



Memorandum

To: Daniel Kim
DKIM Architect, Inc.
1580 Oakland Rd, Suite C212, San Jose, CA 95131

Project: 171-175 Castro Street, Mountain View, CA

Project No.: 220508

Date: 3 August 2023

Via: Email

Introduction, Project Description, and Methodology

Introduction

Architectural Resources Group, Inc. (ARG) is pleased to provide the following Secretary of the Interior's Standards (the Standards) compliance assessment for proposed changes to the Ames Building at 171-175 Castro Street in Mountain View, California. The two-story Mission Revival style subject property was built in 1903 and is listed on the Mountain View Register of Historic Resources Property List.¹ As such, the building qualifies as a historic resource under the California Environmental Quality Act (CEQA) and proposed changes to the building must be considered as part of the environmental review process. The applicant, represented by DKIM Architect, Inc., is proposing modifications to the building related to a new tenant use. This memorandum uses the *Secretary of the Interior's Standards for Rehabilitation* to assess the compatibility of the proposed project.

Project Description

DKIM Architect, Inc. provided the following project description:

Tenant improvement to establish a restaurant by combining two existing retail tenant spaces into one tenant space (approx. 3,094 sf) with a new kitchen, storage room, walk-in cooler, bar, seating area, restrooms, and a covered trash enclosure. Changes to the exterior of the building will include replacement of existing storefront window system, recessed entryway, bulkhead, awning, and signage at the front façade; installation of a new front entry door and awning at the residential entrance; installation of two new exhaust ducts and a new trash enclosure at the rear of the building; and construction of a new rooftop mechanical screen with a stucco finish.

¹ "MOUNTAIN VIEW REGISTER OF HISTORIC RESOURCES," (Last Updated September 20, 2017), [REDACTED] (accessed 30 August 2022). <https://www.mountainview.gov/home/showpublisheddocument/7915>

Methodology

ARG staff reviewed historical photographs, building permit/alteration information, and other relevant background information on the subject property to prepare for this compliance assessment. ARG also developed a memorandum providing storefront rehabilitation recommendations for DKIM Architect, Inc. to guide the design process for the proposed new storefront. DKIM Architect, Inc. reviewed the memorandum and revised the proposed project design based on ARG Guidance. This Standards compliance assessment is based on a second revised drawing set by DKIM Architect, Inc. dated July 27, 2023. Charles Edwin Chase, Principal Emeritus, and Sarah Hahn, Senior Associate/Architectural Historian, developed the design guidance and Standards compliance assessment for this project; both meet the Secretary of the Interior's Professional Qualifications Standards in Architectural History.

Historical Overview

As previously introduced, the two-story Mission Revival style subject property was built in 1903 and is listed on the Mountain View Register of Historic Resources Property List.² Primary and secondary source research completed by ARG for this assessment indicated that the subject building was constructed for Daniel Titus Ames in 1903.

Daniel Titus Ames

Daniel T. Ames (1835-1909) was a nationally recognized expert in handwriting and forgery in the late 19th century. Ames testified in numerous court cases where handwriting was disputed, and forgery suspected. He also wrote *Ames on Forgery* in 1900, which was considered the definitive text on the subject. Ames lectured frequently on handwriting and was the resident expert for Federal courts in New Jersey, New York, and Washington.³ In 1876, he became the founder and editor of *Penman's Art Journal*, which became one of the country's leading penmanship publications.⁴

Born on a Vermont farm in 1835, Ames moved to Topsfield, MA in 1854 at the age of 19 to study at a four-year preparatory academy, Topsfield Academy.⁵ Shortly after finishing school, he moved back to Vermont in 1857 and began studying law and gained experience testifying at

² "Mountain View Register of Historic Resources," (Last Updated September 20, 2017), [REDACTED] (accessed 30 August 2022). <https://www.mountainview.gov/home/showpublisheddocument/7915>

³ "Lady Turkheim Will Not Be a Witness in the Fair Case," *San Francisco Examiner*, May 28, 1897.

⁴ "Lady Turkheim Will Not Be a Witness in the Fair Case," *San Francisco Examiner*, May 28, 1897. Also: "Daniel T. Ames," Find a Grave Memorial Index, accessed October 28, 2022, [Daniel T. Ames \(1835-1909\) - Find a Grave Memorial](#).

⁵ "Daniel T. Ames," Find a Grave Memorial Index, accessed October 28, 2022, [Daniel T. Ames \(1835-1909\) - Find a Grave Memorial](#).

court hearings.⁶ In 1861, he founded the short-lived Ames Business College in Syracuse, NY.⁷ In 1869, Ames was admitted to the New York State Bar and soon began “a designing and engrossing business” in New York City.⁸ By the 1890s, Ames resided in New Jersey while he operated his business in the core of New York City.⁹ By 1897, he had worked on over 1,200 cases in twenty-two states as well as in the international arena.¹⁰ Ames moved to Mountain View, California at the turn of the 20th century to work on legal cases and teach at Heald’s Business College.¹¹ Ames died in Mountain View in 1909 at the age of 83.¹²

Ames Building

Sanborn Maps indicate that the subject property housed a hardware store and various other commercial businesses on the first floor from 1904 through at least 1921. A 1905 photograph shows Parkinson’s Lumber & Hardware Company in the northernmost space and a men’s clothing and furnishing store at the southernmost storefront. (See Appendix for all historical maps and photographs.) Following reconstruction of the building after the 1906 earthquake, a 1907 photograph shows the Mountain View Hardware Company and Club Restaurant (Leo Miller, proprietor in doorway) in the main building and the A.L. Boynton Electrical Supplies storefront in the new one-story addition to the north. The 1943 Sanborn Map shows three stores at the ground level. A residential unit, historically and currently, occupies the second floor. The building’s ground floor is currently vacant.

The Ames Building has undergone a series of changes over time. Shortly following construction in 1903, the building suffered some damage as part of the 1906 earthquake. It was rebuilt with a one-story addition to the north by 1908 (see Appendix for maps and photographs showing changes to the building). Sanborn maps indicate that this northern addition was raised to two stories by 1921, and extended toward the rear of the building. Historical photographs show that the storefront at Castro Street had been entirely reconfigured with new entrances, bulkheads, and storefront assemblies by 1976. Other changes to the building that are visible in a 1976 photograph include removal of the original Mission style shaped parapet with plaster surface detailing and “Ames Bldg.” lettering; replacement of this feature with a flat parapet wall capped with clay tile roofing; removal of the second story balcony; and occlusion of the storefront transom windows. Information provided by the Mountain View Historical Society indicates that the top half of the building’s Castro Street façade was restored c.2003 to its original appearance (the parapet, false balcony, and decorative plasterwork were recreated). Alterations visible

⁶ “Daniel T. Ames,” Find a Grave Memorial Index, accessed October 28, 2022, [Daniel T. Ames \(1835-1909\) - Find a Grave Memorial](#).

⁷ “Daniel T. Ames,” Find a Grave Memorial Index, accessed October 28, 2022, [Daniel T. Ames \(1835-1909\) - Find a Grave Memorial](#). Also: New York State Census, 1868, Ancestry.com.

⁸ “Daniel T. Ames,” Find a Grave Memorial Index, accessed October 28, 2022, [Daniel T. Ames \(1835-1909\) - Find a Grave Memorial](#). Also: United States Federal Census, 1880, Ancestry.com.

⁹ “Lady Turkheim Will Not Be a Witness in the Fair Case,” *San Francisco Examiner*, May 28, 1897.

¹⁰ “Daniel T. Ames, Daddy of All the Writing Experts,” *San Francisco Examiner*, May 28, 1897.

¹¹ Santa Clara County Voter Registration Index, 1900-1906, Ancestry.com.

¹² “Death Claims Daniel T. Ames,” *San Francisco Chronicle*, August 27, 1909.

today (see existing conditions photographs in Appendix) include further modification of the ground level storefront (wood panels at bulkhead, transom windows reintroduced with mirrored glass, new wood trim above transom windows), as well as replacement (vinyl-sash) windows in the upper level. Awnings have been removed and replaced over time.

Standards Compliance Assessment

CEQA requires that any project with the potential to impact a historic resource be analyzed to determine whether it would have a significant negative impact on the building's ability to convey its historic significance. The *Secretary of the Interior's Standards for Rehabilitation (Standards)* are the evaluative framework most commonly used to analyze a project's potential impacts. In general, a project that conforms with the Standards will not cause a significant impact, and in most cases, if a project meets the Standards, it can be considered categorically exempt from CEQA (14 CCR Section 15331).¹³

The Secretary of the Interior's Standards for Rehabilitation

The *Secretary of the Interior's Standards for Rehabilitation* (the *Standards*) are a set of treatment standards for historic buildings developed by the National Park Service. The *Standards* are used at the federal, state, and often the local level to provide guidance regarding the suitability of a proposed project that could affect a historic resource.

The *Standards* are as follows:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.

¹³ "How Can Substantial Adverse Change be Avoided or Mitigated?", California Office of Historic Preservation, accessed 28 October 2022, https://ohp.parks.ca.gov/?page_id=21727.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.¹⁴

Findings

The section assesses the proposed project design based on conformance with the *Standards*.

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

As proposed, the building will continue to provide a residential use on the second floor, and the proposed restaurant use on the ground level is consistent and compatible with historic uses at the site. As such, the proposed project is compliant with this Standard.

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

The proposed project will remove the existing storefront assembly from the Castro Street façade and replace it with a new storefront assembly. The existing storefront at the Ames

¹⁴ Document can be found online at: <https://www.nps.gov/tps/standards/rehabilitation.htm>

Building is not original and its proposed removal and replacement will not remove historic materials or alter features or spaces that characterize the property. The proposed new storefront incorporates transom windows, steel storefront window assemblies, glazed wood entry doors at a recessed entry, and wood bulkhead panels, all of which are in keeping with the historic character of the Ames Building. At the rear of the building, three existing windows (out of a band of seven) will be removed to allow for installation of an exhaust duct, the existing trash enclosure will be removed and replaced, and two existing pedestrian doors will be removed and infilled or replaced. None of the proposed alterations at the rear of the building affect features that are considered to be significant or character-defining. For these reasons, the proposed project is compliant with this Standard.

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

The project does not propose changes to the property that create a false sense of development or that adds conjectural features or architectural elements from other buildings. As such, the proposed project complies with this Standard.

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

Research completed for this assessment did not suggest that any of the changes to the building over time have acquired historic significance in their own right. As such, this Standard does not apply to the proposed project.

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

See discussion under Standard 2 above. The proposed project will not remove distinctive features, finishes, or construction techniques. The existing storefront at the Ames Building is not original and its proposed removal and replacement will not alter or destroy historic features or finishes that characterize the property. Further, none of the proposed alterations at the rear of the building affect features that are considered to be significant or character-defining. For these reasons, the proposed project is compliant with this Standard.

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

The proposed project does not call for replacement of deteriorated historic features. As such, it is compliant with this Standard.

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

As proposed, the project does not call for chemical or physical treatments. As such, this Standard does not apply to the proposed project. Should surface cleaning be required in the future, it should be undertaken using the gentlest means possible to comply with this Standard.

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

An archaeological evaluation is beyond the scope of this analysis. However, the proposed plan drawings do not show new excavation and therefore this Standard does not apply.

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

See discussion under Standards 2 and 5 above. The proposed new storefront is compatible in materials and detailing with the historic resource, and because it replaces a non-original storefront assembly it does not destroy historic materials that characterize the property. The proposed alterations at the rear of the building are simple and utilitarian in nature and are generally compatible in size, scale, and material. New exhaust ducts at the rear of the building will be painted a dark brown, which is compatible with the existing building. Limited attachment points for the new vents should be used to minimize damage to the brick exterior. The stucco mechanical screen at the rear rooftop will be light and neutral in color, which is compatible and non-competitive with the existing building; a light, neutral color is recommended. The new rear trash enclosure will have a metal roof, a galvanized steel roll-up door, and CMU wall enclosures. This enclosure is simple in design and will read as a

modern addition to the rear of the building. Overall, the proposed project complies with this Standard.

10. *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*¹⁵

Should the rear trash enclosure, the rooftop mechanical screen, new storefront assembly, or the rear exhaust vents be removed in the future, the property's essential form and integrity would be maintained. As such, the project complies with this Standard.

Conclusion

ARG finds the proposed project compliant with the Secretary of the Interior's Standards for Rehabilitation. Overall, the project maintains the historic use of the building and calls for a compatible new storefront assembly that is in keeping with its historic character. Rear and rooftop modifications are utilitarian in nature and do not affect historic features that characterize the building.

¹⁵ Document can be found online at: <https://www.nps.gov/tps/standards/rehabilitation.htm>

Historic Maps and Photographs

Sanborn Maps

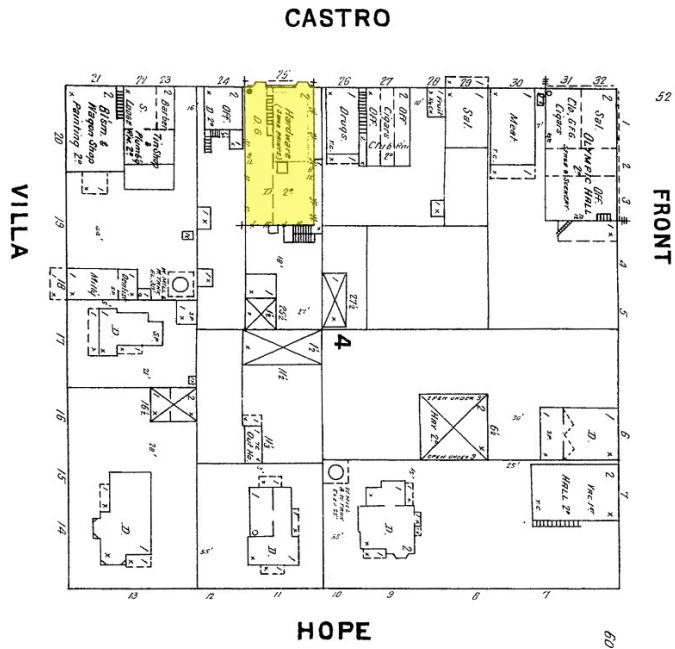


Figure 1. 1904 Sanborn Map detail showing subject property in yellow (edited by author).

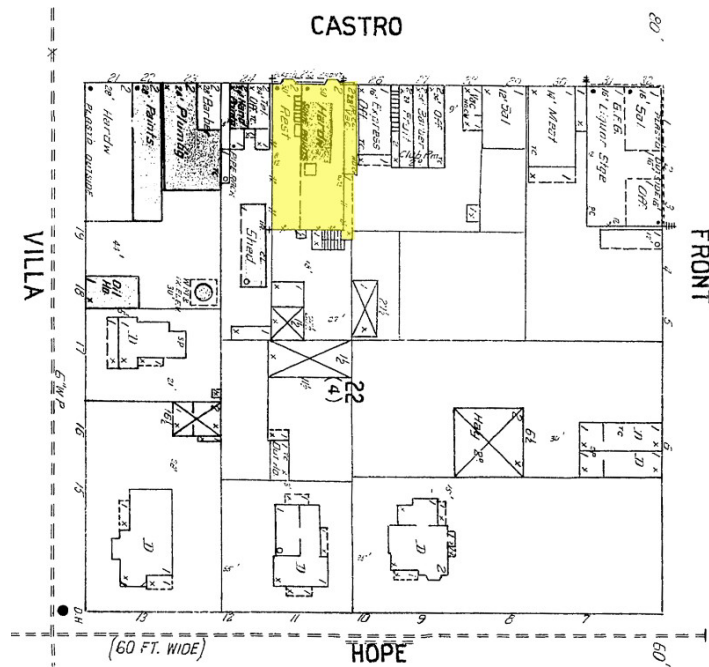


Figure 2. 1908 Sanborn Map detail showing subject property in yellow (edited by author).

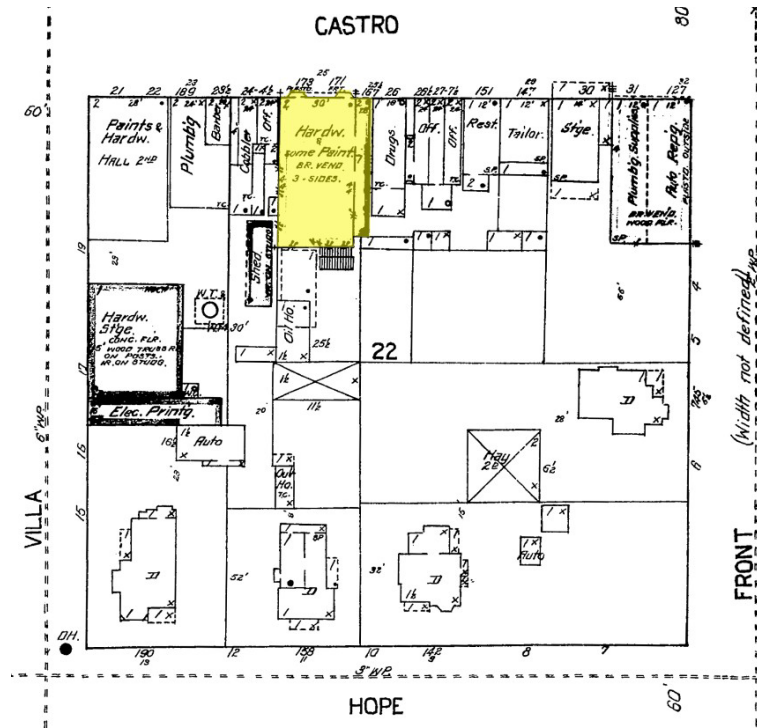


Figure 3. 1921 Sanborn Map detail showing subject property in yellow (edited by author).

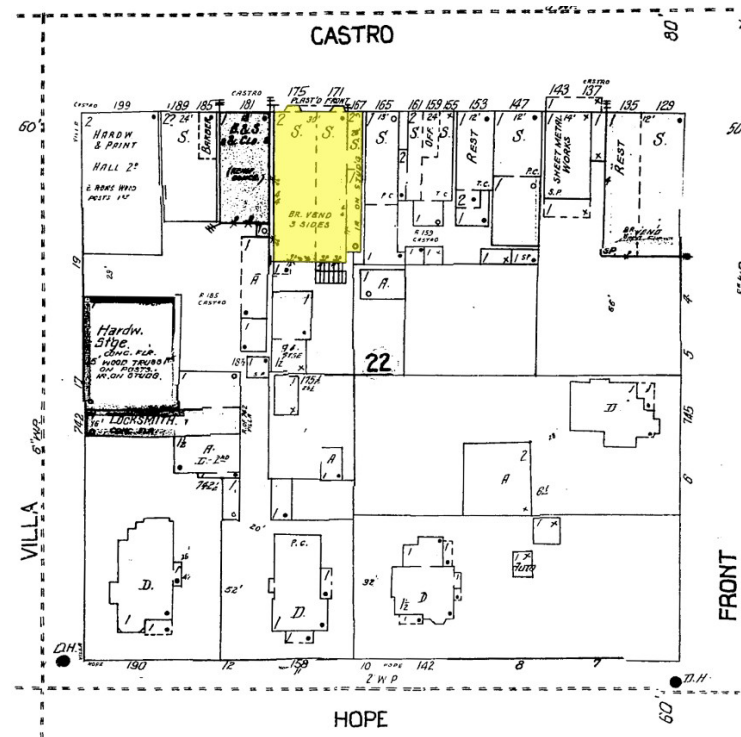


Figure 4. 1943 Sanborn Map detail showing subject property in yellow (edited by author).

Historical Photographs

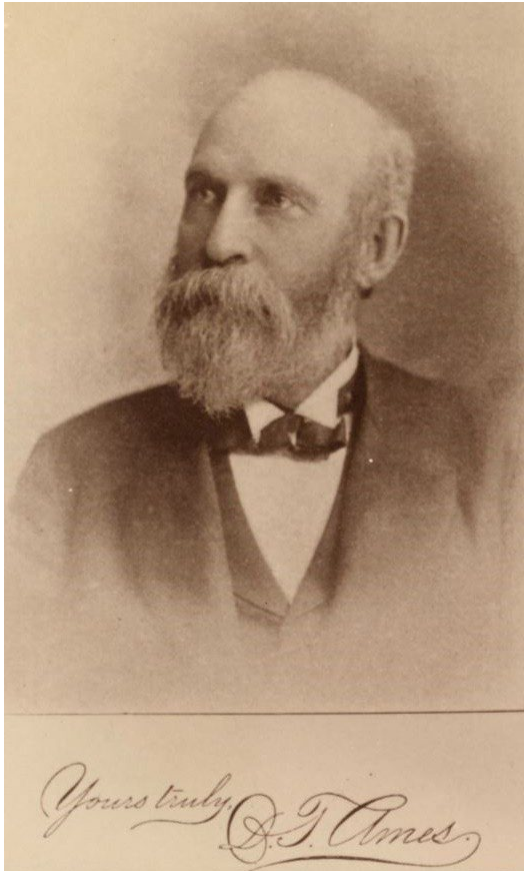


Figure 5. Daniel Titus Ames, 1900 (Source: City of Mountain View Public Library, Call # PHA P44 2).



Figure 6. Ames Building 1905 (Source: City of Mountain View Public Library, Call # PHA B4 7).



Figure 7. Front of Ames Building following 1906 Earthquake (Source: City of Mountain View Public Library, Call # PHA B4 6).



Figure 8. Rear of Ames Building following 1906 Earthquake (Source: City of Mountain View Public Library, Call # PHA B4 5).



Figure 9. Ames Building 1907, after 1906 earthquake; note one-story addition to north side of building. Mountain View Hardware Company and Club Restaurant (Leo Miller, proprietor in doorway) shown. A.L. Boynton Electrical Supplies to left of hardware store (Source: City of Mountain View Public Library, Call # PHA B4 8).



Figure 10. Ames Building 1976, showing alterations to storefront, roofline, balcony, and two-story addition to north side of building (Source: City of Mountain View Public Library, Call # PHA B4 9).

Existing Conditions Photographs

Figure 11. Existing conditions, front façade, June 2022 (ARG). Note: a communication from the Mountain View Historical Society indicates that the top half of the building's Castro Street façade was restored c.2003 to its original appearance (the parapet, false balcony, and decorative plasterwork were recreated).



Figure 12. Existing conditions, front façade, June 2022 (ARG).



Figure 13. Existing conditions at southernmost storefront, June 2022 (ARG).



Figure 14. Existing conditions at storefront, view northeast, June 2022 (ARG).



Figure 15. Existing conditions at storefront, northernmost entrance, June 2022 (ARG).



Figure 16. Existing conditions at north façade/alley, June 2022 (ARG).



Figure 17. Existing conditions at north façade/alley, looking southeast, June 2022 (ARG).



Figure 18. Existing conditions at rear façade, June 2022 (ARG).



Figure 19. Existing conditions at rear façade, view southwest, June 2022 (ARG).



Figure 20. Existing conditions at rear façade, view northwest, June 2022 (ARG).