelling types predominate: small single-family dwellings of vernacular architecture (left), sometimes with driveways, and single-family townhouses with two floors of living space over garages and vestibules.



- Park Forest's modern townhouses have a uniform appearance, unique in Menlo Park.

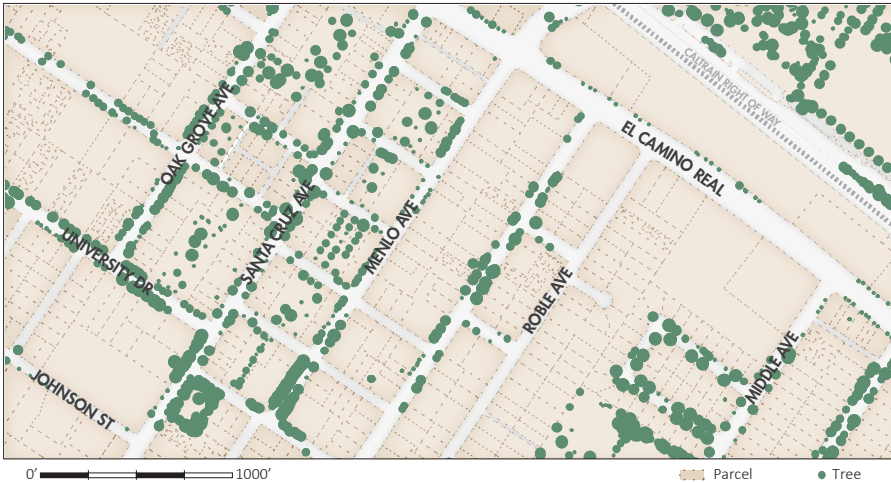


DOWNTOWN

URBAN FORM

Downtown is a walkable neighborhood of businesses, small lots, and densely-built homes and apartments, south of El Camino Real. One of the city’s oldest neighborhoods, it is characterized by streets lined with mature trees, organized in a grid with numerous street connections. Downtown is conveniently located near El Camino Real and the Caltrain station.

BLOCK STRUCTURE



- Blocks of various sizes on a rectilinear grid system, oriented to El Camino Real and Santa Cruz Avenue.
- Block dimensions range widely between 250 and 1,000 feet.
- Neighborhood walkability and interconnectivity is excellent; however, connectivity to Menlo Park on the Bayside of El Camino Real is limited to Oak Grove Avenue, Menlo Avenue, and Valparaiso Avenue.
- Pedestrian amenities include consistent sidewalks and curbs, crosswalks, and mature street trees.
- Santa Cruz Avenue, Downtown’s main retail street, is pedestrian-oriented and a citywide destination (bottom left).

TYPICAL SITE DESIGN



- A variety of parcel sizes generally rectangularly shaped; larger commercial parcels are in the Downtown core, while some smaller, narrow parcels can be found in the residential areas.
- Commercial and residential development have little to no front setback; residential units have shallow front yards and narrow side yards.
- A mixture of small, single-family dwellings and larger blocky multi-family units.
- Varied building frontages range from ground-floor porches of single-family homes, to side entrances to apartments, to carports and tuck-under parking areas facing the street.

REPRESENTATIVE EXAMPLES OF BUILT FORM AND CHARACTER



DEVELOPMENT HISTORY

Downtown experienced a steady increase in construction before 1959; 173 homes were built before 1939, 240 between 1940 and 1949, and 364 between 1950 to 1959. Construction tapered off to 213 homes during the 1960s, 276 during the 1970s, and fewer in the later decades. There are a number of ranch houses and other dwelling types with Moderne and Colonial Revival influences and a scattering of period revival dwellings built before 1940.

EARLY BUILDINGS



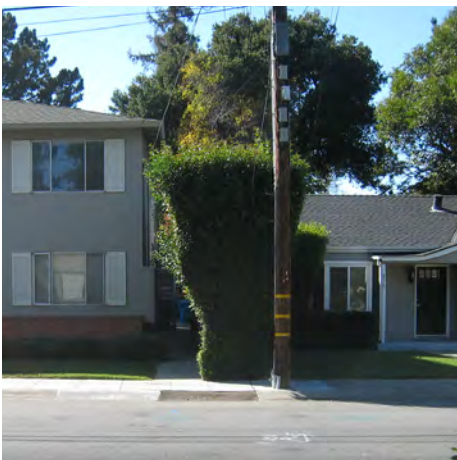
- 957 University Drive (Mediterranean Revival style)
- The Nativity of the Holy Virgin Church at 1220 Crane Street (Gothic Revival style)

EXAMPLES OF EARLY BUILDINGS



- The Nativity of the Holy Virgin Church (Holy Trinity Episcopal Church/Russian Orthodox Church, far left) was moved from its original location to 1220 Crane Street in 1957. It is a one-story, wood-frame Gothic Revival church with a steeply pitched mass containing the nave and projecting bay containing a vestibule. It is eligible for the National Registry. The rustic siding and shingles, stickwork eave details, stained glass windows and cross at the ridge characterize the style and nature of the building.
- 957 University Avenue (left) exhibits stucco, red clay roof tiles and large, arched window opening below a central gable, an example of Spanish colonial or Mediterranean Revival style.

REPRESENTATIVE EXAMPLES OF ARCHITECTURAL CHARACTER



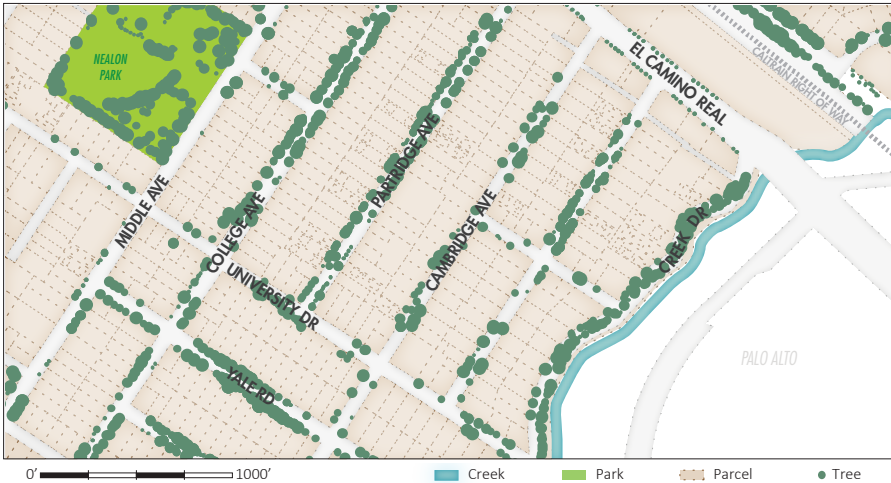
- Variety of single- and multi-family dwellings that differ widely in scale and design—a characteristic of the second quarter of the 20th century.
- Building mass varies from small dwellings with porches or projecting wings, to large blocky buildings containing multiple dwelling units.
- Styles of the buildings vary from historic styles of the 1930s to mid-century modern.

ALLIED ARTS/STANFORD PARK

URBAN FORM

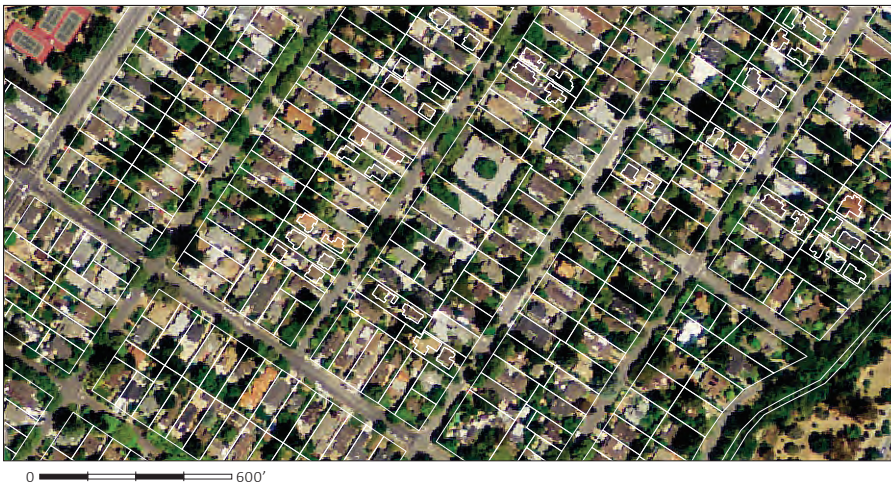
Allied Arts/Stanford Park is one of Menlo Park's older neighborhoods, characterized by a grid of blocks, streets lined with mature trees, and small, older residences. It is generally bounded by El Camino Real, Middle Avenue, and Creek Drive, and is close to San Francisquito Creek, which lends a natural aesthetic to the neighborhood.

BLOCK STRUCTURE



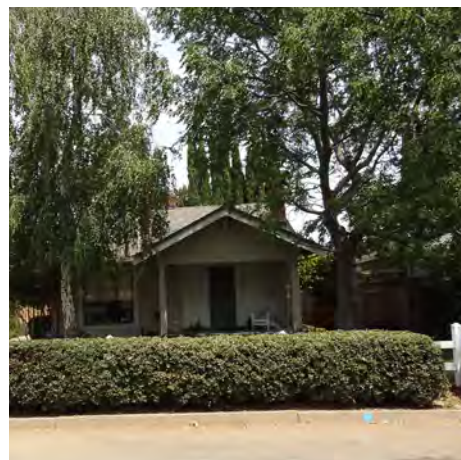
- Medium and large blocks on a rectilinear grid system, with some unique block shapes defined by San Francisquito Creek.
- Block dimensions range between 300 and 1,600 feet.
- Neighborhood walkability and interconnectivity is excellent; however, connectivity to Menlo Park on the Bayside of El Camino Real is limited to crossings at Middle Avenue and Cambridge Street.
- Generally good pedestrian amenities, including consistent sidewalks and curbs on most streets, crosswalks, and mature street trees with patches of amenity gaps (bottom right).
- Home to the Allied Arts Guild, which is a citywide and regional destination and venue (bottom left).

TYPICAL SITE DESIGN



- Consistent long and narrow parcels, generally medium-sized.
- Primarily one- to two-story, single-family buildings with front yards and narrow side yards, generally small residences, with some larger two-story buildings (bottom middle).
- Densely landscaped and tree-lined streets and front yards, usually in a naturalistic and unmanicured style (bottom right).

REPRESENTATIVE EXAMPLES OF BUILT FORM AND CHARACTER



DEVELOPMENT HISTORY

The character of the Allied Arts/Stanford Park Neighborhood derives in large part from similarities in the character of the houses built between 1926 and 1940, the peak years of construction of this neighborhood. These similarities result from commonalities in scale, massing, materials, and details that characterize the period revival styles of the 1920s and 1930s, including Colonial, Tudor and Mediterranean Revival Styles.

EARLY BUILDINGS



- 649 Harvard Avenue (Bungalow style)
- 700 Harvard Avenue (Colonial Revival-Prairie style)
- 727 Harvard Avenue (Western Stick style)
- 80 Yale Road (Tudor Revival style)
- Allied Arts Guild, 75 Arbor Road (Spanish Colonial Revival style)
- Allied Arts Guild, Creek and Arbor Roads (utilitarian outbuilding)
- California Historical Landmark, Capidro, 262 Princeton Road

EXAMPLES OF EARLY BUILDINGS



- 75 Arbor Road (far left), the Allied Arts Guild, is a Spanish Colonial Revival site, characterized by Mission-inspired massing consisting of a main, two-story wing, one-story wings surrounding a courtyard, stucco cladding and red clay tile roofs. The 1990 Historic Building Survey identifies the Allied Arts Guild as a significant structure in the building type, "Art and Art-Related Properties, 1850-1940."
- 727 Harvard Avenue (left), a Western Stick style house, is characterized by its asymmetrical boxy form, visible stickwork brackets supporting deep eaves, a bay window, and a recessed, arched porch on the second floor.

REPRESENTATIVE EXAMPLES OF ARCHITECTURAL CHARACTER



- Predominantly single-family dwellings that are largely small in scale and one- or two-stories.
- The predominant styles of construction vary from period revival styles popular through the 1930s to combinations of Moderne, Colonial Revival styles and ranch house (left) forms, popular during the late 1930s and after.

WEST MENLO

URBAN FORM

West Menlo is bounded by Valparaiso Avenue, Arbor Road, Vine Street, and San Francisquito Creek. Due to its large area and history of development, West Menlo contains a variety of residential sizes, styles, and scales. Generally, West Menlo is tree-lined with rural sidewalk treatments.

BLOCK STRUCTURE



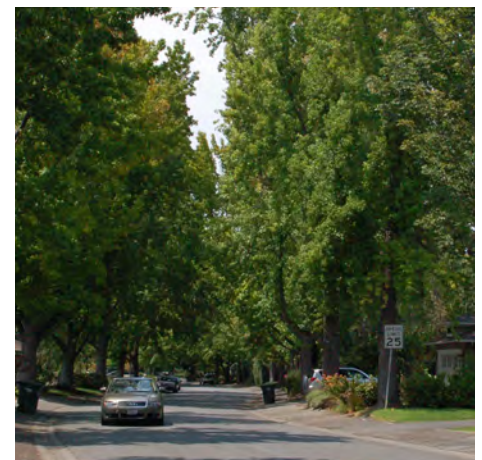
- Blocks are a variety of shapes and sizes due to the neighborhood's large area and numerous historical subdivisions; generally a grid-system with pockets of interior curvilinear streets and cul-de-sacs.
- A wide range of block dimensions.
- Generally, West Menlo is auto-oriented; pedestrian walkability and connectivity is affected by cul-de-sac patterns, proximity of street connections, and inconsistent sidewalks.
- Pedestrian amenities include inconsistent sidewalks and curbs; some sidewalks are built within property edges (below left).

TYPICAL SITE DESIGN



- A variety of parcel sizes generally rectangularly shaped, depending on location and subdivision.
- Blocks along San Mateo Drive, Robert S. Drive, Corinne Lane, and within The Hermosa Tract, centered around Hermosa Way, contains Menlo Park's larger residential parcels, where larger stately homes are set back from streets without sidewalks (below middle).
- In general, West Menlo contains some of the city's bigger residential parcels, although residences range from small to large.
- Parcels and home design follow the curving nature of San Francisquito Creek along tree-lined Bay Laurel Drive (below right).
- Due to the large area, architectural styles vary greatly.

REPRESENTATIVE EXAMPLES OF BUILT FORM AND CHARACTER



DEVELOPMENT HISTORY

West Menlo developed largely prior to 1960, with a steadily increasing number of dwellings built by then. 205 before 1939, 360 during the 1940s, and 833 during the 1950s. Construction dropped after 1959, with only 50 to 130 dwellings built per decade from 1960 to 2000. Mid-Century Modern dwellings predominate among the older housing stock in West Menlo, with a significant number of Period Revival style dwellings in evidence.

EARLY BUILDINGS



- 1241 Arbor Road (Mediterranean Revival style)
- 10 Maywood Lane (Stick style)
- 1060 Santa Cruz Avenue (Bungalow style)
- 1812 Santa Cruz Avenue (Tudor Revival style)
- 925 Valparaiso Avenue (Bungalow style)
- 1109 Valparaiso Avenue (Shingle-Craftsman style)

EXAMPLES OF EARLY BUILDINGS



- 1060 Santa Cruz (far left) and 925 Valparaiso (left) are bungalow building types. Common to the two examples are their characteristic low-pitched roofs that emphasize the horizontality of the buildings' boxy masses, deep eaves, projecting porches with battered pillars, and multi-light over single-light window sashes.
- 925 Valparaiso Avenue (left) exhibits strong horizontal bands used as linear surface ornamentation and exhibits Secessionist or Prairie School influences.

REPRESENTATIVE EXAMPLES OF ARCHITECTURAL CHARACTER



- Dwellings are typically single-family houses, one-and two-stories in height.
- Many houses are designed in Period Revival styles of the 1920s-1940s or as ranch houses of the 1940s-1950s (left).

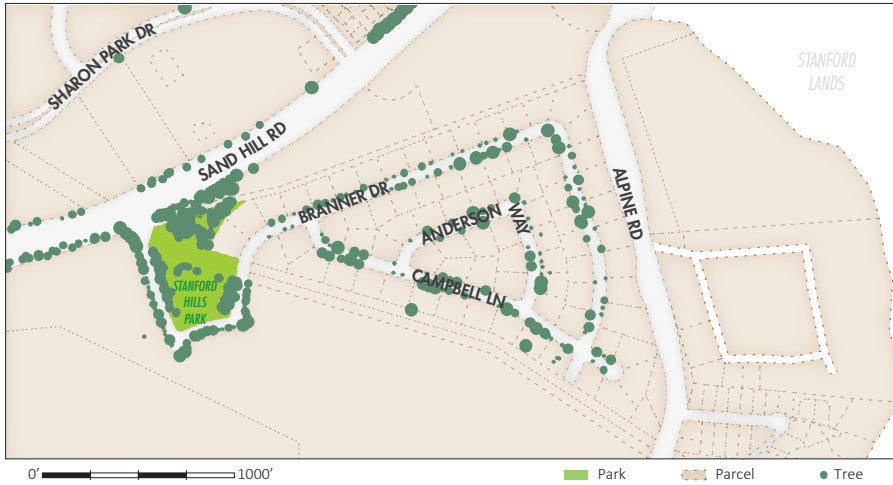
Source: Estately.com.

STANFORD HILLS

URBAN FORM

Stanford Hills is a small enclave of homes near the southern tip of the city, bounded by Sand Hill Road, Alpine Road, and Campbell Lane. As with other neighborhoods near Highway 280 and away from the city center, Stanford Hills is a relatively recent neighborhood in Menlo Park, and as such, exhibits larger than usual parcels and residences.

BLOCK STRUCTURE



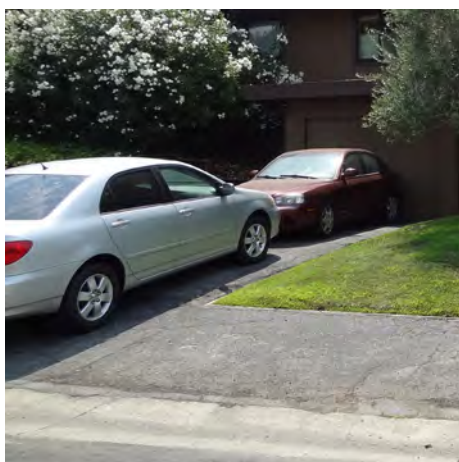
- Medium-sized blocks oriented in a triangular loop.
- Block dimensions range between 300 and 2,000 feet.
- Poor connectivity to other parts of Menlo Park; access is limited to one connection at Sand Hill Road.
- Limited pedestrian amenities, such as inconsistent sidewalk and curbs, crosswalks, gaps in facilities; some areas have valley gutters.
- Adjacent to Stanford Hills Park, a neighborhood amenity.

TYPICAL SITE DESIGN



- Large parcels with deep frontages compared to other Menlo Park neighborhoods (bottom middle).
- Larger, single-story homes with long front yards, narrow side setbacks and driveways leading to attached garages.
- Less tree and landscaping coverage compared to other parts of Menlo Park; front lawn landscaping generally more manicured and many are partially paved (bottom right).
- Many lots have long, paved driveways (bottom left).

REPRESENTATIVE EXAMPLES OF BUILT FORM AND CHARACTER



DEVELOPMENT HISTORY

Records indicate few buildings were built in the neighborhood before 1950, with nine built before 1939 and four during the 1940s. In the three decades leading up to 1980, 11, 32 and 45 houses were built, respectively. Construction activity during the next three decades dropped to 1940s levels.

REPRESENTATIVE EXAMPLES OF ARCHITECTURAL CHARACTER



- The neighborhood is composed of single-family ranch houses that are more consistent in size and date than most neighborhoods (1960s-1970s), giving the area a cohesive appearance.



- The houses are typically long, narrow and rambling with integral garages. Their overall character is achieved by massing that is broken up into advancing and receding planes for effect under dominant, horizontally-oriented roofs.

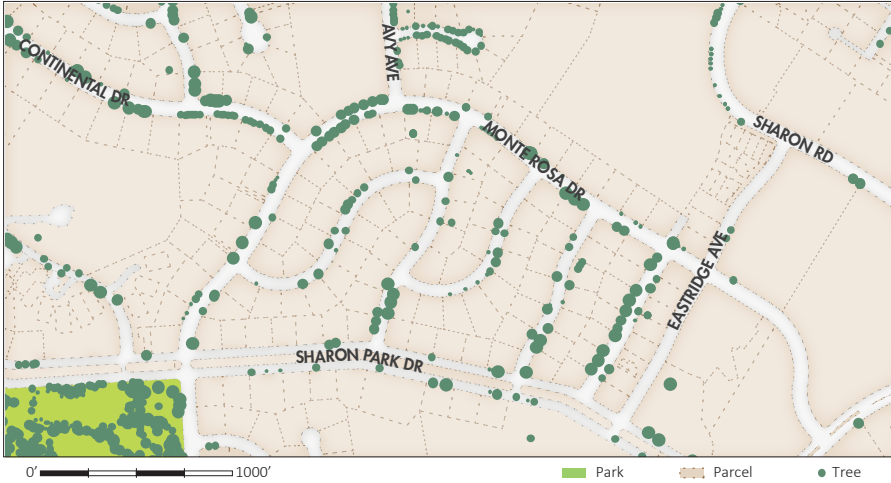


SHARON HEIGHTS

URBAN FORM

Sharon Heights is one of Menlo Park's younger neighborhoods, which is typical of neighborhoods distant from the city center. It is focused around Sharon Park Drive. The large area consists of a variety of development types, including strip commercial, apartments and condos, and single-family residences. It is in close proximity to neighborhood parks and schools.

BLOCK STRUCTURE



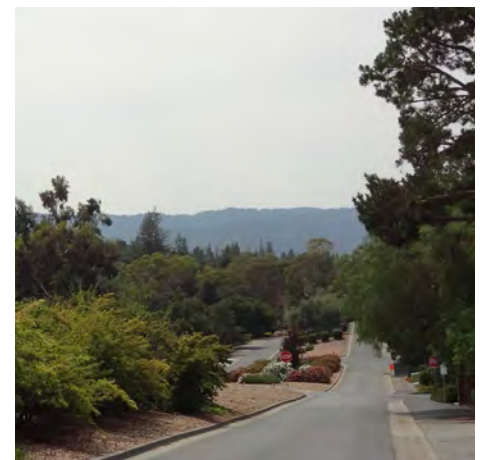
- Large and winding curvilinear blocks of a variety of shapes respond to the hilly topography.
- Block dimensions range between 300 and 1,500 feet.
- Auto-oriented circulation emphasis and limited pedestrian amenities, such as a lack of consistent sidewalks, curbs, and street connectivity; cul-de-sacs further prevent connectivity.
- Sharon Heights Golf and Country Club defines the block pattern and landscaping style of the southwest end of Sharon Heights.

TYPICAL SITE DESIGN



- Large parcels with deep and wide dimensions compared to other Menlo Park neighborhoods.
- Pockets of hilly terrain.
- Residences have deep front yards, narrow side setbacks, and driveways leading to garages that are integral to the residential construction (bottom left).
- Primarily one- to two-story single-family units with pockets of planned developments, multi-family buildings, and condos closer to Sand Hill Road (bottom middle).
- Mature trees and landscaping are usually present, most often within front yards and setbacks.
- Sharon Park Drive offers scenic views to hills to the southwest (bottom right).

REPRESENTATIVE EXAMPLES OF BUILT FORM AND CHARACTER



DEVELOPMENT HISTORY

In contrast to the rest of Menlo Park, which experienced a steady increase in dwelling units peaking during the 1950s, Sharon Heights experienced later growth. Few dwelling units were built in Sharon Heights before 1950. Like other neighborhoods distant from the city's center, Sharon Heights developed during the post-war era, with the construction of 342, 488, and 644 dwellings during the 1950s, 1960s, and 1970s, respectively.

EARLY BUILDINGS



- 3860 Alameda de las Pulgas (Tudor Revival style)
- 2158 Clayton Drive (Tudor Revival style)
- 50 La Loma Drive (Streamlined Moderne style)

EXAMPLES OF EARLY BUILDINGS



- 50 La Loma Drive (far left) is a rambling 6,000 square foot, two-story, single-family house, sited on a rise above the street. It exhibits spare details characteristic of the Streamlined Moderne style.

REPRESENTATIVE EXAMPLES OF ARCHITECTURAL CHARACTER



- The neighborhood is composed of single-family ranch houses with attached garages (1960s) that are more consistent in size and date than most neighborhoods, giving the area a cohesive appearance.
- The houses are typically long, narrow and rambling with massing broken up into advancing and receding planes for effect. Architectural details depicting architectural historic styles were rarely used in the original construction, but have been introduced in recent alterations.