County of Santa Clara

Department of Planning and Development
Planning Office

County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, California 95110-1705
(408) 299-5770 FAX (408) 288-9198
www.sccplanning.org

STAFF REPORT
Zoning Administration
March 5, 2020

Item #1

Staff Contact: Charu Ahluwalia, Associate Planner
(408) 299-5740, charu.ahluwalia@pln.sccgov.org

PLN19-0164 (STANFORD UNIVERSITY)

Architecture & Site Approval and Grading Approval – (George P Shultz Building)

Summary: Architecture & Site Approval (ASA) and Grading Approval (G) for the new George P Shultz Building (55,569 square feet) and associated site improvements. The project includes demolition of the existing Lou Henry Hoover Building (50,845 square feet). Proposed estimated grading quantities associated with the Grading Approval are 212 c.y. of cut, 104 c.y. of fill, with a maximum depth of 5 feet. Grading associated with the building pad is an additional 1,656 c.y. of cut and 1,913 c.y. of fill. The project site is located adjacent to Hoover Tower to the west (Historic Resource), Encina Hall to the east (Historic Resource), and fronts Jane Stanford Way and Galvez Mall, on the Stanford Campus.

Owner:	Stanford University	**Community Plan Designation**: Academic Campus	
Applicant:	Helena Cipres-Palacin, Project Manager	**Zoning**: A1 (General Use)	
Address:	580 Serra Mall, Stanford	**Project Area**: 0.89 acres	
APN:	142-07-085	**Supervisorial District**: 5	

RECOMMENDED ACTIONS

A. Determine that Prior Use of CEQA is not adequate for the subject application given the proximity to two significant historical resources, and a lack of aesthetic analysis in the 2000 Stanford GUP EIR;
B. Continue this item to a date uncertain and direct Staff to prepare an appropriate analysis under the California Environmental Quality Act (CEQA) for this specific project;
C. Direct the Applicant to redesign the project based on Staff's recommendations identified in the Staff Report; and

D. Determine that the subject application be reviewed by the County Historic Heritage Commission, pursuant to the 2000 Stanford GUP EIR, prior to returning to a Zoning Administration hearing for a final decision.

ATTACHMENTS INCLUDED

Attachment A – Location & Vicinity Map
Attachment B – Proposed Plans
Attachment C – Secretary of Interior's Standards for New Construction within the Boundaries of Historic Properties
Attachment D – Shultz Building West Façade
Attachment E – Immediate Neighborhood for Compatibility Significance (Staff-Determined)
Attachment F – ASA Guidelines
Attachment G – 2000 GUP EIR Excerpt (Historic Resources)
Attachment H – Stanford Memorandum for review of Historic Resources and Statement of Compatibility

PROJECT DESCRIPTION

The proposed project includes the demolition of the existing 50,845 square-foot Lou Henry Hoover Building (except the southeast corner where it connects with Hoover Tower). The applicant proposes to construct a new 55,569 square foot building, called the George P Shultz Building ("Shultz building"), in the same location, with associated site improvements. The project site is located immediately adjacent to the Hoover Tower (a historic resource), and Encina Hall (a historic resource), along Jane Stanford Way and Galvez Mall, on the Stanford Campus.

The existing Lou Henry Hoover ("LHH") Building that is proposed to be demolished is a two-story building on a podium with a two-level basement, and has a General Use Permit ("GUP") square footage of 48,643 square feet. The proposed George P Shultz Building is a four-story building, with one-level dedicated as basement area, and has a GUP square footage of 48,643 square feet. The new Shultz Building is proposed to be constructed within the same footprint as the LHH Building and will maintain the same square footage as the LHH Building. Attachment B includes the site plan, floor plans, and elevations for the proposed project.

The proposed height of the new Shultz building is 68'-3", as measured from adjacent grade to the highest roof ridge. The floorplan includes a conference room for 260 people and a multipurpose room on the first floor, with offices on the second, third and fourth floors. The building's basement would include a digitization studio and storage for the Hoover Institution's archives, along with mechanical spaces. The Shultz building basement level would continue to connect with the Hoover Tower and the Herbert Hoover Memorial Building ("HHMB") via two tunnels below grade to facilitate secure movement of archival material between buildings.

Two (2) non-oak trees over a 12-inch diameter are proposed for removal and will be replaced by two (2) new non-oak trees. All remaining trees with a 12-inch or greater diameter surrounding the project site will be considered protected and are proposed to be maintained. The trees proposed for removal do not count as protected trees under the 2000 Stanford GUP.

Proposed estimated grading quantities associated with the grading approval are 212 c.y. of cut and 104 c.y. of fill. Grading associated with the building pad is an additional 1,656 c.y. of cut and 1,913 c.y. of fill.

No new parking is proposed with this project.

REASONS FOR RECOMMENDATION

A. Environmental Review and Determination (CEQA)

Per the 2000 Stanford Community Plan ("SCP"), individual projects allowed under the Stanford Community Plan and GUP are also subject to the County's ASA permitting process. As such, the SCP is implemented by the review and conditioning procedures of the County ASA findings and associated ASA Guidelines (see Attachment F). The SCP states that *"…certain conditions of development approval may be employed specifically to carry out environmental mitigations required under the [EIR] prepared for the adoption of the [SCP] and GUP."* Per the 2000 GUP Condition No. D(1)(a), *"[n]ew construction, reconstruction, relocation, and remodeling of academic uses…shall be subject to ASA."*

As will be discussed in the Project Compliance section of this report, Staff has concerns regarding design compatibility of the proposed project with the character of the immediate neighborhood, and is unable to make the ASA Findings "B", "D", "I", and "J" pursuant to Section § 5.40.040 of the County Zoning Ordinance and the County ASA Guidelines. As such, the proposed project is inconsistent with the SCP and GUP. Should the Zoning Administration Hearing Officer be inclined to support the proposed project despite Staff's concerns relayed in this report, the project would be required to be continued to a date uncertain to allow Staff adequate time to conduct the required California Environmental Quality Act (CEQA) review of the project and bring the action back to the Zoning Administration Hearing Officer at a future date.

It is important to note that review will be conducted in accordance with CEQA to determine whether the new construction would impact the historic significance of Hoover Tower, and potentially Encina Hall. Furthermore, as noted in Attachment G, the 2000 GUP EIR – Historic Resources section does not provide for adequate or specific mitigation measures for structures in close proximity to a historic resource (Hoover Tower and Encina Hall), and the aesthetic section of the EIR does not address impacts that would or could *"substantially degrade the existing visual character or quality of public views of the site and its surroundings"* (CEQA Environmental Checklist). Given the lack of analysis in the 2000 GUP EIR for projects that are in proximity to significant resources, combined with the location of the proposed project along two significant thoroughfares (Stanford Way – pedestrian) and Galvez Mall (vehicular and pedestrian), Staff is of the opinion that the Applicant's request to use prior CEQA is not sufficient.

B. Project Compliance

1. Stanford Community Plan and GUP: The 2000 Community Plan and GUP governs development projects on the Stanford campus. As aforementioned, the proposed project does not conform to applicable Community Plan goals, strategies and policies. Administrative facilities are permitted uses within the Academic Campus land use

designation. However, the project does not satisfy the requirements of the GUP Condition D(1)(a), *"[n]ew construction, reconstruction, relocation, and remodeling of academic uses…shall be subject to ASA*, as Staff has concerns regarding design compatibility of the proposed project with the character of the immediate neighborhood. Staff is unable to make the ASA Findings "B", "D", "I", and "J" pursuant to Section § 5.40.040 of the County Zoning Ordinance and the County ASA Guidelines.

2. ASA approval: ASA approval standards, applicable regulations, and findings: Staff has concerns regarding design compatibility of the proposed Shultz building with the character of the immediate "neighborhood," and is unable to make the following two ASA Findings:

   B. Appearance of proposed site development and structures, including signs, will not be detrimental to the character of the surrounding neighborhood or zoning district;

   D. No significant, unmitigated adverse public health, safety and environmental effects of proposed development;

   I. Conformance with the general plan and any applicable area or specific plan, or, where applicable, city general plan conformance for property located within a city's urban service area; and

   J. Substantial conformance with the adopted "Guidelines for Architecture and Site Approval" and any other applicable guidelines adopted by the County.

   Staff recommends continuance of this item, with direction to the applicant to redesign the project based on Staff's recommendations to the applicant.

C. ASA Findings:

According to the County *Guidelines for Architectural and Site Approval* (ASA) (see Attachment F), *"the requirements for ASA may arise as a condition of a…use permit,"* such as the subject project. In accordance with the 2000 Stanford GUP Conditions of Approval, the proposed project is subject to §5.40.040 of the County Zoning Ordinance for ASA. It is important to note that no specific development standards or separate guidelines for development have been adopted by the County Board of Supervisors for Stanford development projects. As such, when implementing the Zoning Ordinance for ASA findings, Staff and the Zoning Administration Hearing Officer should analyze a project using the County-adopted ASA Guidelines. Accordingly, a Zoning Administration Hearing Officer may grant an ASA contingent upon specific findings. In the following discussion, the scope of review findings are listed in **bold**, and an explanation of how the project meets or does not meet the required standard is in plain text below.

A. Adequate traffic safety, on-site circulation, parking and loading areas, and insignificant effect of the development on traffic movement in the area;

Long-term traffic

The GUP square footage of the new Shultz building is the same as the existing LHH Building, and the usage of the new building is similar to that of the LHH building. Both the current and new uses include offices, event spaces and storage & processing spaces for the Hoover Institution's archives.

The project is located within an established area of the Stanford academic campus. Traffic impacts of academic projects in the core of the campus have been assessed in the programmatic 2000 General Use Permit Environmental Impact Report ("GUP EIR"). The new Shultz building could have an additional 22 commuters and 67 event attendees. Many of the trips generated from the proposed project are anticipated to be on bicycles, walking or riding the Marguerite shuttle, rather than driving, owing to Stanford's extensive transportation demand management program, and a current commuter drive-alone rate of 42%. While the proposed project is likely to be more intensive compared to the existing LHH Building, the intensity within the campus core of Stanford will remain the same from a traffic impact perspective. The overall traffic coming to the Stanford campus would continue to be the same. Therefore, the traffic would be consistent with that analyzed in the programmatic 2000 GUP EIR.

Short-term construction traffic

If approved as proposed, the project will result in short-term impacts related to construction activities; however, Conditions of Approval would be added to this project to mitigate these short-term impacts to a less than significant level. All construction trucks will be required to use approved truck routes, for transporting construction materials to and from the site. Furthermore, the project would be conditioned to restrict construction material deliveries to non-peak hours, as defined in the 2000 GUP EIR. If the project is approved, compliance with the Conditions of Approval will ensure that the short-term construction traffic associated with this project will not have a significant effect on traffic movement in the area.

Parking

The project has no new proposed parking or removal of parking spaces. As mentioned earlier, the new Shultz building could have an additional 22 commuters and 67 event attendees. This additional parking need will be covered by existing commuter and visitor parking facilities. The nearest commuter and visitor parking can be found on Memorial Way, in the parking garage under the Knight Management Center (Graduate School of Business), in the Wilbur Field Garage, in the parking lot near the Visitor Center (northeast of Galvez Street and Campus Drive East), and the Galvez lot. Stanford addresses parking needs at the University in a comprehensive manner, staying within the parking cap established under the 2000 GUP. There is adequate commuter parking within this region of the campus to address current needs.

For the reasons stated above, this finding can be made.

B. Appearance of proposed site development and structures, including signs will not be detrimental to the character of the surrounding neighborhood or zoning district;

As noted in the County ASA Guidelines (see Attachment F), the intent of ASA is to *"…maintain the character and integrity of the neighborhood…and encouraging the most appropriate development…in harmony with the neighborhood."*

Description of the surrounding neighborhood:
The subject project site is located within the core academic campus of Stanford, situated along Jane Stanford Way (the main pedestrian and bicycle street that runs across the front of the Stanford campus) and Galvez Street (a vehicular and pedestrian pathway). The location of the Shultz building is along a formal and prominent public viewshed. As a pedestrian moves from west to east along Jane Stanford Way, starting at the Oval, a person experiences the Main Quadrangle, Art Gallery and Hoover Tower, on the way to the Shultz building. The proposed Shultz building is also located immediately adjacent to the historically significant Hoover Tower to the west, and Encina Hall (also historically significant) to the east, at the intersection of Jane Stanford Way and Galvez Mall. Other buildings in the immediate vicinity include the Herbert Hoover Memorial Building (HHMB), Landau Economics Building and Memorial Auditorium (see Attachments A and E).

Compatibility with Historic Resources:
The proposed Shultz Building is located within 75 feet of Hoover Tower (a listed historic resource on the Santa Clara County Heritage Resource Inventory). The proposed Shultz Building is also located adjacent to Encina Hall (a listed historic resource on the Santa Clara County Heritage Resource Inventory), however is approximately 184 feet way from the proposed building.

Pursuant to a memorandum addressing Santa Clara County requirements for review of historic resources on the Stanford campus, dated July 1, 2014 (see Attachment H), whenever new development is proposed within 75 feet of a historic resource, Stanford requested the ability to provide a Statement of Compatibility ("Statement") to the County Planning Office that outlines design principles for any proposed new construction's compatibility (as defined by the Secretary of the Interior's Standards) with the historic resource. Stanford University provided a Statement of Compatibility for the Shultz building (see Attachment H). Staff is not aware of this document being accepted by the Board of Supervisors for use beyond what was originally required by the 2000 GUP EIR.

According to the Statement provided by Stanford (emphasis added) and guidelines provided by the Secretary of Interior's Standards for New Construction within the Boundaries of Historic Properties (Attachment C), Stanford asserts that the proposed design for the Shultz building will not alter the primary elevation and character-defining features of Hoover Tower or its historic setting. However, Staff has a significant concern that when the new construction is viewed in close proximity to Hoover Tower, the new construction would not be sufficiently subordinate to the Hoover Tower, specifically in terms of its architectural elevation design. The formal and most public view of Hoover Tower is along Jane Stanford Way, linked directly across to Memorial Auditorium. From this vantage point, the west façade of the proposed Shultz building will be prominently visible and in close proximity to the entrance of the main entry pavilion at the base of Hoover Tower. While the four

façades of the Shultz building have been designed to display a rhythm of solids and voids, the west façade is predominantly a transparent elevation with predominant use of glass in a lattice-like precast framing. Staff is unable to support the transparent appearance of the proposed West Façade as it would introduce a completely new architectural vocabulary in the formal and prominent public viewshed (see Attachment D).

Furthermore, although Stanford provided a memorandum noting a 75' distance to determine a need to review potential impacts to a historic resource, this memorandum was not considered with the 2000 GUP EIR and does not appear to have been accepted by Board of Supervisors. Therefore, it could be argued that Encina Hall, which is also a historic resource and the next adjacent structure to the proposed Shultz building, could necessitate an analysis of impacts to a historic resource.

Neighborhood Compatibility

The proposed Shultz building is not only located immediately adjacent to the Hoover Tower, but also in the precinct of other structures that provide common and noticeable architectural elements. This proposed building is located in an area that must be regarded as a transition area mediating between the historically significant Hoover Tower and new development on campus. Furthermore, given the proximity of the proposed structure adjacent to Hoover Tower and along Jane Stanford Way and Galvez Mall, substantial consideration of materials and design should be carefully analyzed for significant impacts.

According to the ASA Guidelines, *"[s]tructures should relate in size and general appearance to adjacent* [emphasis added] *buildings and to the neighborhood in which they are located…[n]o structures will be approved which [are] aesthetically incompatible with the best neighboring structures."* It is important to note that Staff has defined the best neighboring structures to be Hoover Tower, Memorial Auditorium, Art Gallery, Main Quad buildings, Encina Hall and Herbert Hoover Memorial Building (see Attachment E). As previously noted, these structures are in closest proximity to the proposed Shultz building along Jane Stanford Way and Galvez Mall, and are along a significant path from the Oval, along Jane Stanford Way, to Hoover Tower and Encina Hall (historic resources). The subject site is situated between Hoover Tower and Encina Hall.

The proposed design for the Shultz building conforms to the massing (please see discussion under Finding "J" for discussion on height, size and scale) and material palette of the surrounding buildings with buff colored precast cladding, limestone accents and hipped clay tile roofing. However, Staff is of the opinion that in order to maintain continuity with the neighborhood character, most specifically along Jane Stanford Way and Galvez Mall, elevation design of the proposed building should respond to Hoover Tower and adjacent/neighboring buildings in a more distinguishable manner.

During the review process, Staff discussed several times (September 12, 2019 email, September 24, 2019 meeting with Staff, October 7, 2019 Incomplete Letter, November

6, 2019 meeting with Staff and Zoning Administrator and November 8, 2019 follow-up email), that the new building should consider providing common and noticeable architectural elements (for example arches) to bolster neighborhood compatibility in this particular area of campus. The outcome of the many discussions was a design that provides a single arch on the North elevation of the Shultz building. Staff does not feel this a substantial response to address neighborhood compatibility in terms of architectural elements.

Below is an excerpt of the ASA Guidelines, whereby Staff is unable to support the project:

> Guideline for Architecture and Site Approval, Chapter 1- Design, Section A - Architecture, Compatibility with Neighbors:
> *Structures should relate in size and general appearance to adjacent buildings and to the neighborhood in which they are located. No structures will be approved which is aesthetically incompatible with the best neighboring structures. Site design, arch architecture and landscaping; use of similar roofing, wall material and complementary colors are means by which a proposed project can be made compatible with its neighbors.*

Based on the discussion above, this finding ***cannot*** be made. (see Staff Recommendation below) **(See Staff Recommendation below)**

Staff Recommendation: Despite Staff not being able to support the project as currently designed, Staff is of the opinion that designing the west façade of the proposed Shultz building to be similar to the proposed east façade of the Shultz building would better blend the new building with the exiting, older and significant structures along Jane Stanford Way. Additionally, one of the main architectural features that can be seen along Jane Stanford Way and Galvez Mall is a repeated occurrence of arches. Arches are found in window treatments, along arcades, and as main entrances. Given the significant location of the project and its visibility from multiple vantage points along Jane Stanford Way and Galvez Mall, Staff is of the opinion that additional arch design should be incorporated in the facades of the structure. With these two features incorporated into the design, Staff is of the opinion that a project may be supported, and this finding may be made.

C. Appearance and continued maintenance of proposed landscaping will not be detrimental to the character of the surrounding neighborhood or zoning district;

The GUP and the SCP require tree replacement for removal of protected trees that are 12 inches or greater in diameter at 4.5 feet from grade level. Tree replacement ratio is 3:1 for all protected oak trees and 1:1 for all protected non-oak trees. Two (2) non-oak trees over 12-inch diameter are being removed and replaced by two (2) new non-oak. All remaining trees with a l2-inch or greater diameter surrounding the project site will be considered protected. The trees proposed for removal do not count as protected trees under the 2000 Stanford GUP.

A preliminary landscape plan was submitted by the applicant for review. No preliminary issues of concern were found and the plan meets County requirements. The final landscape plan submitted into plan check, should the application be approved, shall meet the requirements of the SCP and GUP and shall be similar to the existing site landscaping and will not be detrimental to the character of the surrounding area. Any project that is approved would be subject to a standard condition requiring that the landscaping meet the requirements of the SCP and GUP, as well as be similar to the existing site landscaping in the immediate area. The final landscape plan would also be subject to the requirements of the County Sustainable Landscape Ordinance. As such, the final landscape plan will blend in with the character of the surrounding area.

As described above, this finding can be made.

D. No significant, unmitigated adverse public health, safety and environmental effects of proposed development;

As noted in Finding "B" above and in "I" and "J" below, Staff has concerns regarding design compatibility of the proposed project with the character of the immediate neighborhood and is unable to make the ASA Findings "B", "I" and "J". Furthermore, as described in the Stanford GUP EIR – Historic Resources (see Attachment G), *"The Campus Plan"* section of the EIR describes the significance of the quadrangles that lend to the *"formal arrangement of buildings and the imposing nature of [a] structure on the environment."* The original buildings were constructed with an architectural style reminiscent of Romaneque and California mission, utilizing red tile roofs and arch patterns commonly found. Additional buildings constructed along the series of quadrangles, including those along Jane Stanford Way (Art Gallery, Hoover Tower, etc.), *"attempted to mimic the historical plans [for the campus] while taking on more modern design and materials."* As such, the proposed project, is inconsistent with the SCP and GUP. Furthermore, while Stanford does not believe that the proposed project has an impact on a known historic resource (see Attachment H), pursuant to Mitigation Measure HA-1 (Protection of Historic Resources), Staff is of the opinion that the proposed Shultz building should be reviewed by the County Historic Heritage Commission. This review should occur after a separate CEQA analysis is conducted, given the lack of project-specific analysis in the 2000 GUP EIR for cultural resources and aesthetics in proximity to a known historic resource. In this case, the Shultz building is located between two known historic resources (Hoover Tower and Encina Hall), along Jane Stanford Way, a main pathway extending from significant quadrangles.

Based on the discussion above and throughout this report, this finding ***cannot*** be made. **(See Staff Recommendation below)**

Staff Recommendation: Direct the applicant to redesign the project as previously noted in this Staff Report. Whether the Zoning Administration Hearing Officer is inclined to support the project as currently designed, or directs the applicant to redesign, Staff is required to conduct the appropriate CEQA review of the project and bring the action back to the Zoning Administration Hearing Officer at a future date. For this project

application, Staff is recommending that a separate CEQA analysis be conducted, and Use of Prior CEQA be rejected.

E. No adverse effect of the development on flood control, storm drainage, and surface water drainage;

The project site does not contain any creeks or streams. The project site is not located within a 100-year flood zone. The project has been reviewed by County staff with respect to all applicable regulations relating to drainage and flood control. If approved as proposed the project would be conditioned to comply with the C3 requirements of the NPDES permit. As such, this finding can be made.

F. Adequate existing and proposed fire protection improvements to serve the development;

The Fire Marshal's Office has reviewed the project to ensure existing and proposed fire protection access and water supply are in conformance with applicable regulations. If approved as proposed, the project would be conditioned to provide adequate fire protection improvements to serve the development. As such, this finding can be made.

G. No significant increase in noise levels;

Due to the nature of the proposed use, and its location within the Stanford Campus area, the project is not anticipated to cause any significant increases in noise levels to surrounding neighborhoods. The project may create short-term/temporary construction noise impacts due to construction activities and construction traffic. If approved as proposed the project would be conditioned to require submittal of a Traffic and Construction Management Plan prior to building permit issuance. Furthermore, construction activities would be limited to the hours of 7AM and 7PM, Monday through Saturday, with no construction activity occurring after 7PM, or on Sundays. As such, this finding can be made.

H. Conformance with zoning standards, unless such standards are expressly eligible for modification by the Zoning Administrator as specified in the Zoning Ordinance.

The property is zoned A1, which is the "General Use" zoning district that provides for general purpose uses subject to discretionary land use approvals. The standards applicable to development within this zoning district are listed in Table 2.50-2 of the County Zoning Ordinance.

The proposed new Shultz building has four floors above grade and has a maximum height of 68'-3", as measured from adjacent grade to the roof ridge, which is over the general 35-foot zoning standard limitation in A1 district. The Zoning Administrator/Hearing Officer is allowed to make an exception based on the location and design of the project.

Although the proposed Shultz building height is taller than the general 35-foot zoning standard limitation in A1 district, it is consistent with the surrounding building character.

The total height of adjacent Hoover Tower is 285’ to the top. The main entry pavilion at the base of Hoover Tower is approximately 45’ tall to the parapet. The Main Quadrangle ridge is at 68’-2” and the eave is at approximately 45’. The Shultz Building will be a 4-story building that continues the 45’ datum set by the Main Quadrangle and entry pavilion at Hoover Tower. Although the Shultz building will be a 4-story building with an eave at 54’, the building will appear to be 3-story tall as the fourth story will be set back at 45’. This is similar to Encina Hall (ridge 64’-8” and eave 48’-3”), a 4-story building, that presents itself as a 3-story building. The 45’ datum will also align with the roof ridge height of the Art Building (see Attachment B).

The proposed project is consistent and compatible with the existing heights of other buildings within the immediate area. As such, Staff recommends support of the increase to the height limitations for this project, and this finding can be made.

I. Conformance with the general plan and any applicable area or specific plan, or, where applicable, city general plan conformance for property located within a city’s urban service area; and

The Stanford academic campus is primarily designated as Major Educational and Institutional Use within the Santa Clara County General Plan. The SCP identifies the project site for development of the Shultz Building as Academic Campus. Administrative facilities are permitted uses within the Academic Campus land use designation per policies SCP-LU1 and SCP-LU2 of the SCP, however, the project does not satisfy the requirements of the GUP Condition D(1)(a), as Staff has concerns regarding design compatibility of the proposed project with the character of the immediate neighborhood, and is unable to make the ASA Findings “B”, “D”, “I”, and “J” (pursuant to Section § 5.40.040 of the County Zoning Ordinance and the County ASA Guidelines).

Based on the discussion above and throughout this report, this finding ***cannot*** be made**. (See Staff Recommendation under Finding “B,” “D” and “J.”**

J. Substantial conformance with the adopted *“Guidelines for Architecture and Site Approval”* and other applicable guidelines adopted by the County.

As discussed in more detail above under Finding B, the proposed Shultz building is located in an area that must be regarded as a transition area mediating between the historically significant Hoover Tower and new development on campus. The discussion under Finding B is also applicable and recounted for this finding (Finding J).

Below are excerpts of the *“Guidelines for Architecture and Site Approval,”* whereby Staff is not able to support the project as currently designed:

> <u>Guideline for Architecture and Site Approval, Chapter 1- Design, Section A - Architecture, Compatibility with Neighbors:</u>
> *Structures should relate in size and general appearance to adjacent buildings and to the neighborhood in which they are located. No structures*

will be approved which is aesthetically incompatible with the best neighboring structures. Site design, architecture and landscaping; use of similar roofing, wall material and complementary colors are means by which a proposed project can be made compatible with its neighbors.

The proposed design for the Shultz building is compatible with the neighboring structures in terms of site design/location, landscaping, similar roofing and use of complementary colors. The proposed building also conforms to the massing (please see discussion under Finding J for discussion on height size, scale) and material palette of the surrounding buildings with buff colored precast cladding and limestone. However, a single arch on the North elevation of the Shultz building is not a substantial response to address neighborhood compatibility in terms of architectural elements. Elevation design of the proposed building needs to be compatible with Hoover Tower and adjacent/neighboring buildings in a more perceptible manner. In summary, and as detailed in the discussion of Finding B above, Staff **cannot** make this finding.

Staff Recommendation: Despite Staff not being able to support the project as currently designed, Staff is of the opinion that designing the west façade of the proposed Shultz building to be similar to the proposed east façade of the Shultz building would better blend the new building with the exiting, older and significant structures along Jane Stanford Way. Additionally, one of the main architectural features that can be seen along Jane Stanford Way and Galvez Mall is a repeated occurrence of arches. Arches are found in window treatments, along arcades, and as main entrances. Given the significant location of the project and its visibility from multiple vantage points along Stanford Way and Galvez Mall, Staff is of the opinion that additional arch design should be incorporated along multiple facades of the structure. This can be achieved by utilizing either: 1) arched windows at the top floor on all facades, 2) arched walkways at the street level along all facades, or 3) materials or design features that would provide shadows and/or depth for arches along the windows on all facades (see Attachment E). With these features incorporated into the design, Staff is of the opinion that a project may be supported, and this finding may be made.

Grading Findings:

Pursuant to Section C12-433, all Grading Approvals are subject to specific findings. In the following discussion, the scope of review findings are listed in **bold**, and an explanation of how the project meets the required standard is in plain text below.

A. The amount, design, location, and the nature of any proposed grading is necessary to establish or maintain a use presently permitted by law on the property.

Proposed estimated grading quantities associated with the grading approval are 212 c.y. of cut, 104 c.y. of fill, with a maximum depth of 5 feet. This grading is primarily used to ensure proper drainage on the site (as required by the Stormwater Management Plan), and to provide emergency access from Galvez street. Additional grading associated with the building pad is an additional 1,656 c.y. of cut and 1,913 c.y. of fill. The amount, design, location and the nature of proposed grading is necessary to establish the new building,

which is a permissible use in the Al zoning district, for the existing permitted use. As such, this finding can be made.

B. The grading will not endanger public and/or private property, endanger public health and safety, will not result in excessive deposition of debris or soil in the watercourse.

The applicant will be required to obtain a Grading Permit through the County's Land Development Engineering, which will ensure that that the project adequately drains to an approved location. No excessive material will be deposited onsite. All excess grading will be hauled to a County-approved off-site facility. Furthermore, no grading is proposed near a creek that may impair any existing spring or watercourse. As such, this finding can be made.

C. Grading will minimize impacts to the natural landscape, scenic, biological and aquatic resources, and minimize erosion impacts.

The proposed grading has been designed to minimize impacts to existing landscaping, and will not result in any scenic, biological, or aquatic resource impacts. Two (2) non-oak trees over 12-inch diameter are being removed and replaced by two (2) new non-oak. These trees do not count as protected trees under the 2000 Stanford GUP. If approved as proposed, Adequate mitigation measures would be identified and are required in the ASA and Grading conditions of approval. As such, this finding can be made,

D. For grading associated with a new building or development site, the subject site shall be one that minimizes grading in comparison with other available development sites, taking into consideration other development constraints and regulations applicable to the project.

The proposed Shultz building is to be constructed within the same footprint as the LHH Building that is proposed to be demolished. The grading associated with the grading approval is primarily used to ensure proper drainage on the site (as required by the Stormwater Management Plan), and to provide emergency access from Galvez street. Proposed estimated grading quantities associated with the grading approval are 212 c.y. of cut and 104 c.y. of fill. The Shultz building has a smaller footprint than the existing LHH building and its finished first floor elevation is approximately 5 feet lower, that eliminates the need to walk up a flight of stairs to enter the building. To establish the Shultz building in the same location as the LHH building, the associated building pad grading is an additional 1,656 c.y. of cut and 1,913 c.y. of fill.

The proposed grading is in conformance with all applicable regulations. As such, this finding can be made.

E. Grading and associated improvements will conform with the natural terrain and existing topography of the site as much as possible and should not create a significant visual scar.

The new proposed Shultz building is designed to conform with existing topography to the maximum extent possible, to minimize grading and visual impacts. If approved, Staff would add a Condition of Approval requiring that the landscaping meet the requirements of the SCP and GUP, as well as be similar to the existing site landscaping in the immediate area. As such, this finding can be made.

F. Grading conforms with any applicable general plan or specific plan policies; and

The proposed grading is in conformance with specific findings and policies identified in the County General Plan. The proposed grading would be designed to minimize grading and to reduce visual impacts from surrounding uses in keeping with General Plan policies. The proposed grading is compatible with the surrounding academic facilities in the area. As such, this finding can be made.

G. Grading substantially conforms with the adopted *"Guidelines for Grading and Hillside Development"* and other applicable guidelines adopted by the County.

The project site is in the Al zone on the academic campus of Stanford University. This finding does not apply to the site.

BACKGROUND

On December 12, 2000, the County of Santa Clara approved the 2000 Stanford University Community Plan and General Use Permit (GUP), governing development projects on the Stanford campus. The GUP allows Stanford to construct up to 2,035,000 net square feet of academic and academic support uses, 3,018 new housing units, and 2,300 net new parking spaces on Stanford lands. The proposed project is located in the Campus Centre Development District ("District"). No new GUP square footage will be added to the District. Balance square footage remaining in the District is 138,687 sq. ft.

On August 05, 2019 an application for Architecture & Site Approval and Grading Approval was submitted for the project. The application was deemed incomplete on September 4, 2019. The project and was resubmitted on September 9, 2019, and subsequently deemed incomplete on October 7, 2019. At that time, Staff described significant concerns with the design of the project as an "additional information / issue of concern." The applicant did not propose any modifications to the design at that time.

A meeting with Staff and Zoning Administrator was held on November 6, 2019 where the applicant presented three (3) alternative designs for the proposed Shultz building in response Staff's incomplete comments. Staff and the Zoning Administrator were of the opinion that the 3rd option presented at that meeting appeared to better meet the County's Findings, Guidelines and Policies. The project was resubmitted on December 5, 2019. Upon the latest submittal, the 3rd option, or a design similar to it, was not submitted to the County.

Subsequently the application was deemed complete on January 16, 2020. It is important to note that Staff continued to describe concerns with the design of the project in the Complete Letter sent to the applicant. A public notice was mailed to all property owners within a 300-foot radius,

and to the Stanford Master Mailing list on January 21, 2020, and was also published in the Post Records on January 21, 2020.

STAFF REPORT REVIEW

Prepared by: Charu Ahluwalia, Associate Planner

Reviewed by: Leza Mikhail, Principal Planner & Zoning Administrator

Project Vicinity Map

File No. PLN19-0164
APN 142-07-085
Stanford University

0 62.5 125 250
Feet

This map created by the Santa Clara County Planning Office. The GIS data was compiled from various sources. While deemed reliable, the Planning Office assumes no liability.
2/20/2020 3:50:38 PM Y:\StaffReports\PLN19-0164\PLN19-0164_vicinity.mxd

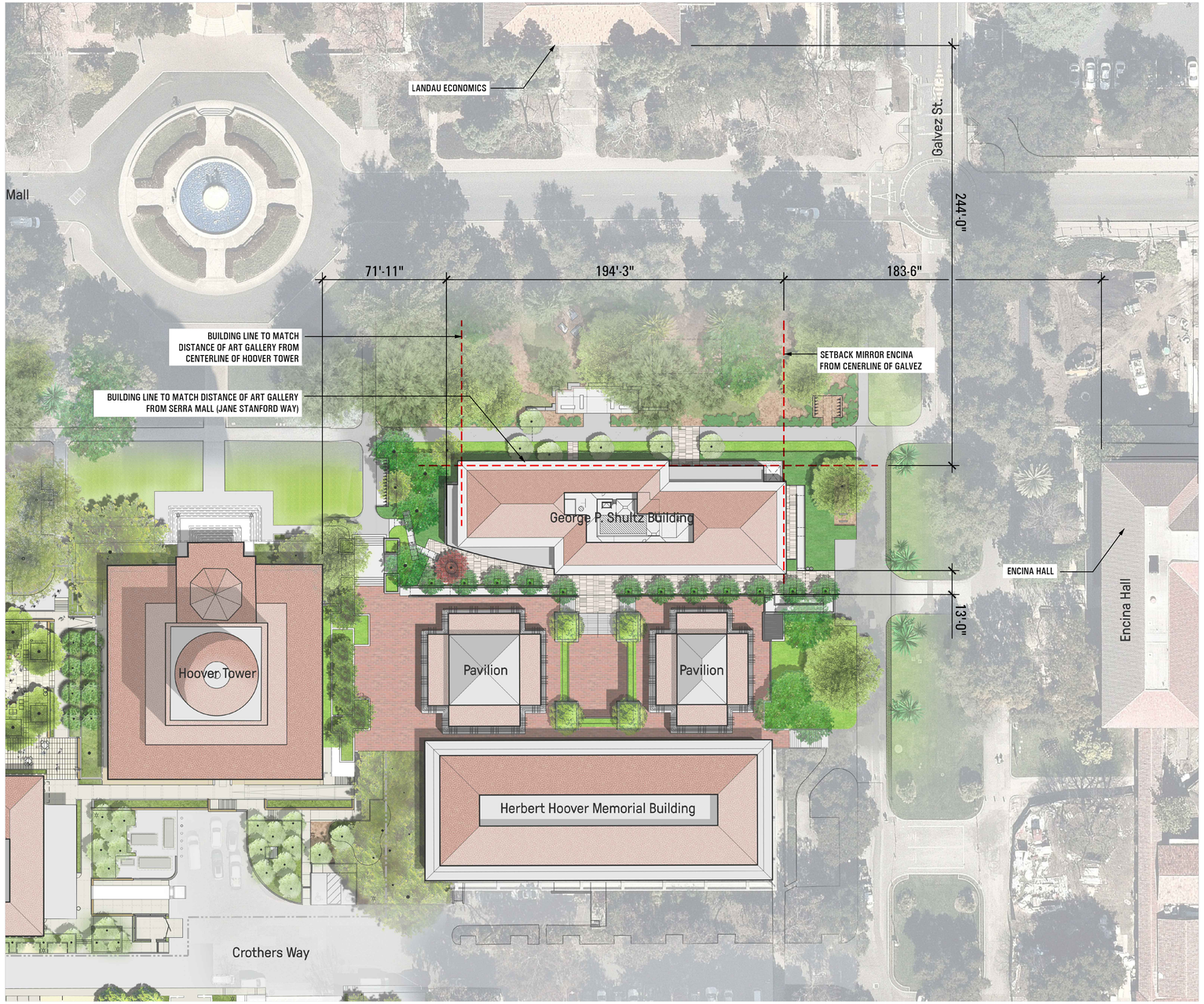
Attachment A

GEORGE P. SHULTZ BUILDING

HOOVER INSTITUTION

STANFORD UNIVERSITY
434 GALVEZ MALL, STANFORD, CA 93405

ASA APPLICATION
NOVEMBER 20, 2019



Landscape Architect

swa

2200 Bridgeway
Sausalito, California
94965-1750
United States
www.swagroup.com
+1.415.332.5100 o

Consultants

Irrigation Consultant

Russell D. Mitchell Associates, Inc.
2760 Camino Diablo
Walnut Creek, CA 94597
(925) 939-3985

CAW ARCHITECTS

455 LAMBERT AVENUE PALO ALTO, CA 94306
WWW.CAWARCHITECTS.COM • 650.328.1818 • FAX: 650.328.1888

WILLIAM RAWN ASSOCIATES | Architects, Inc.
10 Post Office Sq.
Suite 1010
Boston, MA 02109

STAMP

LICENSED LANDSCAPE ARCHITECT
JOHN L. WONG
No. 1736
Signature
10/31/19
Renewal Date
09/06/19
Date
STATE OF CALIFORNIA

CONSULTANTS

swa
2200 Bridgeway
Sausalito, California
94965-1750
United States
www.swagroup.com
+1.415.332.5100 o

MILESTONE	DATE
ASA SUBMISSION	7/31/2019
ASA RESUBMISSION 1	9/9/2019
ASA RESUBMISSION 2	11/20/2019

PROJECT NAME

GEORGE P. SHULTZ BUILDING

HOOVER INSTITUTION

434 GALVEZ MALL

STANFORD, CA 93405

SHEET TITLE

KEY PLAN

PROJECT NO. STFS802
DRAWN BY C. LINDLEY
CHECKED BY W. HYNES

SHEET

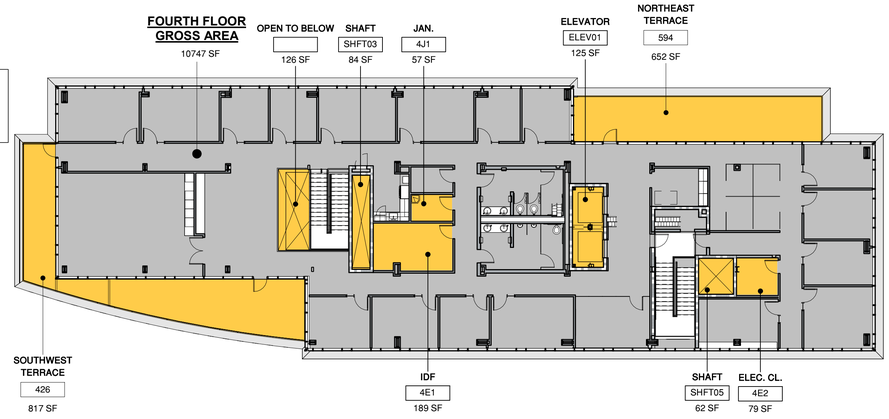
L0.0

NOT FOR CONSTRUCTION

11/20/2019 12:31:17 PM

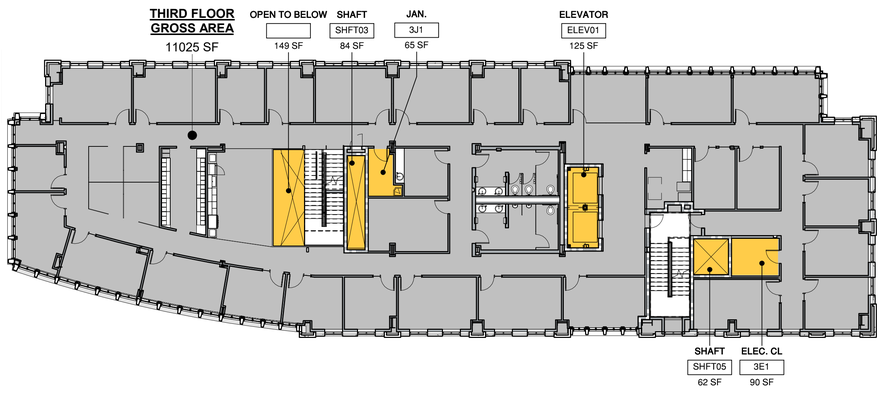
	GUP	GROSS
FOURTH FLOOR:	8,570 SF	10,747 SF
THIRD FLOOR:	10,455 SF	11,025SF
SECOND FLOOR:	10,682 SF	11,025 SF
FIRST FLOOR:	10,316 SF	10,772 SF
BASEMENT:	8,620 SF	12,000 SF
TOTAL (SHULTZ)	48,643 SF	55,569 SF

10,747 GSF
- 2,177 NON GUP
8,570 GUP



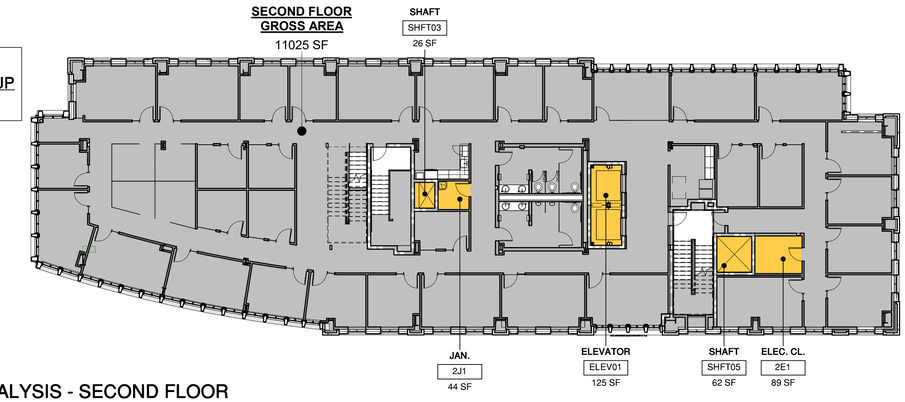
5 GUP ANALYSIS - FOURTH FLOOR
1/16" = 1'-0"

11,025 GSF
- 570 NON GUP
10,455 GUP



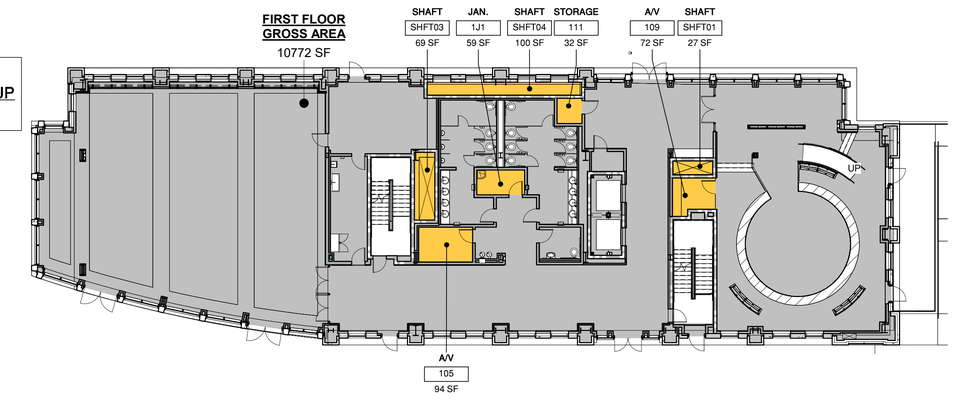
4 GUP ANALYSIS - THIRD FLOOR
1/16" = 1'-0"

11,025 GSF
- 343 NON GUP
10,682 GUP



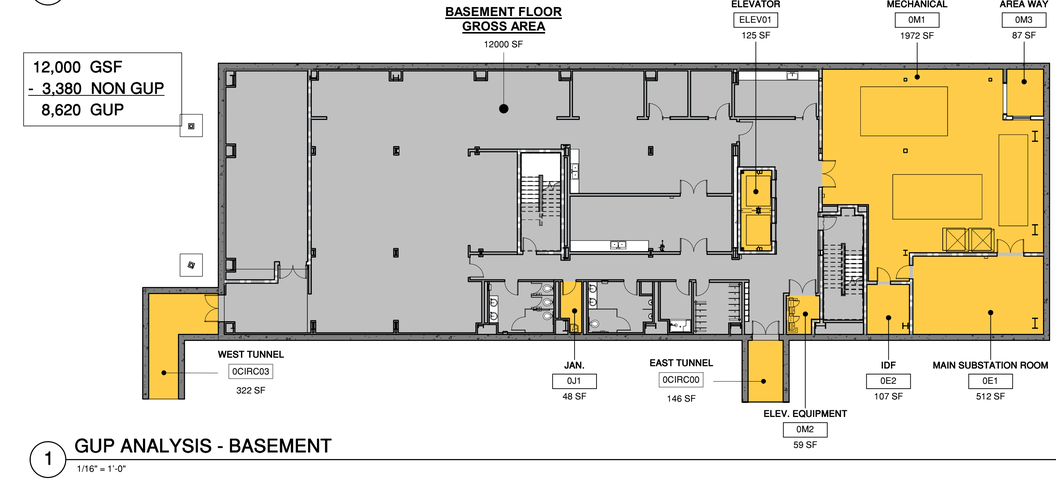
3 GUP ANALYSIS - SECOND FLOOR
1/16" = 1'-0"

10,772 GSF
- 456 NON GUP
10,316 GUP



2 GUP ANALYSIS - FIRST FLOOR
1/16" = 1'-0"

12,000 GSF
- 3,380 NON GUP
8,620 GUP



1 GUP ANALYSIS - BASEMENT
1/16" = 1'-0"

CAW ARCHITECTS
455 LAMBERT AVENUE PALO ALTO, CA 94306
WWW.CAWARCHITECTS.COM • 650.328.1818 • FAX: 650.328.1888

WILLIAM RAWN ASSOCIATES | Architects, Inc.
10 Post Office Sq.
Suite 1010
Boston, MA 02109

STAMP

LICENSED ARCHITECT
CHRISTOPHER SCOTT WILLIAMS
C-22197
REN. 04-30-21
STATE OF CALIFORNIA

CONSULTANTS

MILESTONE	DATE
ASA SUBMISSION	7/31/2019
ASA RESUBMISSION 1	9/06/2019
ASA RESUBMISSION 2	11/20/2019

PROJECT NAME
GEORGE P. SHULTZ BUILDING
HOOVER INSTITUTION
580 SERRA MALL
STANFORD, CA 93405

SHEET TITLE
GUP ANALYSIS - SHULTZ

PROJECT NO. 14029
DRAWN BY TK, KC, AS, TH
CHECKED BY PN, MA, CSW

SHEET
A0.00E

12/2/2019 3:40:20 PM

GENERAL NOTES

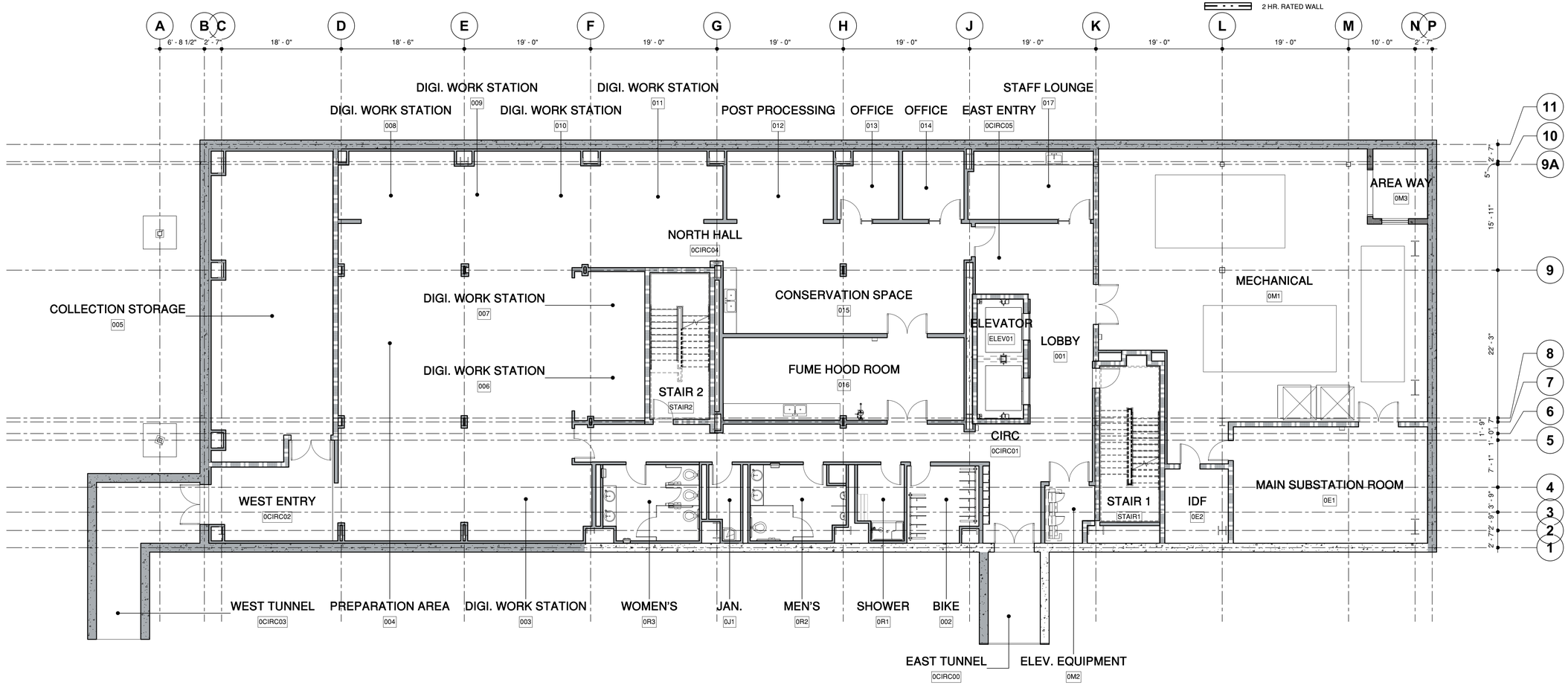
1. ALL COLUMNS TO BE ENCLOSED IN FURRED WALLS F3, U.N.O.
2. COLUMNS AND BEAMS AROUND STAIR, ELEVATOR, AND DUCT SHAFTS TO BE 1-HR RATED WITH SPRAY APPLIED OR GYP BOARD FIRE PROOFING.
3. SEE STRUCTURAL DRAWINGS FOR ALL SLAB OPENINGS AT SHAFTS.
4. ON FLOORS 2 THROUGH 4, METAL STUD AND GYP BOARD WRAP AROUND COLUMNS TO BE TIGHT TO COLUMN AND FIREPROOFING WITH NOMINAL 1/2" SPACE FROM FACE OF FIRE PROOFING WHERE OCCURS.

FLOOR PLAN LEGEND

NON-RATED WALL OR PARTITION

1 HR. RATED WALL

2 HR. RATED WALL



1 BASEMENT B2 FLOOR PLAN
1/8" = 1'-0"

TRUE NORTH N

CAW ARCHITECTS
455 LAMBERT AVENUE PALO ALTO, CA 94306
WWW.CAWARCHITECTS.COM • 650.328.1818 • FAX: 650.328.1888

WILLIAM RAWN ASSOCIATES | Architects, Inc.
10 Post Office Sq.
Suite 1010
Boston, MA 02109

STAMP

LICENSED ARCHITECT CHRISTOPHER SCOTT WILSON C-22197 REN. 04-30-20 STATE OF CALIFORNIA

CONSULTANTS

MILESTONE	DATE
ASA SUBMISSION	7/31/2019
ASA RESUBMISSION 1	9/06/2019
ASA RESUBMISSION 2	11/20/2019

PROJECT NAME

GEORGE P. SHULTZ BUILDING

HOOVER INSTITUTION

580 SERRA MALL

STANFORD, CA 93405

SHEET TITLE

BASEMENT B2 PLAN

PROJECT NO. 14029

DRAWN BY TK, KC, AS, TH

CHECKED BY PN, MA, CSW

SHEET

A1.00

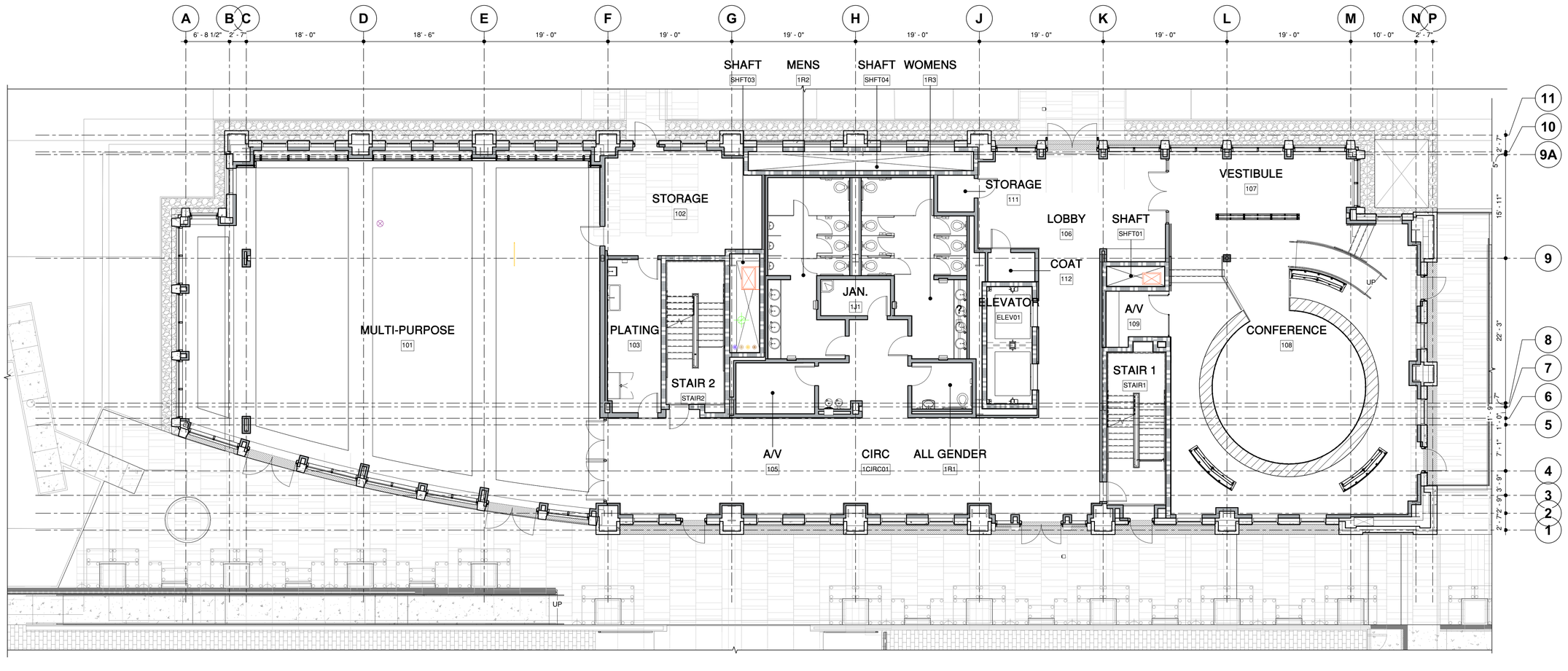
12/2/2019 3:47:00 PM

GENERAL NOTES

1. ALL COLUMNS TO BE ENCLOSED IN FURRED WALLS F3, U.N.O.
2. COLUMNS AND BEAMS AROUND STAIR, ELEVATOR, AND DUCT SHAFTS TO BE 1-HR RATED WITH SPRAY APPLIED OR GYP BOARD FIRE PROOFING.
3. SEE STRUCTURAL DRAWINGS FOR ALL SLAB OPENINGS AT SHAFTS.
4. ON FLOORS 2 THROUGH 4, METAL STUD AND GYP BOARD WRAP AROUND COLUMNS TO BE TIGHT TO COLUMN AND FIREPROOFING WITH NOMINAL 1/2" SPACE FROM FACE OF FIRE PROOFING WHERE OCCURS.

FLOOR PLAN LEGEND

- NON-RATED WALL OR PARTITION
- 1 HR. RATED WALL
- 2 HR. RATED WALL



1 FIRST FLOOR PLAN
1/8" = 1'-0"

TRUE NORTH N

CAW ARCHITECTS
455 LAMBERT AVENUE PALO ALTO, CA 94306
WWW.CAWARCHITECTS.COM • 650.328.1818 • FAX: 650.328.1888

WILLIAM RAWN ASSOCIATES | Architects, Inc.
10 Post Office Sq.
Suite 1010
Boston, MA 02109

STAMP

LICENSED ARCHITECT
CHRISTOPHER SCOTT WILSON
C-22197
REN. 04-30-21
STATE OF CALIFORNIA

CONSULTANTS

MILESTONE	DATE
ASA SUBMISSION	7/31/2019
ASA RESUBMISSION 1	9/06/2019
ASA RESUBMISSION 2	11/20/2019

PROJECT NAME
GEORGE P. SHULTZ BUILDING
HOOVER INSTITUTION
580 SERRA MALL
STANFORD, CA 93405

SHEET TITLE
FIRST FLOOR PLAN

PROJECT NO. 14029
DRAWN BY TK, KC, AS, TH
CHECKED BY PN, MA, CSW

SHEET
A1.01

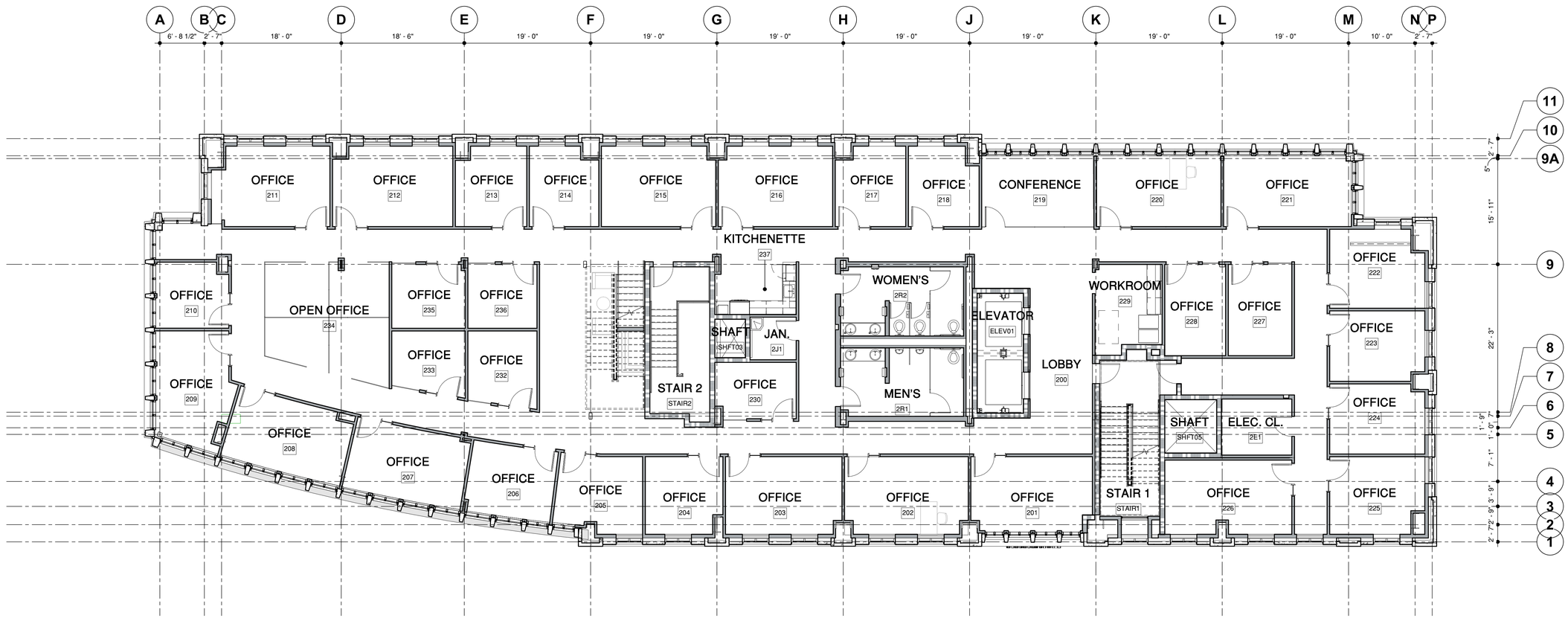
12/2/2019 3:47:03 PM

GENERAL NOTES

1. ALL COLUMNS TO BE ENCLOSED IN FURRED WALLS F3, U.N.O.
2. COLUMNS AND BEAMS AROUND STAIR, ELEVATOR, AND DUCT SHAFTS TO BE 1-HR RATED WITH SPRAY APPLIED OR GYP BOARD FIRE PROOFING.
3. SEE STRUCTURAL DRAWINGS FOR ALL SLAB OPENINGS AT SHAFTS.
4. ON FLOORS 2 THROUGH 4, METAL STUD AND GYP BOARD WRAP AROUND COLUMNS TO BE TIGHT TO COLUMN AND FIREPROOFING WITH NOMINAL 1/2" SPACE FROM FACE OF FIRE PROOFING WHERE OCCURS.

FLOOR PLAN LEGEND

- NON-RATED WALL OR PARTITION
- 1 HR. RATED WALL
- 2 HR. RATED WALL



1 SECOND FLOOR PLAN
1/8" = 1'-0"

TRUE NORTH N

CAW ARCHITECTS
455 LAMBERT AVENUE PALO ALTO, CA 94306
WWW.CAWARCHITECTS.COM • 650.328.1818 • FAX: 650.328.1888

WILLIAM RAWN ASSOCIATES | Architects, Inc.
10 Post Office Sq.
Suite 1010
Boston, MA 02109

STAMP

LICENSED ARCHITECT CHRISTOPHER SCOTT WILLIAMS C-22197 REN. 04-30-21 STATE OF CALIFORNIA

CONSULTANTS

MILESTONE	DATE
ASA SUBMISSION	7/31/2019
ASA RESUBMISSION 1	9/06/2019
ASA RESUBMISSION 2	11/20/2019

PROJECT NAME
GEORGE P. SHULTZ BUILDING
HOOVER INSTITUTION
580 SERRA MALL
STANFORD, CA 93405

SHEET TITLE
SECOND FLOOR PLAN

PROJECT NO. 14029
DRAWN BY TK, KC, AS, TH
CHECKED BY PN, MA, CSW

SHEET
A1.02

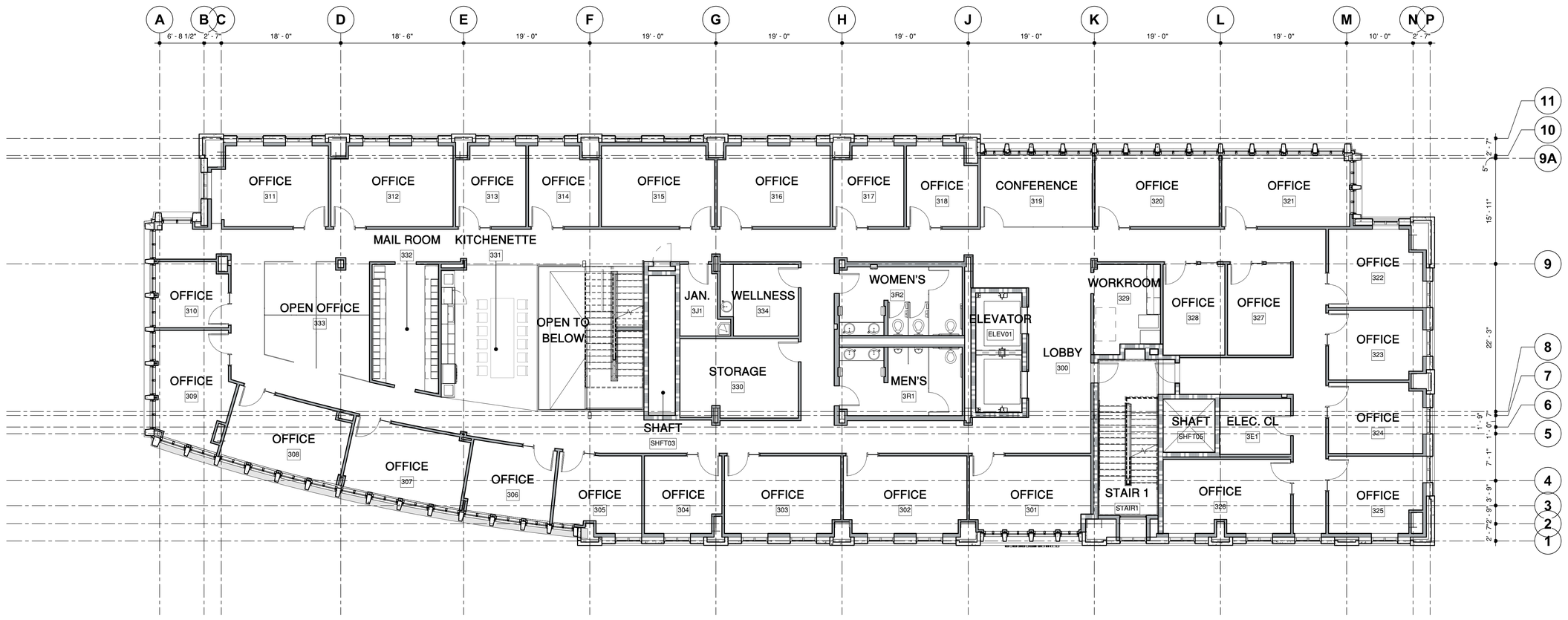
12/2/2019 3:47:04 PM

GENERAL NOTES

1. ALL COLUMNS TO BE ENCLOSED IN FURRED WALLS F3, U.N.O.
2. COLUMNS AND BEAMS AROUND STAIR, ELEVATOR, AND DUCT SHAFTS TO BE 1-HR RATED WITH SPRAY APPLIED OR GYP BOARD FIRE PROOFING.
3. SEE STRUCTURAL DRAWINGS FOR ALL SLAB OPENINGS AT SHAFTS.
4. ON FLOORS 2 THROUGH 4, METAL STUD AND GYP BOARD WRAP AROUND COLUMNS TO BE TIGHT TO COLUMN AND FIREPROOFING WITH NOMINAL 1/2" SPACE FROM FACE OF FIRE PROOFING WHERE OCCURS.

FLOOR PLAN LEGEND

- NON-RATED WALL OR PARTITION
- 1 HR. RATED WALL
- 2 HR. RATED WALL



1 THIRD FLOOR PLAN
1/8" = 1'-0"

TRUE NORTH N

CAW ARCHITECTS
455 LAMBERT AVENUE PALO ALTO, CA 94306
WWW.CAWARCHITECTS.COM • 650.328.1818 • FAX: 650.328.1888

WILLIAM RAWN ASSOCIATES | Architects, Inc.
10 Post Office Sq.
Suite 1010
Boston, MA 02109

STAMP

LICENSED ARCHITECT CHRISTOPHER SCOTT WILLIAMS C-22197 REN. 04-30-21 STATE OF CALIFORNIA

CONSULTANTS

MILESTONE	DATE
ASA SUBMISSION	7/31/2019
ASA RESUBMISSION 1	9/06/2019
ASA RESUBMISSION 2	11/20/2019

PROJECT NAME
GEORGE P. SHULTZ BUILDING
HOOVER INSTITUTION
580 SERRA MALL
STANFORD, CA 93405

SHEET TITLE
THIRD FLOOR PLAN

PROJECT NO. 14029
DRAWN BY TK, KC, AS, TH
CHECKED BY PN, MA, CSW

SHEET
A1.03

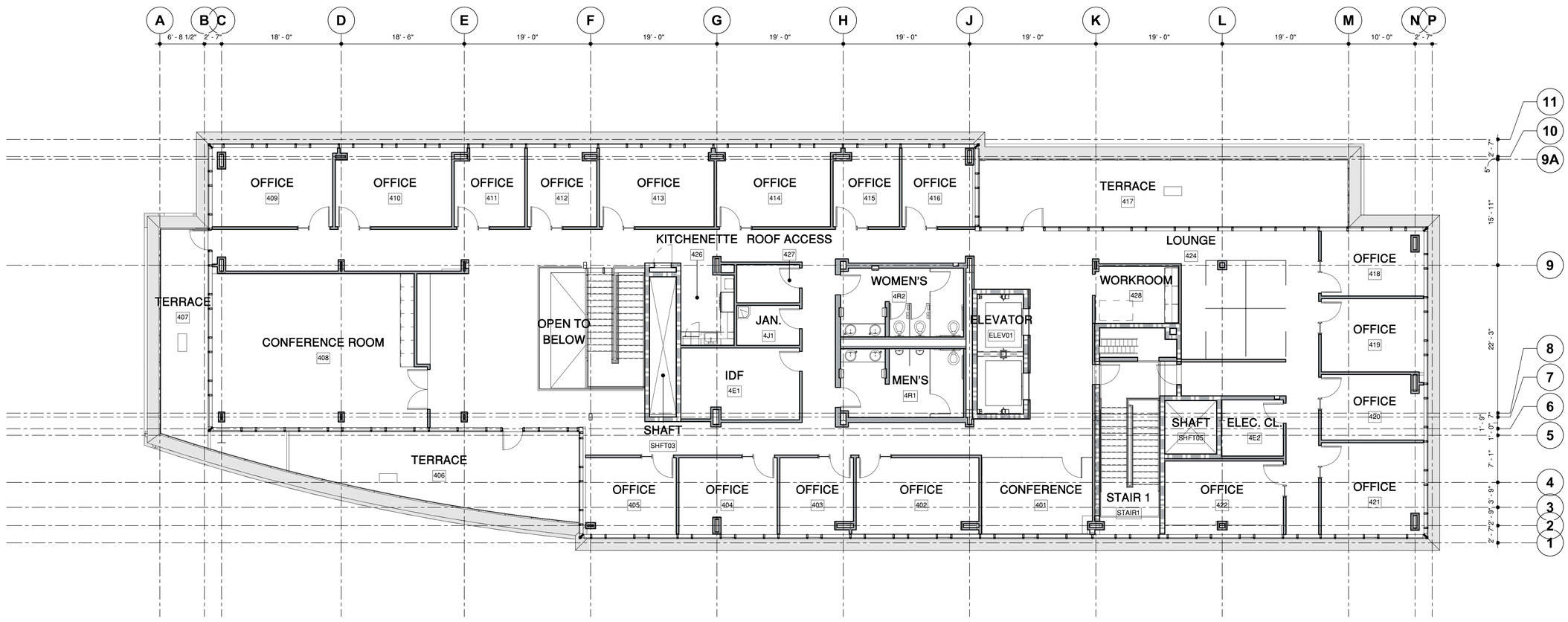
12/2/2019 3:47:08 PM

GENERAL NOTES

1. ALL COLUMNS TO BE ENCLOSED IN FURRED WALLS F3, U.N.O.
2. COLUMNS AND BEAMS AROUND STAIR, ELEVATOR, AND DUCT SHAFTS TO BE 1-HR RATED WITH SPRAY APPLIED OR GYP BOARD FIRE PROOFING.
3. SEE STRUCTURAL DRAWINGS FOR ALL SLAB OPENINGS AT SHAFTS.
4. ON FLOORS 2 THROUGH 4, METAL STUD AND GYP BOARD WRAP AROUND COLUMNS TO BE TIGHT TO COLUMN AND FIREPROOFING WITH NOMINAL 1/2" SPACE FROM FACE OF FIRE PROOFING WHERE OCCURS.

FLOOR PLAN LEGEND

- NON-RATED WALL OR PARTITION
- 1 HR. RATED WALL
- 2 HR. RATED WALL



1 FOURTH FLOOR PLAN
1/8" = 1'-0"

TRUE NORTH N

CAW ARCHITECTS
455 LAMBERT AVENUE PALO ALTO, CA 94306
WWW.CAWARCHITECTS.COM • 650.328.1818 • FAX: 650.328.1888

WILLIAM RAWN ASSOCIATES | Architects, Inc.
10 Post Office Sq.
Suite 1010
Boston, MA 02109

STAMP

LICENSED ARCHITECT CHRISTOPHER SCOTT WILLIAMS C-22197 REN. 04-30-21 STATE OF CALIFORNIA

CONSULTANTS

MILESTONE	DATE
ASA SUBMISSION	7/31/2019
ASA RESUBMISSION 1	9/06/2019
ASA RESUBMISSION 2	11/20/2019

PROJECT NAME

GEORGE P. SHULTZ BUILDING

HOOVER INSTITUTION

580 SERRA MALL

STANFORD, CA 93405

SHEET TITLE

FOURTH FLOOR PLAN

PROJECT NO. 14029

DRAWN BY TK, KC, AS, TH

CHECKED BY PN, MA, CSW

SHEET

A1.04

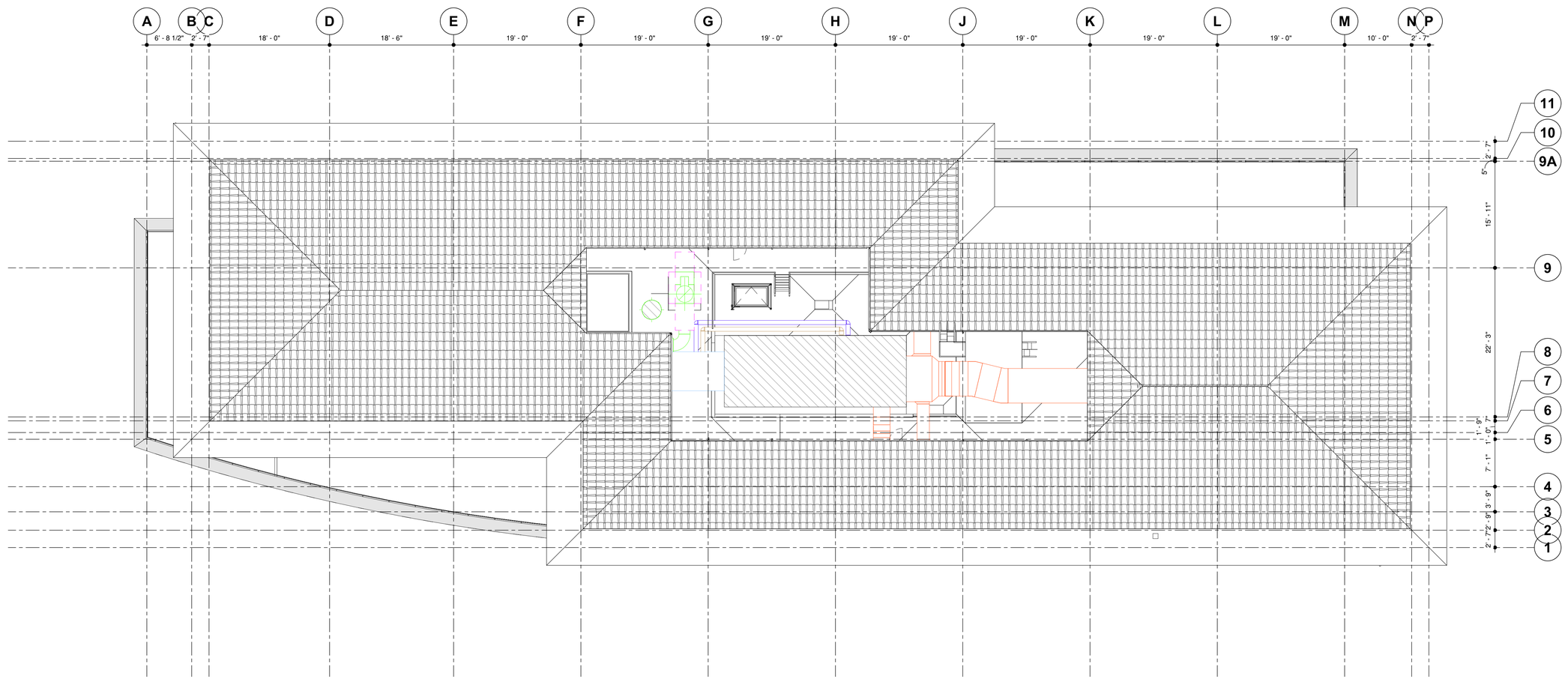
12/2/2019 4:20:15 PM

GENERAL NOTES

1. ALL COLUMNS TO BE ENCLOSED IN FURRED WALLS F3, U.N.O.
2. COLUMNS AND BEAMS AROUND STAIR, ELEVATOR, AND DUCT SHAFTS TO BE 1-HR RATED WITH SPRAY APPLIED OR GYP BOARD FIRE PROOFING.
3. SEE STRUCTURAL DRAWINGS FOR ALL SLAB OPENINGS AT SHAFTS.

FLOOR PLAN LEGEND

- NON-RATED WALL OR PARTITION
- 1 HR. RATED WALL
- 2 HR. RATED WALL



1 ROOF PLAN
1/8" = 1'-0"

TRUE NORTH N

CAW ARCHITECTS
455 LAMBERT AVENUE PALO ALTO, CA 94306
WWW.CAWARCHITECTS.COM • 650.328.1818 • FAX: 650.328.1888

WILLIAM RAWN ASSOCIATES | Architects, Inc.
10 Post Office Sq.
Suite 1010
Boston, MA 02109

STAMP

LICENSED ARCHITECT
CHRISTOPHER SCOTT WILLIAMS
C-22197
REN. 04-30-21
STATE OF CALIFORNIA

CONSULTANTS

MILESTONE	DATE
ASA SUBMISSION	7/31/2019
ASA RESUBMISSION 1	9/06/2019
ASA RESUBMISSION 2	11/20/2019

PROJECT NAME

GEORGE P. SHULTZ BUILDING

HOOVER INSTITUTION

580 SERRA MALL

STANFORD, CA 93405

SHEET TITLE

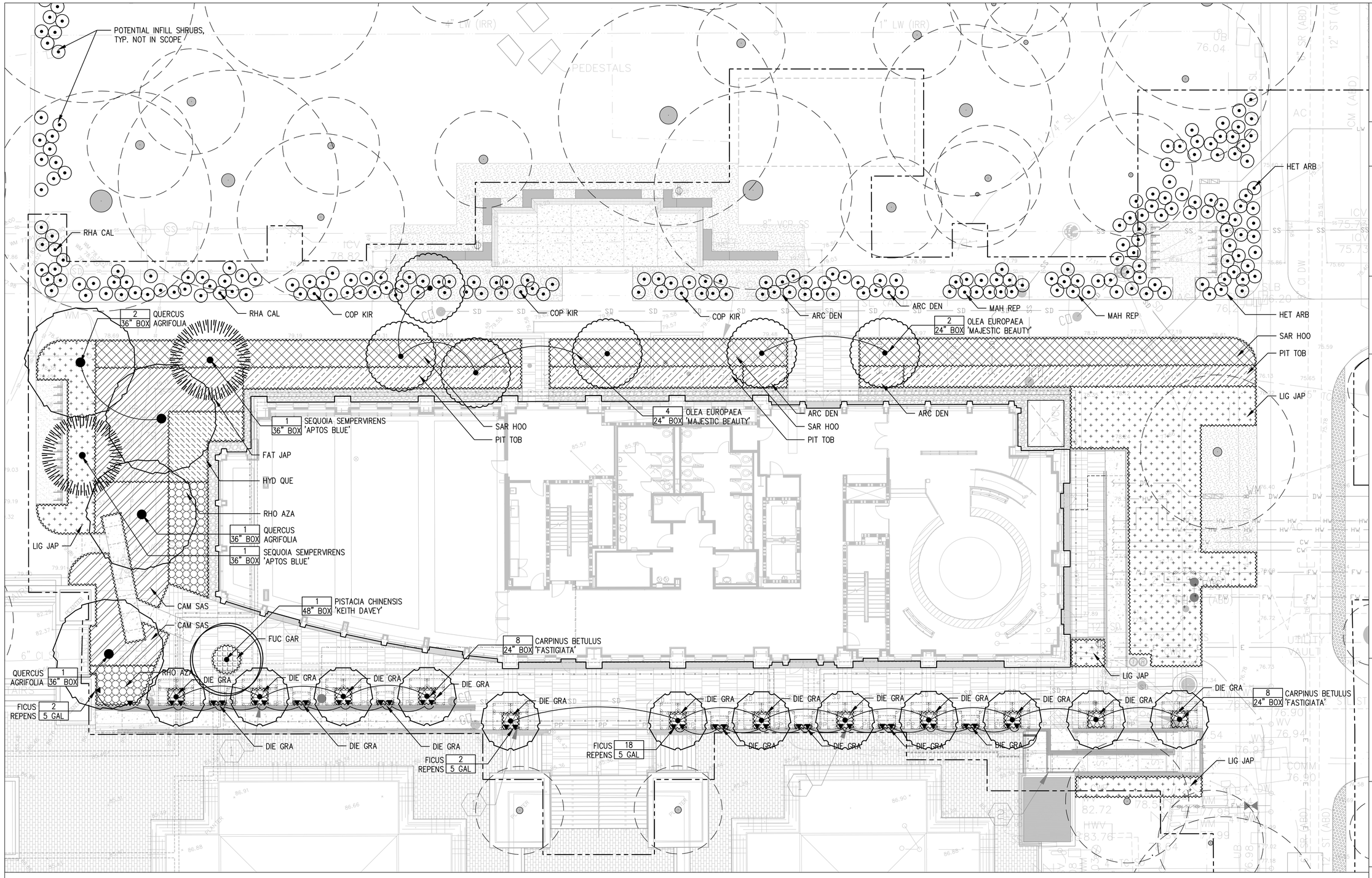
ROOF PLAN

PROJECT NO. 14029
DRAWN BY TK, KC, AS, TH
CHECKED BY PN, MA, CSW

SHEET

A1.05

11/20/19 4:52:34 PM



TREES		
CARPINUS BETULUS 'FASTIGIATA'	EUROPEAN HORNBEAM	
OLEA EUROPAEA 'MAJESTIC BEAUTY'	MAJESTIC BEAUTY FRUITLESS OLIVE	
PISTACIA CHINENSIS 'KEITH DAVEY'	FRUITLESS CHINESE PISTACHE	
QUERCUS AGRIFOLIA	COAST LIVE OAK	
SEQUOIA SEMPERVIRENS 'APTOS BLUE'	COAST REDWOOD	
VINES		
FICUS REPENS	CLIMBING FIG	

SHRUBS		
ARC DEN	ARCTOSTAPHYLOS DENSIFLORA	HOWARD MCMINN MANZANITA
CAM SAS	CAMELLIA SASANQUA 'YULETIDE'	YULETIDE CAMELLIA
COP KIR	COPROSMA KIRKII	CREEPING MIRROR PLANT
DIE GRA	DIETES GRANDIFLORA	FORTNIGHT LILY
FAT JAP	FATSIA JAPONICA	JAPANESE ARALEA
FUC GAR	FUCHSIA 'GARTENMEISTER BONSTEDT'	GARTENMEISTER FUCHSIA
HET ARB	HETEROMELES ARBUTIFOLIA	TOYON
HYD QUE	HYDRANGEA QUERCIFOLIA	OAK LEAF HYDRANGEA
LIG JAP	LIGUSTRUM JAPONICUM 'TEXANUM'	WAXLEAF PRIVET

SHRUBS (CONT.)		
MAH REP	MAHONIA REPENS	CREEPING MAHONIA
PIT TOB	PITTOSPORUM TOBIRA	JAPANESE PITTOSPORUM
RAM CAL	RHAMNUS CALIFORNICA	COFFEEBERRY
RHO AZA	RHODODENDRON	RHODODENDRON, AZALEA
SAR HOO	SARCOCOCCA HOOKERIANA VAR. HUMILIS	SWEET BOX

NOTE: FOR PLANT SIZE, SPACING AND NOTES, SEE SHEET L4.0

0 5 10
1" = 10'

CAW ARCHITECTS
455 LAMBERT AVENUE PALO ALTO, CA 94306
WWW.CAWARCHITECTS.COM • 650.328.1818 • FAX: 650.328.1888

WILLIAM RAWN ASSOCIATES | Architects, Inc.
10 Post Office Sq.
Suite 1010
Boston, MA 02109

STAMP

LICENSED LANDSCAPE ARCHITECT
JOHN L. WONG
No. 3736
Signature
10/31/19
Renewal Date
09/06/19
Date
STATE OF CALIFORNIA

CONSULTANTS

swa
2200 Bridgeway
Sausalito, California
94965-1750
United States
www.swagroup.com
+1.415.332.5100 o

MILESTONE	DATE
ASA SUBMISSION	7/31/2019
ASA RESUBMISSION 1	9/06/2019
ASA RESUBMISSION 2	11/20/2019

PROJECT NAME

GEORGE P. SHULTZ BUILDING

HOOVER INSTITUTION

434 GALVEZ MALL

STANFORD, CA 93405

SHEET TITLE

PLANTING PLAN

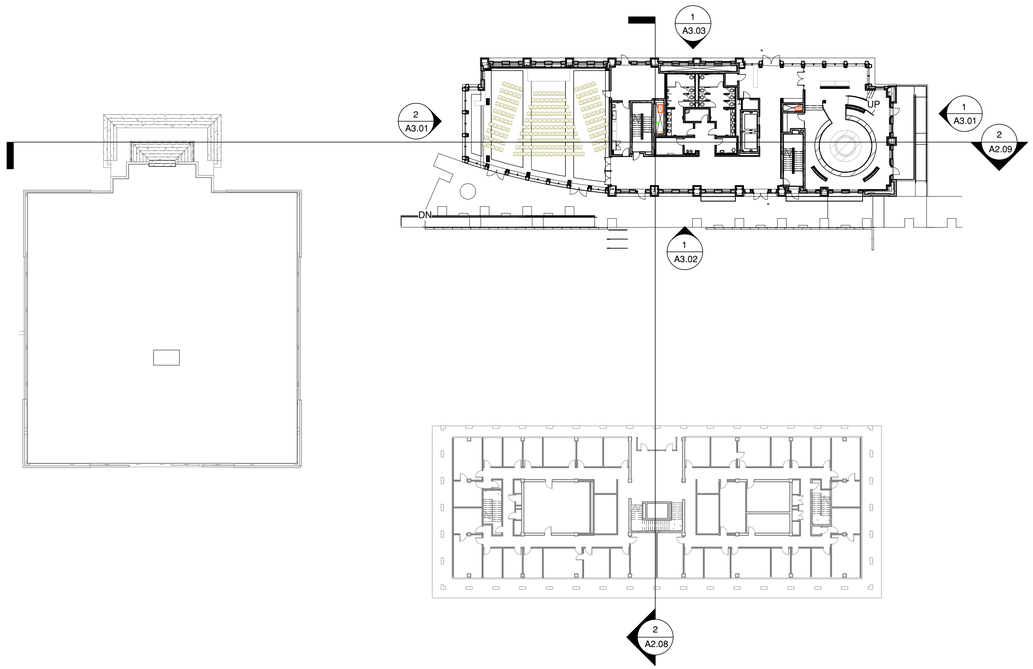
PROJECT NO. STFS802
DRAWN BY C. LINDLEY
CHECKED BY W. HYNES

SHEET

L4.1

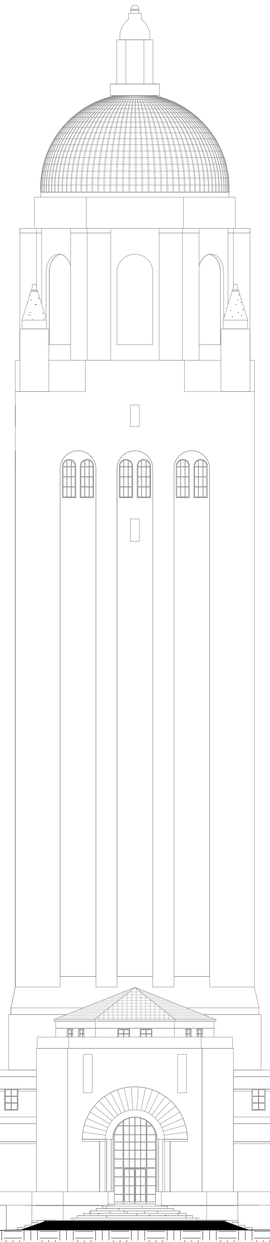
NOT FOR CONSTRUCTION

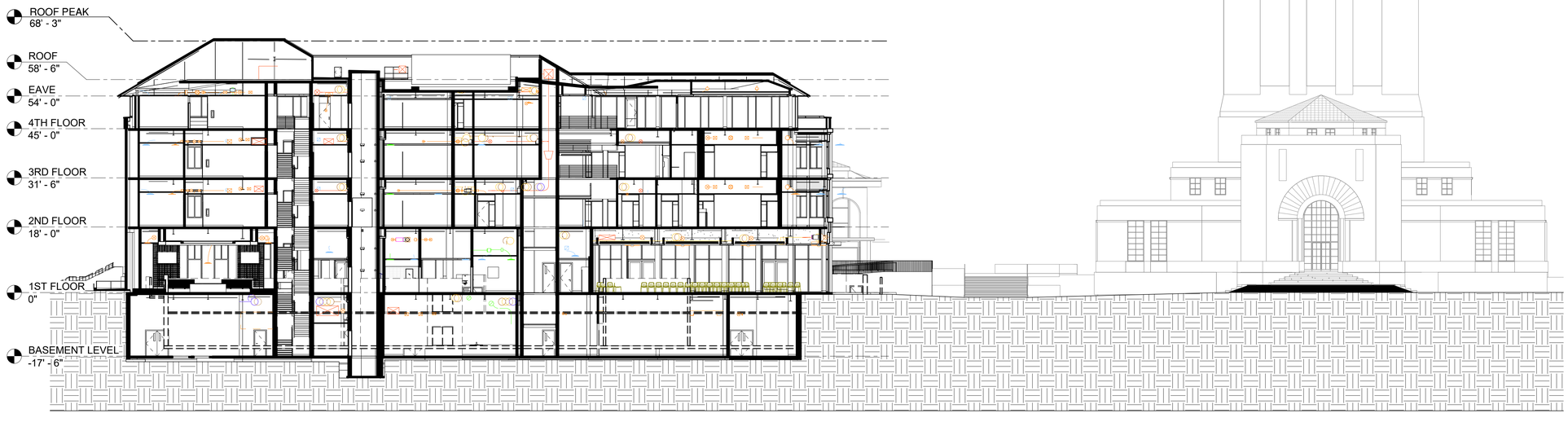
11/20/2019 12:40:30 PM



1 FIRST FLOOR PLAN

1/32" = 1'-0"





2 SITE SECTION - EAST WEST

1/16" = 1'-0"

CAW ARCHITECTS

455 LAMBERT AVENUE PALO ALTO, CA 94306
WWW.CAWARCHITECTS.COM • 650.328.1818 • FAX: 650.328.1888

WILLIAM RAWN ASSOCIATES | Architects, Inc.
10 Post Office Sq.
Suite 1010
Boston, MA 02109

STAMP

LICENSED ARCHITECT
CHRISTOPHER SCOTT WILLIAMS
C-22197
REN. 04-30-21
STATE OF CALIFORNIA

CONSULTANTS

MILESTONE	DATE
ASA SUBMISSION	7/31/2019
ASA RESUBMISSION 1	9/06/2019
ASA RESUBMISSION 2	11/20/2019

PROJECT NAME

GEORGE P. SHULTZ BUILDING

HOOVER INSTITUTION

580 SERRA MALL

STANFORD, CA 93405

SHEET TITLE

BUILDING SECTIONS

PROJECT NO. 14029
DRAWN BY TK, KC, AS, TH
CHECKED BY PN, MA, CSW

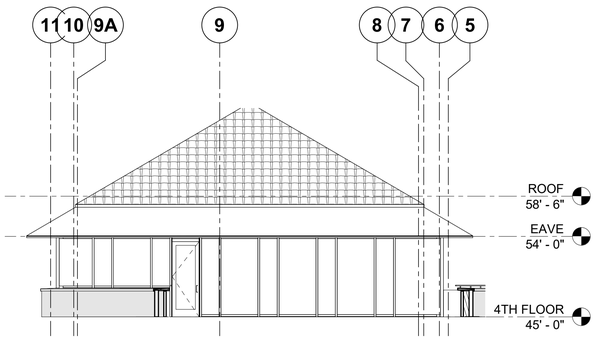
SHEET

A2.09

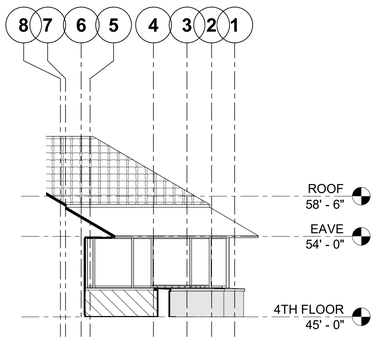
12/2/2019 3:40:41 PM

EXTERIOR FINISH LEGEND

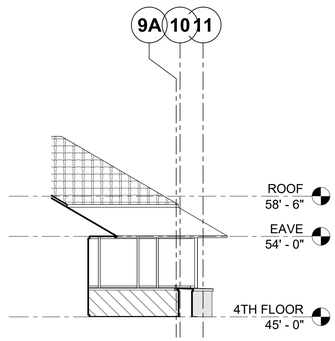
- LIMESTONE VENEER ON PRECAST PANEL WALL
- PRECAST PANEL
- METAL PANEL CLADDING
- GRANITE BASE



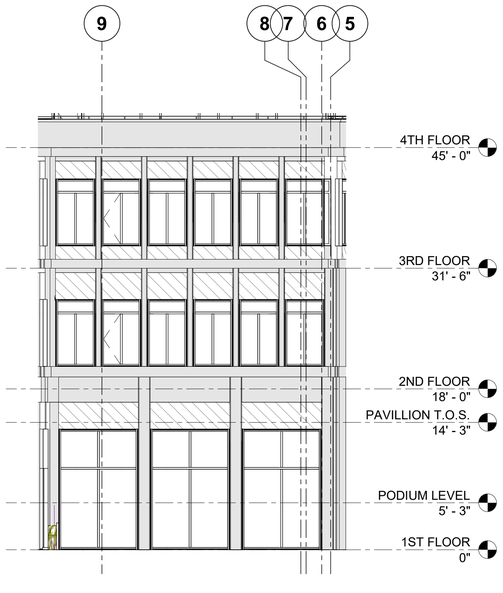
6 PARTIAL WEST ELEVATION AT TERRACE
1/8" = 1'-0"



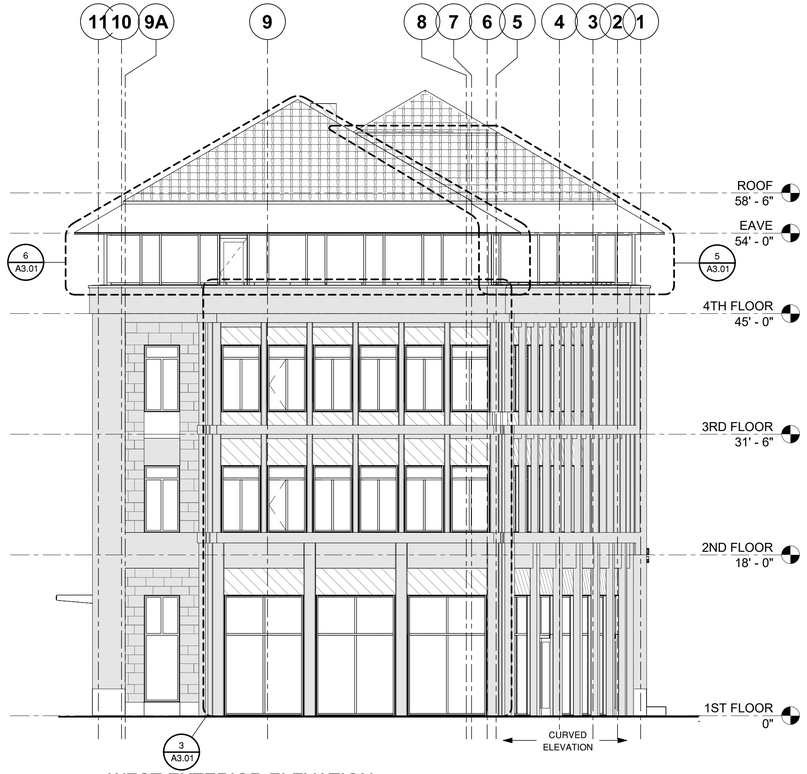
5 PARTIAL WEST ELEVATION AT TERRACE
1/8" = 1'-0"



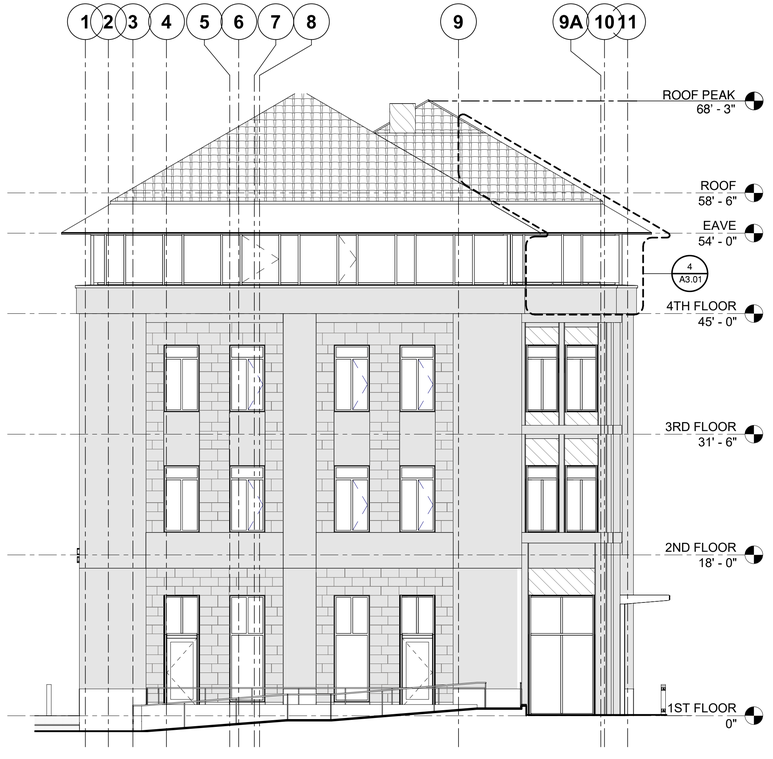
4 PARTIAL EAST ELEVATION AT TERRACE
1/8" = 1'-0"



3 WEST EXTERIOR ELEVATION - PARTIAL
1/8" = 1'-0"



2 WEST EXTERIOR ELEVATION
1/8" = 1'-0"



1 EAST EXTERIOR ELEVATION
1/8" = 1'-0"

CAW ARCHITECTS
455 LAMBERT AVENUE PALO ALTO, CA 94306
WWW.CAWARCHITECTS.COM • 650.328.1818 • FAX: 650.328.1888

WILLIAM RAWN ASSOCIATES | Architects, Inc.
10 Post Office Sq.
Suite 1010
Boston, MA 02109

STAMP

LICENSED ARCHITECT
CHRISTOPHER SCOTT WILLIAMS
C-22197
REN. 04-30-21
STATE OF CALIFORNIA

CONSULTANTS

MILESTONE	DATE
ASA SUBMISSION	7/31/2019
ASA RESUBMISSION 1	9/06/2019
ASA RESUBMISSION 2	11/20/2019

PROJECT NAME

GEORGE P. SHULTZ BUILDING

HOOVER INSTITUTION

580 SERRA MALL

STANFORD, CA 93405

SHEET TITLE

EXTERIOR ELEVATIONS - EAST & WEST

PROJECT NO. 14029
DRAWN BY TK, KC, AS, TH
CHECKED BY PN, MA, CSW

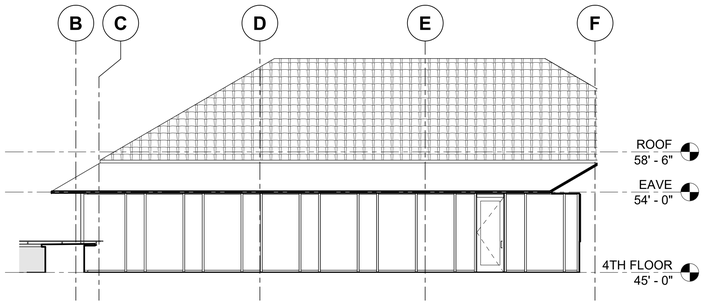
SHEET

A3.01

12/2/2019 2:45:33 PM

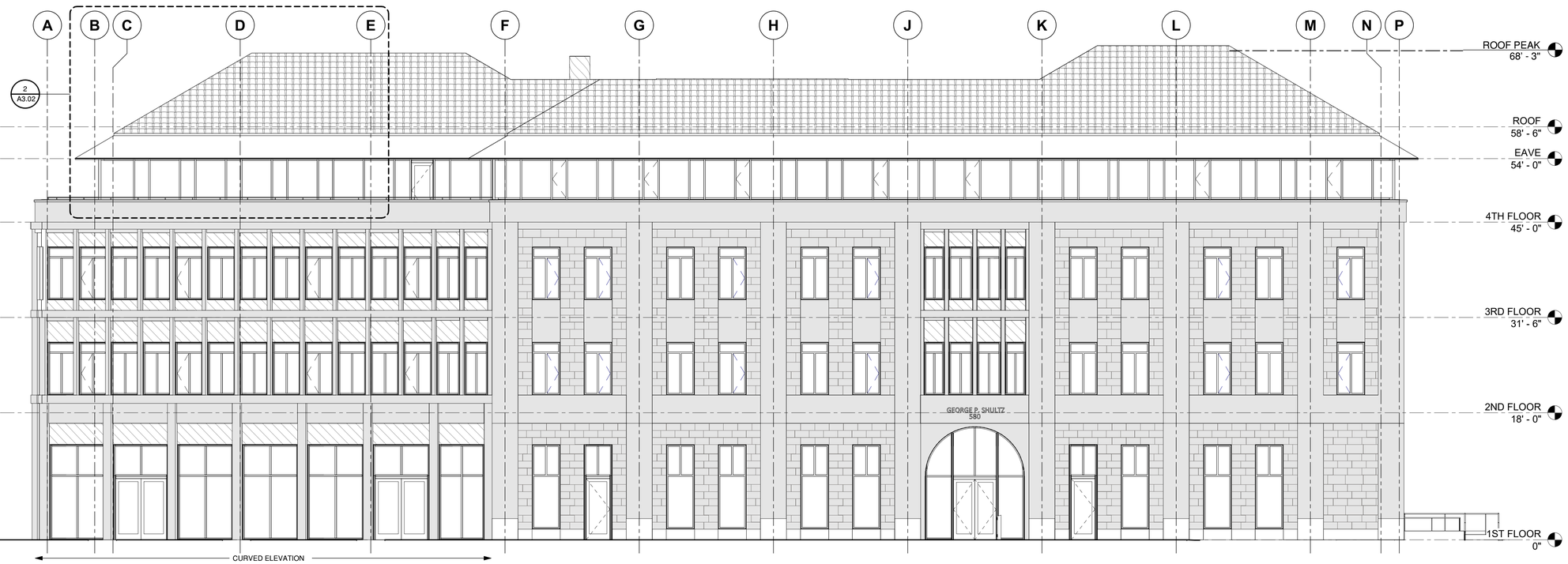
EXTERIOR FINISH LEGEND

- LIMESTONE VENEER ON PRECAST PANEL WALL
- PRECAST PANEL
- METAL PANEL CLADDING
- GRANITE BASE



2 PARTIAL SOUTH ELEVATION AT TERRACE

1/8" = 1'-0"



1 SOUTH EXTERIOR ELEVATION

1/8" = 1'-0"

CAW ARCHITECTS

455 LAMBERT AVENUE PALO ALTO, CA 94306
WWW.CAWARCHITECTS.COM • 650.328.1818 • FAX: 650.328.1888

WILLIAM RAWN ASSOCIATES | Architects, Inc.
10 Post Office Sq.
Suite 1010
Boston, MA 02109

STAMP

LICENSED ARCHITECT
CHRISTOPHER SCOTT WILLIAMS
C-22197
REN. 04-30-21
STATE OF CALIFORNIA

CONSULTANTS

MILESTONE	DATE
ASA SUBMISSION	7/31/2019
ASA RESUBMISSION 1	9/06/2019
ASA RESUBMISSION 2	11/20/2019

PROJECT NAME

GEORGE P. SHULTZ BUILDING

HOOVER INSTITUTION

580 SERRA MALL

STANFORD, CA 93405

SHEET TITLE

EXTERIOR ELEVATIONS - SOUTH

PROJECT NO.	14029
DRAWN BY	TK, KC, AS, TH
CHECKED BY	PN, MA, CSW

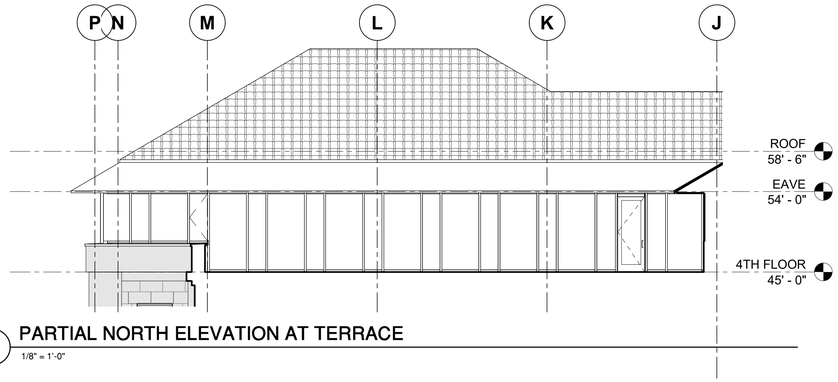
SHEET

A3.02

12/2/2019 2:45:37 PM

EXTERIOR FINISH LEGEND

- LIMESTONE VENEER ON PRECAST PANEL WALL
- PRECAST PANEL
- METAL PANEL CLADDING
- GRANITE BASE



2 PARTIAL NORTH ELEVATION AT TERRACE
1/8" = 1'-0"

1 NORTH EXTERIOR ELEVATION
1/8" = 1'-0"

CAW ARCHITECTS
455 LAMBERT AVENUE PALO ALTO, CA 94306
WWW.CAWARCHITECTS.COM • 650.328.1818 • FAX: 650.328.1888

WILLIAM RAWN ASSOCIATES | Architects, Inc.
10 Post Office Sq.
Suite 1010
Boston, MA 02109

STAMP

LICENSED ARCHITECT
CHRISTOPHER SCOTT WILLIAMS
C-22197
REN. 04-30-21
STATE OF CALIFORNIA

CONSULTANTS

MILESTONE	DATE
ASA SUBMISSION	7/31/2019
ASA RESUBMISSION 1	9/06/2019
ASA RESUBMISSION 2	11/20/2019

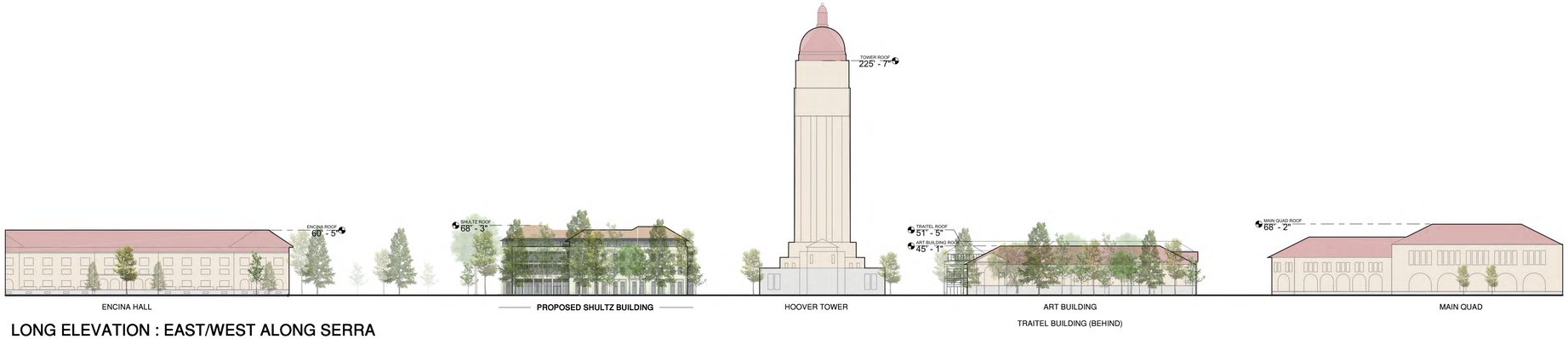
PROJECT NAME
GEORGE P. SHULTZ BUILDING
HOOVER INSTITUTION
580 SERRA MALL
STANFORD, CA 93405

SHEET TITLE
EXTERIOR ELEVATIONS - NORTH

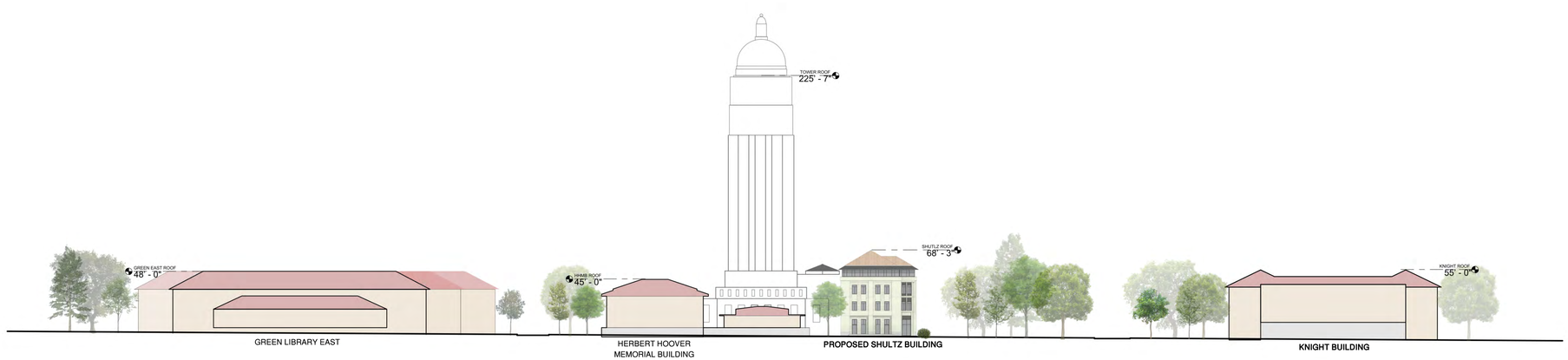
PROJECT NO. 14029
DRAWN BY TK, KC, AS, TH
CHECKED BY PN, MA, CSW

SHEET
A3.03

12/2/2019 2:45:41 PM



LONG ELEVATION : EAST/WEST ALONG SERRA



LONG ELEVATION : NORTH/SOUTH ALONG GALVEZ

CAW ARCHITECTS

455 LAMBERT AVENUE PALO ALTO, CA 94306
WWW.CAWARCHITECTS.COM • 650.328.1818 • FAX: 650.328.1888

WILLIAM RAWN ASSOCIATES | Architects, Inc.
10 Post Office Sq.
Suite 1010
Boston, MA 02109

STAMP

LICENSED ARCHITECT
CHRISTOPHER SCOTT WILLIAMS
C-22197
REN. 04-30-21
STATE OF CALIFORNIA

CONSULTANTS

MILESTONE	DATE
ASA SUBMISSION	7/31/2019
ASA RESUBMISSION 1	9/09/2019
ASA RESUBMISSION 2	11/20/2019

PROJECT NAME

GEORGE P. SHULTZ BUILDING

HOOVER INSTITUTION

580 SERRA MALL

STANFORD, CA 93405

SHEET TITLE

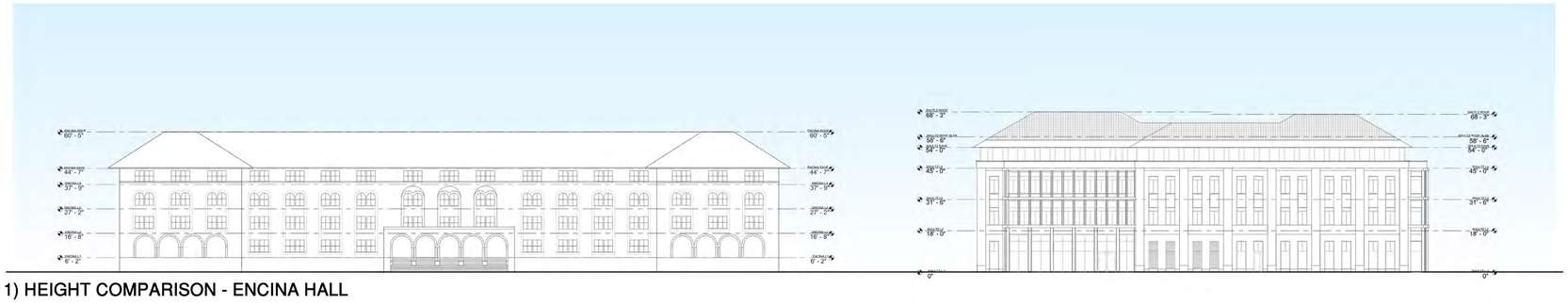
MODEL VIEWS

PROJECT NO. 14029
DRAWN BY TK, KC, AS, TH
CHECKED BY PN, MA, CSW

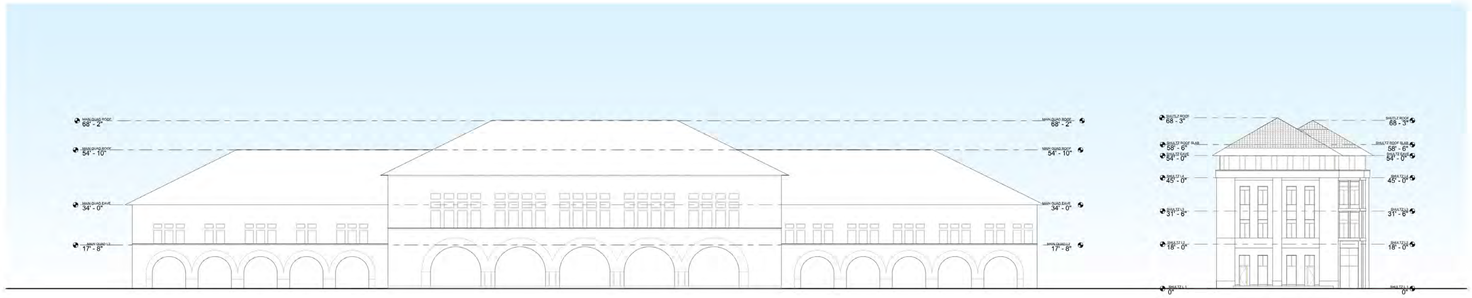
SHEET

A2.12

11/20/19 4:53:09 PM

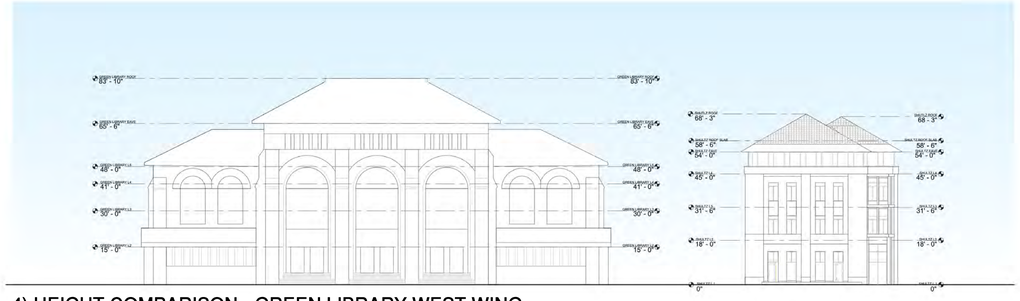


1) HEIGHT COMPARISON - ENCINA HALL

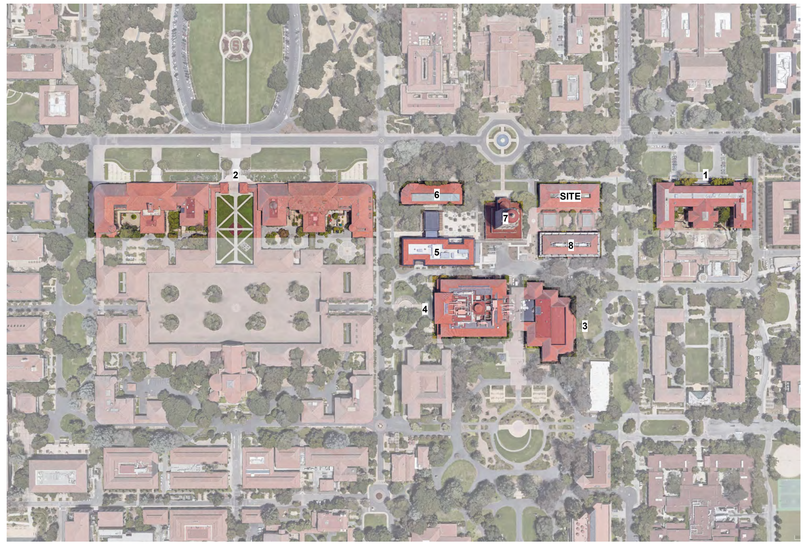


2) HEIGHT COMPARISON - MAIN QUAD

3) HEIGHT COMPARISON - GREEN LIBRARY EAST WING



4) HEIGHT COMPARISON - GREEN LIBRARY WEST WING



KEY PLAN

SITE - LOU HENRY HOOVER BUILDING (BUILT 1967)

1 - ENCINA HALL (BUILT 1891)
2 - MAIN QUAD (BUILT 1891-1906)
3 - GREEN LIBRARY EAST WING (BUILT 1980)
4 - GREEN LIBRARY (BUILT 1919)
5 - TRAITEL BUILDING (BUILT 2017)
6 - ART GALLERY (BUILT 1917)
7 - HOOVER TOWER (BUILT 1940)
8 - HERBERT HOOVER MEMORIAL BUILDING (BUILT 1980)

REFER TO SHEET 2.12

CAW ARCHITECTS
455 LAMBERT AVENUE PALO ALTO, CA 94306
WWW.CAWARCHITECTS.COM • 650.328.3818 • FAX: 650.328.3888

WILLIAM RAWN ASSOCIATES | Architects, Inc.
10 Post Office Sq.
Suite 1010
Boston, MA 02109

STAMP

LICENSED ARCHITECT
CHRISTOPHER SCOTT WILLIAMS
C-22197
REN. 04-30-
STATE OF CALIFORNIA

CONSULTANTS

MILESTONE	DATE
ASA SUBMISSION	7/31/2019
ASA RESUBMISSION 1	9/09/2019
ASA RESUBMISSION 2	11/20/2019

PROJECT NAME

GEORGE P. SHULTZ BUILDING

HOOVER INSTITUTION

580 SERRA MALL

STANFORD, CA 93405

SHEET TITLE

HEIGHT COMPARISONS

PROJECT NO. 14029
DRAWN BY TK, KC, AS, TH
CHECKED BY PN, MA, CSW

SHEET

A2.14

11/20/19 4:53:23 PM

New Construction within the Boundaries of Historic Properties

It is possible to add new construction within the boundaries of historic properties if site conditions allow and if the design, density, and placement of the new construction respect the overall character of the site. According to the **Secretary of the Interior's Standards for Rehabilitation – Standard 9** in particular – and the **Guidelines for Rehabilitating Historic Buildings**, new construction needs to be built in a manner that protects the integrity of the historic building(s) and the property's setting.

In addition, the following must be considered:

- Related new construction – including buildings, driveways, parking lots, landscape improvements and other new features – must not alter the historic character of a property. A property's historic function must be evident even if there is a change of use.

- The location of new construction should be considered carefully in order to follow the setbacks of historic buildings and to avoid blocking their primary elevations. New construction should be placed away from or at the side or rear of historic buildings and must avoid obscuring, damaging, or destroying character-defining features of these buildings or the site.

- Protecting the historic setting and context of a property, including the degree of open space and building density, must always be considered when planning new construction on an historic site This entails identifying the formal or informal arrangements of buildings on the site, and whether they have a distinctive urban, suburban, or rural character. For example, a historic building traditionally surrounded by open space must not be crowded with dense development.

- In properties with multiple historic buildings, the historic relationship between buildings must also be protected. Contributing buildings must not be isolated from one another by the insertion of new construction.

- As with new additions, the massing, size, scale, and architectural features of new construction on the site of a historic building must be compatible with those of the historic building. When visible and in close proximity to historic buildings, the new construction must be subordinate to these buildings. New construction should also be distinct from the old and must not attempt to replicate historic buildings elsewhere on site and to avoid creating a false sense of historic development.

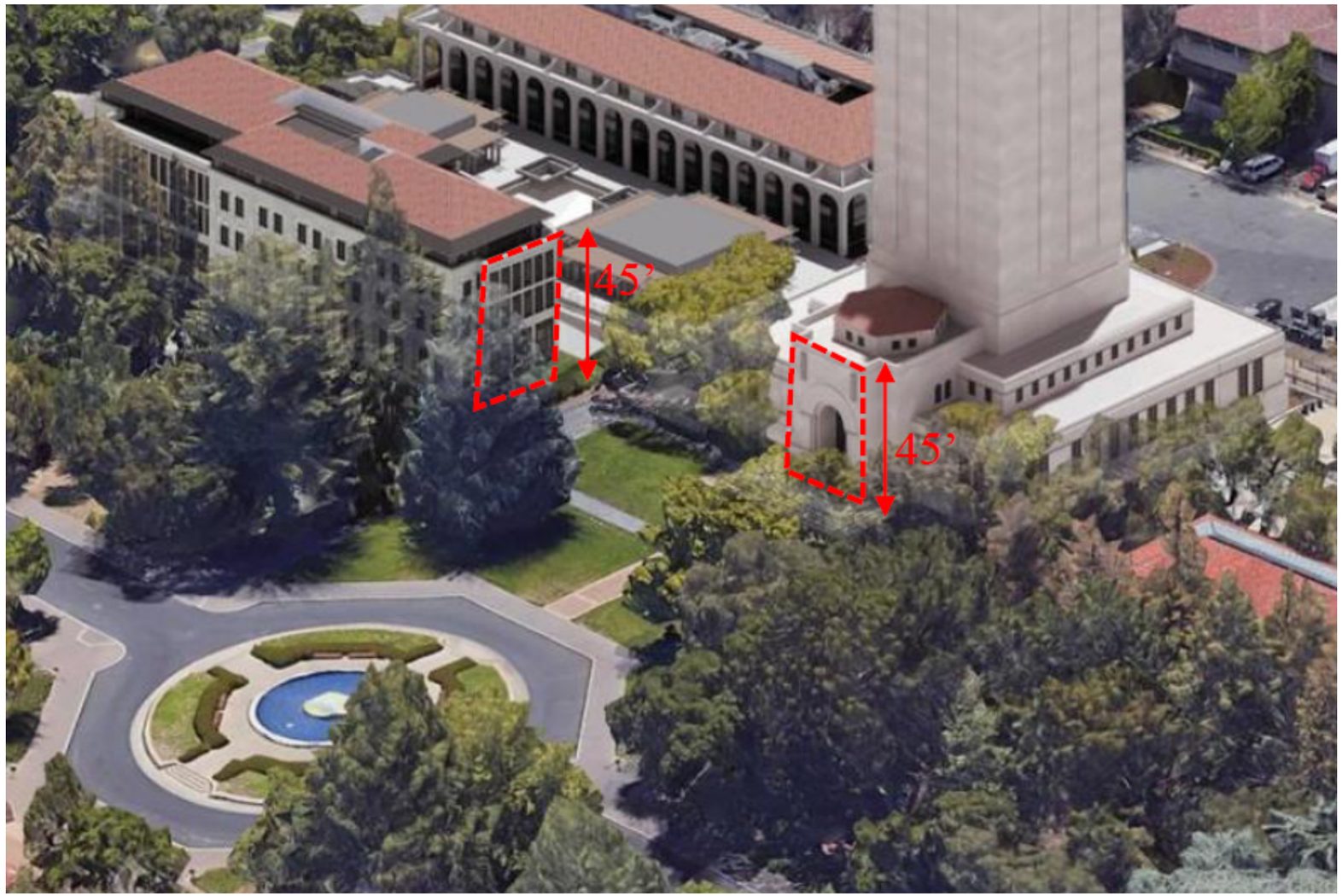
- The limitations on the size, scale, and design of new construction may be less critical the farther it is located from historic buildings.

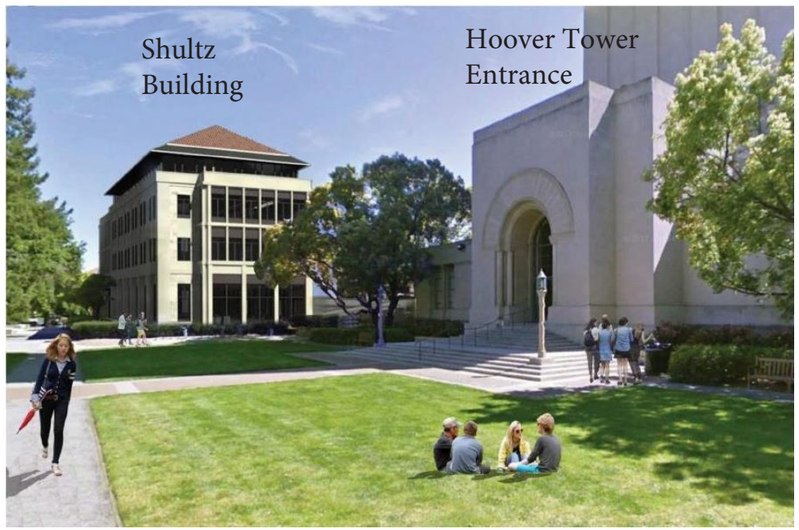
- As with additions, maximizing the advantage of existing site conditions, such as wooded areas or drops in grade, that limit visibility is highly recommended.

- Historic landscapes and significant viewsheds must be preserved. Also, significant archeological resources should be taken into account when evaluating the placement of new construction, and, as appropriate, mitigation measures should be implemented if the archeological resources will be disturbed.

ATTACHMENT D

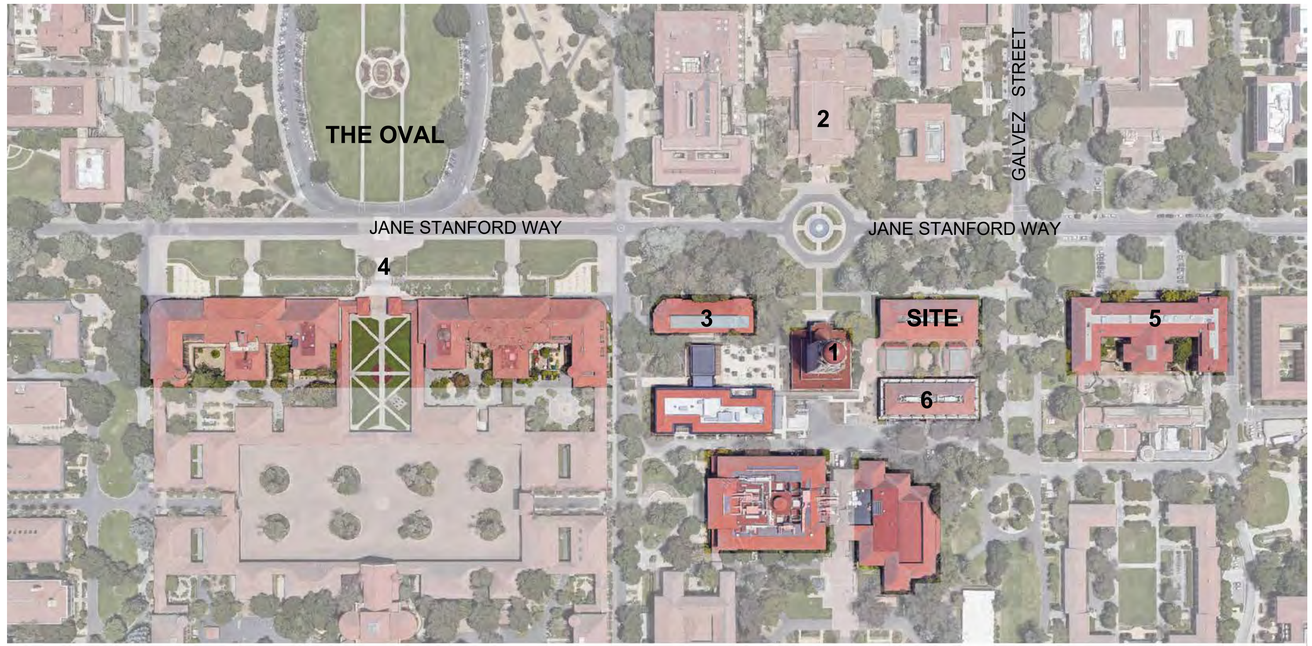
(SHULTZ BUILDING FACADE DESIGN)





ATTACHMENT E

Visual Analysis of the Shultz Building for compatibility with the **"immediate neighborhood"**, defined by significant historic resources and the formal and prominent pedestrian Jane Stanford Way and Galvez Street.



KEY PLAN

SITE - LOU HENRY HOOVER BUILDING (1967)

1 - HOOVER TOWER (1940)

2 - MEMORIAL AUDITORIUM

3 - ART GALLERY (1917)

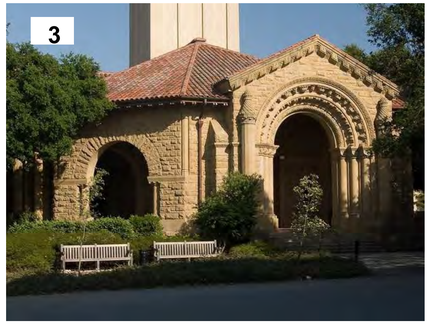
4 - MAIN QUAD (1891-1906)

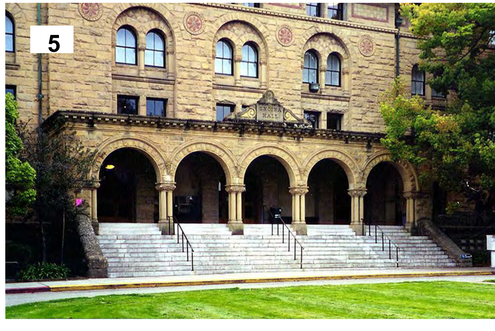
5 - ENCINA HALL (1891)

6 - HERBERT HOOVER MEMORIAL BUILDING

EXISTING LHH BUILDING (same design as the Herbert Hoover Memorial Building #6)

PROPOSED SHULTZ BUILDING





Attachment F

Guideline for Architecture and Site Approval

*emphasis added to highlighted sections in attachment

PLANNING COMMISSION RESOLUTION NO. 9494

County of Santa Clara, State of California

GUIDELINES FOR

ARCHITECTURE AND SITE APPROVAL

Adopted March 19, 1981

Printed 3/07

CONTENTS

INTRODUCTION

A. WHAT IS ARCHITECTURE AND SITE APPROVAL?

Architecture and Site Approval (ASA) is a procedure established by the County of Santa Clara Zoning Ordinance to review the quality of site and architectural design associated with proposed projects. ASA frequently results in conditions of approval being established which change and improve development design.

B. ASA COMMITTEE

In order to promote excellence of development, the Zoning Ordinance establishes a five-member committee, including one Planning Commissioner, to review each project proposal and establish conditions of approval. In carrying out this task, the committee examines numerous factors affecting development excellence, including: design, environmental impacts, landscaping, signs, traffic safety, drainage, fire protection, noise and energy.

C. INTENT OF ASA

Specifically, the County Zoning Ordinance provides that it is the intent of ASA to "secure the general purposes of this ordinance and the General Plan and to maintain the character and integrity of the neighborhood by promoting excellence of development, preventing undue traffic hazards or congestion, and encouraging the most appropriate development and use of land in harmony with the neighborhood." (Sec. 51-1, emphasis added)

D. DEVELOPMENT REQUIRING ASA

ASA is required in all industrial, commercial, professional office, historic and scenic zoning districts. It is also required in certain multiple residential zoning districts and other designated zoning districts. In addition to the specific requirements of individual zoning districts, the requirements for ASA may arise as a condition of a variance, special permit, or a use permit.

E. STANDARDS AND GUIDELINES

There are three principal sources for the policy framework within which the ASA establishes the conditions of approval for individual development projects. First are the uniform standards, ordinances and resolutions adopted by the County Board of Supervisors and Planning Commission. These standards leave little room for interpretation in their application to individual projects. Requirements regarding setbacks, parking spaces, and maximum building height must either be satisfied, or a variance from these standards justified in a public hearing.

A second policy source is the County General Plan. The Plan establishes desired community conditions, goals and policies. It also contains certain criteria for

evaluating the merit of specific development proposals.

The third source for the ASA policy framework has arisen from recent experience with the functioning of various land uses both here and elsewhere in the nation. Policies toward these land uses have been developed based on both successful land development projects and problems associated with past failure to require adequate conditions of a development project.

In practice, these latter policy sources have been more akin to guidelines to reaching a goal of development excellence in the County of Santa Clara, rather than formal inflexible standards.
The guidelines approach attempts to integrate into project design an awareness of potential impacts of the proposed development, so as to bring about a better use of the land.

F. FLEXIBILITY

A key advantage of the development guidelines over standards has been their flexibility. The guidelines merely represent the most current knowledge regarding the reasons for the success or failure of land development. Unforeseen circumstances or an innovative approach may result in an approval design and site plan at variance with the guidelines. As we learn through the evaluation of different projects and designs, new guidelines may be added and former guidelines modified or removed. Nevertheless, throughout the process the basic goal of development excellence remains unchanged.

G. WHY WRITTEN GUIDELINES?

One danger of such flexible guidelines is that their implementation tends to be rather significantly affected by the attitudes and personal experiences of those who are responsible for enforcing them. Unless they are well thought out, clearly written down, and carried out in an intelligent manner, guidelines' vaunted flexibility can degenerate into inconsistency, arbitrariness and lack of fairness. This is why some jurisdictions tend to rely heavily on simplistic and inflexible written standards that are insensitive to the dynamics of new design ideas and building techniques.

These Guidelines for Architecture and Site Approval represent an attempt on the part of the County of Santa Clara to overcome the weaknesses of traditional approaches to design review. By emphasizing that they are but the current means to a goal, avoidance of simplistic implementation may be avoided. Most important, they can be easily updated and changed, based on actual experience with them.

H. HOW TO USE THE GUIDELINES

1. The first step in reviewing a submitted development proposal is reference to

the General Plan and the Zoning Ordinance. The project should be examined for its conformance with the minimal standards established for the zoning district in which it is located. If it is outside an urban service area, it should conform to the development policies and allowable uses stated in the General Plan. Items to look for regarding zoning are the building setback, height, lot coverage, etc. Staff should be aware of certain exceptions in the zoning ordinance which may be used to produce a better project. One example is the exception to residential setback requirements (Sec. 41-3) which facilitates greater compatibility with the neighborhood.

2. Secondly, standards and special ordinances have been adopted or drafted for certain special uses/areas of the County. These standards have been adopted for guidance to the staff and public. These "uses/areas" are listed below and the relevant standards and ordinances are available to the public and have been gathered together in a compendium for staff use. Should a proposed development fall within one of these use categories or geographic areas, reference should be made to the appropriate document for the preparation of possible conditions of development.

   County Resolutions, Policies, Ordinances, etc., which should be employed in certain cases during ASA review:

   a. Agricultural Stand Signs
   b. Billboards
   c. Cluster Permits
   d. Farmer's Market Standards
   e. Fire Access
   f. Historical Districts
   g. Horses
   h. Mobile Homes
   i. Off-Street Parking Standards
   j. Preschools
   k. Quarries
   l. Service Station Standards
   m. Standards for Redevelopment of Previously Approved Service Station to Convenience Commercial with Gas Service
   n. Solar Access for New Subdivision Development
   o. Timber Harvesting
   p. Summary of Zoning Regulations

3. Thirdly, staff should review the guidelines which follow in this document. Where particular guidelines are determined to be relevant to a specific development proposal, they should be translated into appropriate conditions of development. When in doubt about how to apply guidelines to a particular project, check recent ASA actions for similar projects.

   The guidelines may be reviewed as containing a series of

objectives for achieving development excellence in the County of Santa Clara. It is not the County's purpose to require each development to satisfy every applicable objective. Because of site restrictions or an innovative approach, some individual objectives may not be met. The ultimate test is whether overall, balancing very successful attainment of some objectives with not fully reaching others, the guidelines may have been satisfied by the proposed project.

4. The last step is to review any environmental assessment which may be required for the proposed project. Assessments may point out problems which could have been overlooked during the normal architecture and site approval procedure. Any such adverse impacts discovered through the assessment process would be mitigated by additional conditions imposed by ASA.

5. It should be noted that during the approval process, several additional plans may be required besides the initial site plan or building elevations/floor plan. Most commonly required is the landscape plan. Sign plans are most frequently required of commercial developments. Recently, the County has begun requiring energy conservation plans in certain cases.

6. When reviewing development proposals, staff time should not be wasted in conditioning inadequate development applications. No application should be considered complete which is in conflict with the General Plan or the Zoning Ordinance. Applications which in general fail to satisfy the guidelines or special ordinances or major aspects of them should also not be considered complete for the purpose of formal review and conditioning by the ASA Committee. In refusing to certify the application as complete, staff should make applicants aware of the specific inadequacies of their application.

I. UPDATING THE GUIDELINES

Following approval of these initial guidelines by the Planning Commission, they may be formally
updated at the request of staff or individual commissioners. Deletions, changes and additions would be presented to the Planning Commission for its approval.

GUIDELINES FOR ARCHITECTURE AND SITE APPROVAL

I. DESIGN

The appearance of spaces, buildings, and other structures has a material and substantial relationship to property values. In the past, many communities and neighborhoods have deteriorated through poor planning, a haphazard development approach, neglect of proper design standards, and the erection of buildings and structures unrelated to the sites and incompatible with the character of the neighborhood. This has resulted in such problems as the destruction of desirable natural land and vegetative forms, the creation of drainage and erosion problems on adjacent property, and the construction of structures out of scale and harmony with their neighborhoods. An objective of the design guidelines is to help alleviate these and other problems associated with poor design.

A. ARCHITECTURE

Structures should create an attractive and interesting exterior form through variation in surface, colors, textures and materials which carry through on all sides. For example, is sun and shade created through multiple outside surfaces? A change in level? Or does the project offer only expanses of blank wall completely incompatible with its surroundings? The architecture should create an enjoyable environment for those who will be working, shopping, or living in the proposed development.

1. Excellence of Design

Excellence of design is the most important architectural element making for a positive evaluation of a proposed project. A failure to achieve all the objectives suggested by the various guidelines is most likely to be accepted if all structures are of superior design and tied together with hard surfaces of quality material such as brick or tile. A key question would be whether the proposed project represents a clear improvement of the site's and neighborhood's aesthetic environment.

2. Scale

Structures should be designed to reflect a pleasing sense of scale with the neighborhood. Where massive structures out of scale with surrounding land uses are unavoidable, it is preferable that some landscaping/parking be eliminated so as to reduce building height to a scale more compatible with the neighbors. Alternately, taller buildings could be stepped down to lower buildings along the property periphery. A tall building separated from its neighbors by substantial landscaping and parking is not preferred. The result is frequently building isolation and breakup of the surrounding neighborhood. Conversely, in some more urbanized areas or

neighborhoods undergoing transition toward higher density, taller structures may be preferred over more suburban type structures.

3. Colors and Materials

Exterior colors and materials should blend with the natural setting, surrounding neighborhood and positive trends of the area. The use of natural materials and earth tones are encouraged. In some cases, such as structures built in certain cultural or architectural traditions, bright colors may be appropriate. Highly reflective surfaces and colors are discouraged. Materials should be selected for durability and ease of maintenance, as well as initial beauty. Artificial, composition type materials (including simulated wood or masonry) lacking strong evidence of durability and compatibility with traditional types of building materials are discouraged.

4. Roofs

Flat roofed box-like structures are not approved unless part of an exceptional design. Hip, gable, shed and mansard (which wrap around front and sides of the structure) roofs are usually preferred. Encouraged roofing materials include concrete tile, terra cotta tile, wood shingles and shakes (last two are not recommended in high fire hazard zones). Composition roofing may be satisfactory behind mansard roofs or on single family, duplex and triplexes. Machinery on the roof (except solar) should be screened from ground view and from neighboring buildings by projections which appear to be part of the roof.

5. Lighting

External lighting, when used, should be subdued. It should enhance building design and landscaping, as well as provide for safety and security. It should not create glare for occupants, neighboring properties or streets. Lighting fixtures should be durable and compatible with building design and landscaping. Tall fixtures that illuminate large areas should be avoided. Not allowed are festooned or naked bulb lighting, or flashing bulb lighting. Energy conservation should be given consideration when planning the amount and type of lighting. High crime areas should be well lit.

6. Compatibility With Neighbors

Structures should relate in size and general appearance to adjacent buildings and to the neighborhood in which they are located. No structures will be approved which is aesthetically incompatible with the best neighboring structures. Site design, arch architecture and landscaping; use of similar roofing, wall material and complementary colors are means by which a proposed project can be made compatible with its neighbors.

Attachment G

2000 Stanford General Use Permit EIR Excerpt

(Historical Resources)

*emphasis added to highlighted sections in attachment

4.9 HISTORIC AND ARCHAEOLOGICAL RESOURCES

This section identifies potential project impacts to historic and archaeological resources. The potential to affect paleontological resources and human remains is also evaluated. Analysis includes potential effects both to known sites and previously undiscovered resources.

4.9.A SETTING

4.9.A.1 Studies of Area

The project area falls within the San Francisco Bay archaeological region as described by Moratto (1984). The prehistory of this region is not well established. Urban sprawl and unpublished data from "salvage archaeology" activities have led to a paucity of information (Moratto 1984:218, Allen et al. 1999:29). Early San Francisco Bay area archaeological field studies focused on data retrieval in advance of construction activities. "In many cases, only large sites producing showy artifacts were so recognized…[and even] these sites for the most part escaped systematic investigation or analysis" (Allen et al. 1999:29).

N.C. Nelson conducted the first intensive survey of archaeological sites in the San Francisco Bay region between 1906 and 1908. He documented more than 425 "earth mounds and shell heaps" between the Russian River and Half Moon Bay (Moratto 1984:227). In recent years, several overviews of the archaeology of the Santa Clara Valley and Central California have been attempted. A more detailed discussion and overview of the archaeology of the Santa Clara Valley is contained in Allen et al. (1999) and the reports cited therein (Bergthold [1982], Elsasser [1986], and Hylkema [1998b])..

Beginning in the 1920s, archaeological sites located on Stanford lands have been evaluated by the faculty and students (Stanford University Community Plan 1999:74). The first systematic investigation of the 8,180-acre campus was conducted in 1986 by the Campus Archaeology program. In total, 65 prehistoric archaeological sites have been identified on Stanford Campus.

4.9.A.2 Prehistory and Ethnography

The project area occurs within the territory of the Tamyen, or Santa Clara Costanoan, language group (Levy 1978; Moratto 1984), one of the Ohlone-speaking groups that inhabited the area from central San Francisco Bay to Monterey Bay and east to the crest of the Coast ranges (Allen et al. 1999:48). Today, Native Americans from this region identify themselves as Ohlone and have contributed important texts to the literature on Ohlone culture and history (Hylkema 1998a and Kehl and Yamana 1995 in Allen et al. 1999:48). A detailed discussion and overview of the ethnography of the region is contained in Allen et al. (1999), Hylkema in Allen et al. (1999), Moratto (1984), and Levy (1978) for. The following brief synthesis is distilled from those reports.

Archaeological evidence at various sites indicate that the ancestral Ohlone may have inhabited the region as recently as 9000 years ago. Levy (1978:486) dates the "arrival" of the present day Ohlone at approximately 500 A.D. The total Ohlone population just prior to and at the point of European contact is unknown. Kroeber has estimated the total Ohlone population to have been about 7,000, with an average of 1,000 individuals in each language group such as the Santa Clara Costanoan (Kroeber in Allen et al. 1999:48). Levy (1978) has placed the Ohlone population at the time of Euro-contact as being closer to 10,000, with from 200 to 2,700 individuals in each language group.

In 1770 the Ohlones lived in approximately 50 separate and politically autonomous nations or tribelets (Levy 1978:485). Each tribelet had one or more permanent village sites, as well as various seasonal, temporary camps at scattered locations within their territory. Groups of individuals periodically utilized these temporary camps to fish, hunt, and collect plant foods. Each tribelet averaged 200 individuals, with ranges from 50 to 500 persons not unheard of. Milliken has estimated population densities at this time to have been an average of 2.5 persons per square mile (Milliken in Allen et al. 1999:51).

The introduction of the Mission system to the San Francisco Bay region in the 1770s initiated a rapid and devastating population decline among the Costanoans. Mission baptismal records demonstrate that the last Costanoan tribelets living an aboriginal existence had disappeared by 1810. The people experienced cataclysmic changes in almost all areas of their life as a result of introduced diseases and declining birth rates. Their population declined from 10,000 or more in 1770 to less than 2,000 in 1832. Following secularization of the Missions by the Mexican Government, most Costanoans left the Missions to find employment at local ranches as manual laborers. Costanoan languages were considered extinct by 1935, although some families continued to retain the usage of phrases and other words until recent times.

As of 1973, only an estimated 130 to 200 people of Costanoan descent remained in the San Francisco Bay area (Levy 1978:486); however, this estimate was not based on actual U.S. Census information and many more may have been present.

4.9.A.3 History

In 1769 Gaspar de Portolá, a Spanish explorer searching for Monterey Bay, pitched camp on the northwest bank of the San Francisquito Creek (Hoover 1990:398). Father Juan Crespí, accompanying Portolá, wrote:

> We pitched camp in a plain some six leagues long, grown with good oaks and live oaks, and with much other timber in the neighborhood. This plain has two good arroyos with a good flow of water, and at the southern end of the estuary there is a good river, with plenty of water, which passes through the plain mentioned, well wooded on its banks [Guadalupe River]. This entire port is surrounded by many and large villages of barbarous heathen who are very affable, mild, and docile, and very generous.

Hoover states that "the site of the camp under a tall redwood is generally thought to be across the creek from the lone redwood tree that still stands beside the Southern Pacific railroad tracks at Palo Alto" (1990:398). The tree, called the *Palo Alto* (tall tree) by the Spaniards, was a

landmark for all: local Indians, Spanish explorers, missionaries, soldiers, and travelers along the peninsula between San Francisco and the missions of Santa Clara and San José.

During the mission period, the boundary between the pasturelands of Mission San Francisco de Asis (Mission Dolores) to the north and Mission Santa Clara to the south was defined by the San Francisquito Creek drainage (EIP 1998: 4.3-6). Following secularization of the missions, the mission lands were distributed to the "Californios" as large land grants.

The project area is partially located within the boundaries of the land grant Rancho San Francisquito, an area of 1,500 acres granted to Don Antonino Buelna by Governor Alvarado in the 1830s. The grant is bounded to the north by Rancho Rinconada del Arroyo de San Francisquito, to the west by the San Francisquito Creek, and to the south and east by the Rancho Rincón de San Francisquito. Don Antonio's adobe, which was built near the northern edge of the present day Stanford University Golf Course is no longer extant. Following the Don's death in 1853, numerous squatters laid claim to the land. By 1863, many of these claims had been bought out by George Gordon, a wealthy San Francisco businessman who had secured title to most of the original land grant (Hoover 1990:407; Winslow 1993:18). Leland Stanford, a New York native, came to California in 1852. Upon settling in Sacramento, he and his brothers built their fortune dealing in the mercantile trade during the gold rush (Hoover 1990:418). As a prominent businessman, Leland Stanford became the first Republican governor in California in 1862. Along with Charles Crocker, Mark Hopkins, and Collis P. Huntington, (the Big Four), Stanford built and co-owned the Central Pacific Railroad (later merged with the Southern Pacific Railroad) an economic entity that monopolized rail transportation on the west coast into the 20th century.

In 1876, Leland Stanford purchased 650 acres of Gordon's Rancho San Francisquito, including the country home. He later expanded his holdings by acquiring title to 8,000 acres of adjoining lands. On these lands, Stanford built a stock farm where he spent much of his time breeding and training pedigree race horses (Davis and Nilan 1989:9). The Palo Alto Stock Farm as it was known, was named for the landmark *Palo Alto* tree which still stands today.

In 1884, the Stanfords experienced a family tragedy when their beloved 15-year-old son died unexpectedly in Florence, Italy following a bout of typhoid fever. Committed to building a memorial to their son, and a gift to humanity, the Stanfords founded the Leland Stanford Junior University in his honor. The University cornerstone was laid in the center of the Stanford lands on May 14, 1887, the anniversary of Leland Jr.s' birth. Classes began in October 1891 with a student body of 559 freshman, upperclassmen transfers, graduate students and "special" students, and a faculty of 15 (Stanford University 1999).

The campus grounds encompass several tracts including Ayrshire Farm, Hoag Farm, Coon Farm (located between San Francisquito and Los Trancos creeks), and Felt Farm (Rancho de los Trancos). Ayrshire Farm was owned by Peter Coutts, better known to locals as "the Frenchman." Coutts, whose real name was Jean-Baptiste Paulin Caperon, was a wealthy and educated French banker and publisher of La Liberte, a Royalist French newspaper (Davis and Nilan 1989:44; Hoover 1990:418). As a political exile, Coutts and his family arrived in America in 1874 and settled in the vicinity of Mayfield. Ayrshire Farm soon became a showplace for his prize winning Ayrshire and Holstein-Friesian dairy cattle and his orchards. In the early 1880s,

the political climate in France began to shift in his favor. Feeling safe to return to his homeland, Coutts returned to France where he remained until his death in 1890. In 1891, Coutts' home, located at 859 Escondido Road, became the residence of Dr. David Starr Jordan, President of the newly founded Stanford University. Dr. Jordan named the place *Escondite*, or "hiding place." Several other buildings and structures remain extant from the period of Coutts' ownership including the Frenchman's Tower, a two-story brick structure located on Old Page Mill Road. Coutts built the tower to house a tank for the underground water supply he vainly hoped he would find in the nearby hillsides but never did. Today the Ayrshire Farm tract and Escondite are located within Escondido Village, Stanford University, just east of Campus Drive.

The Campus Plan

Frederick Law Olmsted, a prominent landscape architect in America during the late 19th and early 20th century, was hired to design the University buildings and grounds. The task of actually drawing the plans and overseeing construction however, was given to Charles Allerton Coolidge, the youngest member of the prominent Boston architectural firm of Shepley, Rutan and Coolidge. Coolidge and his Boston partners were known for their work in the style of their late mentor, H.H. Richardson, founder of the Richardsonian Romanesque building style. Initial designs for the University were submitted to the Stanfords in April 1887, barely one month before the cornerstone was laid in May of that same year.

From the beginning, Stanford maintained a controlling hand in the design of the University, resulting in a tumultuous relationship with Olmsted, who envisioned a more naturalistic plan for the buildings. Rather than constructing University buildings nestled among the foothills as was Olmsted's preference, a flat site was chosen to allow for the expansion of the university through a series of quadrangles extending laterally from the original main quadrangle. Lending to the formal arrangement of the buildings and the imposing nature of the structures on the environment, a mile long approach to the campus was designed as the major north/south axis. Palm Drive as it is known is lined with palm trees, adding to the sense of transition from the less formal to the formal. The main quadrangle is also defined with a secondary east/west axis, which was to be extended in both directions by additional quadrangles to be built as the University expanded. The architectural style of the original buildings is a combination of Romanesque and California Mission, built of local sandstone with red tile roofs, laid out in a rectilinear pattern around a central quad. The buildings are connected by long covered arcades repeating the Romanesque arch pattern along their length. The main axis/approach was designed to pass through the Memorial Arch (which collapsed in the 1906 San Francisco earthquake and has not been rebuilt), culminating at the Memorial Church, Mrs. Stanford's memorial to her late husband who died in 1893.

Building activity following the 1906 earthquake and prior to World War II included a series of buildings designed by the San Francisco architecture firm of Bakewell and Brown. These buildings, located to the east of the main quadrangle, include Green Library West, Education Building, the Art Gallery, and the Hoover Tower. Post-war architecture attempted to mimic the historical plans while taking on more modern designs and materials.

Today, the 2,300-acre central campus includes the Quad and other classroom buildings, laboratories, libraries, residence halls, golf course, athletic facilities, the Stanford Linear Accelerator Center and faculty-staff housing subdivisions.

Historic Sites on the Stanford Campus

The Santa Clara County Historical Heritage Commission (HHC) is responsible for overseeing the protection of historical resources throughout the unincorporated areas of the County. The Santa Clara County Heritage Resource Inventory (County Inventory) is the official listing of historic sites and is maintained by the Commission. The County Inventory was first published in 1979 and is updated as new sites are approved by the Santa Clara County Board of Supervisors.

The County Inventory consists entirely of sites that have been listed, or determined to be eligible for listing, on the National Register of Historic Places and/or the California Register of Historical Resources. As of May 2000, the Inventory includes the following 21 resources located on Stanford lands within Santa Clara County:

1. Stanford University Main Quadrangle and Memorial Church
2. Cecil H. Green Library West
3. Cooksey (Synergy) House
4. Dunn - Bacon House
5. Durand - Kirkman House
6. Electioneer Statue
7. Encina Hall
8. Escondite Cottage/Remains of Ayrshire Farm
9. Fire Truck House
10. Frenchman's Tower
11. Griffen-Drell House
12. Hanna House
13. Hesperides
14. Hoover Tower
15. The Knoll
16. Leland Stanford Junior Museum/Cantor Center for Visual Arts
17. Lou Henry Hoover House
18. Owen House
19. Red Barn/Palo Alto Stock Farm Horse Barn
20. Thomas Weiton Stanford Art Gallery
21. Tower House (Frenchman's Library)/Remains of Ayrshire Farm

In addition to its responsibility for proposing additions to the County Inventory, the Santa Clara County HHC is asked by County planning staff to make recommendations to the County Planning Commission regarding proposed projects that might affect historical resources included on the County Inventory.

In 1986, Stanford created an internal planning mechanism called the Stanford University Historic Values Index (HVI) to identify historic structures and sites on Stanford lands

that are of particular significance to the community at large. Using criteria that overlap somewhat with the criteria of the National Register and California Register, but also including new "themes" such as "features which relate to University lore and humor", Stanford's Historic Values Subcommittee assigns a numerical ranking to each structure and site it reviews. Recently the Subcommittee has decided that in addition to providing an HVI ranking, the Subcommittee will also complete an informational State Record Form to record each site and structure reviewed pursuant to National Register and California Register criteria.

To date, 94 buildings and campus features have been evaluated for placement on the HVI Cumulative Evaluation Index. This number represents all Campus structures which will be at least 50 years old by 2010 and many of the landscape features, e.g., Palm Drive and the Arboretum. However, many of the structures on the HVI Cumulative Evaluation Index have not been systematically evaluated for inclusion in Santa Clara County's Heritage Resources Inventory. The HVI Cumulative Evaluation Index is available for viewing at the Santa Clara County Planning Office.

All surface areas of Stanford University have been surveyed for archaeological sites. As of August 1999, 65 prehistoric archaeological sites (including isolates, lithic scatters, millingstone/petroglyphs, and occupation sites) have been identified and mapped. A comprehensive inventory of these sites is maintained by the Campus Archaeologist. The precise locations of the sites are not set forth in this EIR to avoid public disclosure that would raise the potential for vandalism of the sites.

4.9.A.4 Paleontology

The 1989 Santa Clara County General Use Permit for Stanford University EIR (EIP 1989:15-7) states that the Berkeley Museum has recorded four paleontological sites on or near Stanford lands. The most important of these is a site near the Stanford Linear Accelerator where a Paleoparadoxia ("sea cow") was uncovered during excavation. This is the best-preserved and most complete Paleoparadoxia skeleton found outside of China. Of the other three sites, one contained the upper leg bone of a seal, one contained an Allodemus hip bone, and one contained the remains of other marine mammals.

The United States Geological Survey (USGS) has recorded three fossil discoveries in addition to the Paleoparadoxia (EIP 1989:15-7). The first was a large mastodon tusk found in the bank of San Francisquito Creek. The second and third were fragments of petrified mastodon and/or dinosaur bone. One of these locations is near the Veterans' Administration Hospital in Palo Alto; the other is on Junipero Serra Boulevard west of Page Mill Road.

Other paleontological artifacts have been uncovered, collected, and catalogued by Stanford University (EIP 1989:15-8). Isolated fragments of fossil ribs and lower limbs, from late Pleistocene mammals, have also been discovered in various locations.

Most of the paleontological remains to be found in the Stanford area are marine fossils such as the remains of clams and snails (EIP 1989:15-11). In addition, Stanford lands contain old

quarries, creek beds, cut slopes and rock outcroppings which are of geological interest and educational value. The best exposed rock formations are along Arastradero Road.

4.9.B EVALUATION CRITERIA WITH POINTS OF SIGNIFICANCE

The California Environmental Quality Act (CEQA) Guidelines Section 15064.5 includes provisions for significance criteria related to archaeological and historical resources. A significant archaeological or historical resource is defined as one which meets the criteria of the California Register of Historical Resources, is included in a local register of historic resources, or is determined by the lead agency to be historically significant. A significant impact is characterized as a "substantial adverse change in the significance of a historical resource."

Public Resource Code Section 5024.1 authorizes the establishment of the California Register of Historical Resources. Any identified cultural resources must, therefore, be evaluated against the California Register criteria. In order to be determined eligible for the California Register, a property must be significant at the local, state, or national level under one or more of the following four criteria, modeled on the National Register criteria:

1. It is associated with events or patterns of events that have made a significant contribution to the broad patterns of the history and cultural heritage of California and the United States;
2. It is associated with the lives of persons important to the nation or to California's past;
3. It embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
4. It has yielded, or may be likely to yield, information important to the prehistory or history of the state and the nation.

In addition to meeting one of the above criteria, a significant property must exhibit a measure of integrity. Properties eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historic properties and to convey the reasons for their significance. Integrity is judged in relation to location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a property is thought to be eligible.

Public Resource Code Section 21083.2 governs the treatment of unique archaeological resources, defined as "an archaeological artifact, object, or site about which it can be clearly demonstrated" as meeting any of the following criteria:

1. Contains information needed to answer important scientific research questions and that there is a demonstrable public interest in that information;
2. Has a special and particular quality such as being the oldest of its type or the best available example of its type; or
3. Is directly associated with a scientifically recognized important prehistoric or historic event or person.

If it can be demonstrated that a project will cause damage to a unique archaeological resource, appropriate mitigation measures shall be required to preserve the resource in-place, in an undisturbed state. Mitigation measures may include, but are not limited to 1) planning construction to avoid the site, 2) deeding conservation easements, or 3) capping the site prior to construction. If a resource is determined to be a "non-unique archaeological resource" no further consideration of the resource by the lead agency is necessary.

Table 4.9-1

Evaluation Criteria with Points of Significance - Historic and Archaeological Resources

Evaluation Criteria	As Measured by	Point of Significance	Justification
1. Will the project cause a substantial adverse change (including demolition) in the significance of an historical resource as defined in CEQA Guidelines Section 15064.5?	Number of historical resources affected by project activities	Greater than 0 resources	CEQA Guidelines § 15064.5 Public Resources Code § 5024.1 and § 21084.1 Santa Clara County General Plan, Rural Unincorporated Area Issues & Policies, Section O Santa Clara County Heritage Resources Inventory Santa Clara County Environmental Evaluation Checklist Item E(a) and (e)
2. Will the project cause a substantial adverse change in the significance of a unique archaeological resource as defined in Public Resources Code Section 21083.2?	Number of archaeological resources affected by project activities	Greater than 0 resources	CEQA Guidelines § 15064.5 Public Resources Code § 5024.1, § 21083.2, and § 21084.1 Santa Clara County General Plan, Rural Unincorporated Area Issues & Policies, Section O Santa Clara County Environmental Evaluation Checklist Item E(b)
3. Will the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	Number of unique resources, sites, or features destroyed	Greater than 0 unique resources, sites, or features destroyed	Public Resources Code § 5097.5 Santa Clara County Environmental Evaluation Checklist Item E(c)
4. Will the project disturb any human remains, including those interred outside of formal cemeteries?	Number of disturbances of remains	Greater than 0 disturbances	CEQA Guidelines § 15064.5(d) Santa Clara County Environmental Evaluation Checklist Item E(d)

4.9.C IMPACTS AND MITIGATION MEASURES

IMPACT: HA-1: Will the project cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?

Analysis: *Significant*

As described above, 21 Stanford structures and sites are currently included in the Santa Clara County Heritage Resource Inventory, and it is possible that other Stanford structures and sites will be added to that County Inventory in the future. The General Use Permit proposes 2,035,000 gross square feet of academic development and up to 3,018 housing units in specified development districts, but does not identify the precise locations within particular development districts where construction will occur. Those locations are not known at this time. If the General Use Permit is approved, it is possible that specific building projects would be proposed that would either remodel or demolish resources that are either currently included in the County Inventory or that are determined by the County to be historical resources.

Construction of an underground parking structure is proposed for the area beneath the "Oval" at the southern end of Palm Drive. The Oval is listed in the HVI Cumulative Evaluation Index as the "Palm Drive Open Space." Palm Drive, in its entirety, is considered a historical landscape feature with strong visual integrity. This area is also included in the proposed Campus Open Space designation. The Oval itself was an important defining element to the original campus plan. Access ramps, elevators, and ventilation equipment for the parking structure could alter the character of the Oval. In addition, sub-surface construction activities may encounter unknown archaeological resources, which should be addressed pursuant to Impact HA-2.

Remodeling

If a particular project to be developed under the General Use Permit would include remodeling an existing structure, the first inquiry would be whether the existing structure is included in the County Inventory. If the structure is included in the County Inventory, remodeling it would cause a potentially significant impact requiring mitigation.

If the structure is not on the County Inventory, the next inquiry is whether the structure is 50 or more years old. If the existing structure is not at least 50 years old, it is not generally considered by the County to be a historical resource and remodeling would cause no impact.

Demolition

If a particular project to be developed under the General Use Permit would require demolition of an existing structure, the first inquiry would be whether the

existing structure is included in the County Inventory. This is a potentially significant impact that would require mitigation. If the structure to be demolished is not included in the County Inventory, the next question is whether the structure is 50 or more years old. If not, demolition would likely cause no impact.

Mitigation: **HA-1: Protection of Historic Resources**

(a) If a construction project to be carried out pursuant to the General Use Permit includes remodeling of, or development that could physically affect, a structure that is included in the Santa Clara County Heritage Resource Inventory, the California Register of Historical Resources, or the National Register of Historic Places, or that County planning staff determines is eligible for listing or is a potential historic resource, the following shall apply:

1. *Remodeling:* The remodeling shall be conducted following the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings, or the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings (1995).

If the structure to be remodeled is not on the County Inventory, but is 50 or more years old, Stanford will assess the structure to evaluate whether it appears eligible for inclusion in the County Inventory, and will submit its assessment to County planning staff for independent review. If County planning staff determines that the structure is potentially eligible for the Inventory, or is a potential historic resource, planning staff will submit the assessment to the Santa Clara County HHC for review. If the structure is determined to be eligible, then the mitigation described above shall be required.

2. *New Development:* New development plans shall be reviewed by the Santa Clara County HHC for appropriateness of design and siting to ensure that the historical significance of the structure is not adversely affected. If the structure is listed on the California Register or the National Register, the HHC shall request SHPO comment prior to approving the proposed project.

(b) Prior to demolishing any structure that is 50 or more years old, Stanford shall submit an assessment of the structure regarding its eligibility for listing to the County planning staff. If the planning staff determines that the structure is potentially eligible for listing, or is a potential historic resource, then a site-specific analysis of the impact and any feasible mitigation measures, including avoidance of the resource, shall be prepared as part of the environmental review of the project and the demolition will be referred to the Santa Clara County HHC for its recommendation prior to County approval of a demolition permit.

(c) Mitigation measures to protect The Oval from significant impacts during construction and operation of the proposed parking structure shall include, but not be limited to, all of the following.

- The parking structure shall be designed so that entrance ramps for both vehicular and pedestrian traffic are located far enough to the east and west sides of the Oval, or potentially outside the Oval itself (on the existing roadway or in the "ears" east and west of the Oval), as to not be noticeable by traffic approaching the main Campus on Palm Drive.
- Above ground ventilation systems, and other necessary structures shall be designed in a manner compatible with a park-like setting (i.e. installing the ventilation ducts below/as part of park benches). Structures will not exceed a ground height of two feet and will be placed to the east and west of the main view corridor so as not to detract the eye from the intended approach to the main Campus.
- During all construction activities, heavy equipment and earth-disturbing activities shall be screened from view by temporary construction fencing.
- Following completion of the proposed parking structure, the Oval will be returned to its pre-construction appearance and opened to public access.

After Mitigation: *Significant*

Implementation of Measure HA-1: Protection of Historic Resources would reduce significant impacts to historic resources by requiring that the County conduct a site specific analysis of any potential impacts to historic resources and identify any feasible mitigation measures for those impacts before approving any project with the potential to significantly impact historic resources. Although all feasible mitigation measures would be required for such projects, it is not possible at this time to determine whether the measures would reduce the impacts to less than significant levels because the evaluation of impacts to historic resources and corresponding mitigation is inherently site specific. Therefore, the impact is considered to be significant and unavoidable.

IMPACT: HA-2: Will the project cause a substantial adverse change in the significance of an archaeological resource as defined in Public Resources Code 21083.2?

Analysis: *Significant*

Prehistoric Archaeological Sites

All surface areas of Stanford University have been surveyed for archaeological sites. As of August 1999, 65 prehistoric archaeological sites (including isolates, lithic scatters, millingstone/petroglyphs, and occupation sites) have been identified and mapped. Of these, five sites are located in two Planning Districts where development is contemplated under the General Use Permit (Lathrop and West Campus). As is described under Impact HA-1 above, specific sites for development under the General Use Permit have not been identified, and it is possible that all five of the mapped prehistoric archaeological sites would be avoided. If, however, construction were proposed at one of the five mapped sites, a site-specific analysis would be required to determine whether the site

constituted a "unique archaeological resource" within the meaning of Public Resources Code section 21083.2 or a historical resource within the meaning of Public Resources Code 21084.1, and if so, whether the site would be adversely affected, thus resulting in a significant impact.

In addition, it is possible that previously unknown prehistoric archaeological sites could be unearthed during excavation or earthmoving activities for a particular project. This could cause a significant impact to a unique archaeological resource or a historical resource.

Historic Period Archaeological Sites

Stanford University has conducted a survey of potential archaeological sites on Stanford University lands dating from the "historic" period, beginning in 1769. Using county records, insurance records, and other documents, Stanford has generated maps of possible locations of archaeological sites (e.g. remains of buildings, privies, trash pits) from the historic period. Using these maps, Stanford has monitored construction activities and excavated several archaeological sites from the historic period.

It is possible that development under the General Use Permit could adversely affect one or more of the mapped sites. If an adversely affected site were determined to constitute a "unique archaeological resource" within the meaning of Public Resources Code section 21083.2(g) or a historical resource within the meaning of Public Resources Code 21084.1, the adverse effect would be considered significant.

In addition, as for prehistoric sites, it is possible that earthmoving activities outside mapped sites could result in unanticipated discoveries of sites that could result in significant impacts to unique archaeological resources or historical resources.

Mitigation: **HA-2: Protection of Archaeological Resources**

(a) Stanford shall provide a map to the County Planning Office, to be maintained as a confidential record, that shows the location of all known prehistoric and historic archaeological resources in the unincorporated Santa Clara County portion of Stanford lands. If a project proposed pursuant to the General Use Permit were sited on a mapped prehistoric archaeological site, further site-specific analysis will be required to determine whether a significant impact would occur. Site-specific mitigation shall be identified by the County in accordance with the provisions of Section 21083.2 of the Public Resources Code.

(b) Should previously unidentified historic or prehistoric archaeological resources be discovered during construction, the contractor shall cease work in the immediate area and the County and Campus Archaeologist shall be contacted. The County may choose to retain an independent archaeologist to evaluate the site. Stanford's archaeologist shall assess the significance of the find and make mitigation recommendations (e.g., manual excavation of the immediate area), if warranted. If performed by Stanford's archaeologist, the assessment shall be forwarded to County planning staff for independent review. If the County deems

it appropriate, the County may hire an independent archaeologist to review the finds, proposed treatment plans, and reports prepared by the Campus Archaeologist.

Construction monitoring shall be conducted at any time ground-disturbing activities (greater than 12 inches in depth) are taking place in the immediate vicinity of archaeological resources discovered as described above. This includes building foundation demolition and construction, tree or tree-root removal, landscape irrigation installation, and utility line excavation.

If data recovery does not produce evidence of significant archaeological resources within the project area, further mitigation shall be limited to construction monitoring, unless additional testing or other specific mitigation measures are determined by a qualified archaeologist (Stanford's archaeologist or an independent archaeologist retained by the County) to be necessary to ensure avoidance of damage to significant archaeological resources. A technical report of findings describing the results of all monitoring shall be prepared in accordance with professional standards. The archaeological monitoring program shall be implemented by an individual meeting the Secretary of Interior Professional Qualifications Standards in Archaeology (36 CFR 61); individual field monitors shall be qualified in the recognition of archaeological resources of both the historic and/or prehistoric periods and possess sufficient academic and field training as required to conduct the work effectively and without undue delay.

(c) In the event that human skeletal remains are encountered, the applicant is required by County Ordinance No. B6-18 to immediately notify the County Coroner. Upon determination by the County Coroner that the remains are Native American, the coroner shall contact the California Native American Heritage Commission, pursuant to subdivision (c) of section 7050.5 of the Health and Safety Code and the County Coordinator of Indian affairs. No further disturbance of the site may be made except in compliance with all applicable federal, state, and local laws regarding Native American burials and artifacts. If artifacts are found on the site the Campus Archaeologist shall be contacted along with the County Planning Office. No further disturbance of the artifacts may be made except in compliance with all applicable federal, state, and local laws regarding Native American burials and artifacts.

After Mitigation: *Less than Significant*

Implementation of Measure HA-2: Protection of Archaeological Resources, would ensure protection of archaeological resources, and appropriate data recovery if resources are affected by future construction. This measure would reduce impacts to less than significant.

IMPACT: HA-3: Will the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Analysis: *Significant*

Only one fossil find has been recorded near the project area: a bison humerus recovered from a deep basement excavation at the Medical Center. However, it is possible that excavation would uncover unique paleontological resources. This impact is therefore considered significant.

Mitigation: **HA-3: Protection of Undiscovered Paleontological Materials**

In the event that fossilized or unfossilized shell or bone is uncovered during any earth-disturbing operation resulting from development under the proposed project, contractors shall stop work in the immediate area of the find and notify the Campus Archaeologist and the County Building Inspector assigned to the project. The Campus Archaeologist shall visit the site and make recommendations for treatment of the find (including consultation with a paleontologist and excavation, if warranted), which would be sent to the County Building Inspection Office and the County Planning Office. If a fossil find is confirmed, it will be recorded with the USGS and curated in an appropriate repository.

After Mitigation: *Less than Significant*

Implementation of Measure HA-3: Protection of Undiscovered Paleontological Materials, would ensure protection of paleontological resources, and appropriate data recovery if resources are affected by future construction. This measure would reduce impacts to less than significant.

IMPACT: HA-4: Will the project disturb any human remains, including those interred outside of formal cemeteries?

Analysis: *Significant*

Although highly unlikely, there is the possibility that human remains, including Native American burials, will be encountered during ground disturbing activities. This impact is therefore considered significant.

Mitigation: **HA-2: Protection of Archaeological Resources**

See Mitigation Measure HA-2(c) above.

After Mitigation: *Less than Significant*

Implementation of Measure HA-2(c): Protection of Archaeological Resources, would ensure that appropriate treatment of any human remains encountered during construction will be required. This measure would reduce impacts to less than significant.

4.9.D CUMULATIVE IMPACTS AND MITIGATION MEASURES

Existing and probable future projects within the project vicinity include the Stanford University Medical Center, Center for Cancer Treatment and Prevention/Ambulatory Care Pavilion and Parking Structure IV, Stanford Sand Hill Road Corridor, and Carnegie Foundation Research/Office Facility. All of these projects have the potential to further affect historic and archaeological resources within Stanford owned lands.

IMPACT: HA-C1: Will the project combined with cumulative projects have a potential to disturb historical resources?

Analysis: *Significant*

As is described above, any impacts to historical resources will require analysis on a site-specific basis. The same is true for cumulative analysis of these impacts.

The Sand Hill Road Corridor Project EIR has identified that there are a significant number of known historical resources within that project area that may be impacted by project activities. Cumulatively, this project, together with the projects proposed as part of the Stanford GUP, could create a significant impact to the historical resources within Santa Clara County if effects to historic structures cannot be avoided.

Because it is unknown at this time whether historical resources can be adequately protected, even with future site-specific analysis, this impact is considered significant and unavoidable.

Mitigation: Implementation of the following mitigation measures would reduce the project's incremental contribution to cumulative impacts to historical resources, but it cannot be determined at this time whether feasible mitigation exists to reduce these impacts to a level that is less than significant.

HA-1: Protection of Historic Resources

After Mitigation: *Significant*

Impact: HA-C2-4: Will the project combined with cumulative projects have a potential to disturb archaeological, unique geological, or paleontological resources, or human remains?

Analysis: *Significant*

As is described above, any impacts to archaeological resources will require analysis on a site-specific basis. The same is true for cumulative analysis of these impacts.

The project's incremental contribution to cumulative impacts would be significant prior to mitigation. However, impacts to geological and paleontological resources, as well as to human remains, would be mitigated to a less-than-significant level.

Mitigation: *Archaeological Resources*: Implementation of the following mitigation measures would reduce the impacts of the project to archaeological resources.

HA-2: Protection of Archaeological Resources

Other projects within Stanford lands also include mitigation, which will reduce their impacts to less than significant. The Sand Hill Road Project includes extensive mitigation to avoid resources where feasible and conduct data recovery at sites where archaeological resources would be affected.

Unique Geologic, Paleontological Resources and Human Remains: No mitigation is necessary.

After Mitigation: *Less than Significant*

Attachment H

a) Memorandum – Requirements for review of historic resources on the Stanford campus under the 2000 General Use Permit (dated July 1, 2014)

*emphasis added to highlighted sections in attachment

b) Statement of Compatibility for the proposed Shultz Building

STANFORD UNIVERSITY
LAND USE AND ENVIRONMENTAL PLANNING

July 1, 2014

Ms. Kavitha Kumar
Santa Clara County Planning Office
70 West Hedding, 7th floor
San Jose, CA 95110

Re: Review of historic resources and tree removal under the 2000 General Use Permit

Dear Kavitha:

Enclosed are the memoranda that we have prepared to reflect our common interpretation of Condition K.4 (removal of protected trees) and Conditions O.1 and O.2 (historic resources). Please place these in your files for future reference.

We have also attached a revised version of the GUP Checklist. The revisions are based on the interpretation and procedures detailed in these two memoranda. We will use this edited version for future ASA and ASX applications. Please let us know if you have any questions.

Thank you for your attention to this.

Catherine Palter

Catherine Palter
Director
Land Use and Environmental Planning

cc: Barbara Schussman
Laura Jones
Sapna Marfatia
Laura Goldstein
Julie Hardin-Stauter
Whitney McNair
Karen Hong

3160 Porter Drive, Suite 200 • Palo Alto, CA 94304-8442 • (650) 723-7773 • Fax (650) 725-8598

Perkins Coie

April 3, 2014

TO: Kavitha Kumar

FROM: Laura Jones and Barbara Schussman

RE: **County Review of Historic Resources on the Stanford University Campus**

This memorandum addresses Santa Clara County requirements for review of historic resources on the Stanford University campus.

Remodeling: Remodeling of structures that are on the County Inventory or that the County Planning Office determines are eligible for listing as a historic resource must follow the Secretary of Interior's Standards.

- If a structure already is on the Inventory or has been determined eligible for listing, Stanford submits a letter demonstrating the remodeling will follow the Secretary of Interior's Standards and no further analysis is required.

- For other structures that are 50 years or older, Stanford normally submits an assessment of the structure's eligibility for listing and the County determines whether the structure is eligible for listing. If it is eligible, then the remodeling will follow the Secretary of Interior's Standards and no further analysis is required.

- In cases where remodeling will follow the Secretary of Interior's Standards regardless of whether the structure is eligible for listing, the County can approve Stanford's request to forego the eligibility determination. Compliance with the standards will ensure there is no significant adverse effect.

Demolition. Additional site-specific CEQA review is required prior to demolition of a structure that the County determines to be eligible for listing.

- Prior to demolishing a structure 50 years or older, Stanford submits an assessment of the structure's eligibility for listing and the County determines whether the structure is eligible for listing.

- If the structure is eligible for listing, the County prepares a site-specific CEQA document assessing the impact to historic resources, identifying feasible mitigation measures and evaluating alternatives including preservation of the historic structure and the HHC provides a recommendation on the demolition.

- Following site-specific CEQA review, the County can approve or deny the demolition.

New Development. If new development under the GUP may affect a structure listed on the County Inventory, California Register, National Register, or that the County previously has determined eligible for listing, the County reviews the new building plans to ensure the significance of the historic structure will not be materially impaired.

- For new development within 75 feet of a building that is on the County Inventory or that has previously been determined by the County to be eligible for listing, Stanford prepares design guidelines and provides a letter to the County Planning Office confirming that the new building construction is compatible with the historic resource, as defined by the Secretary of the Interior's Standards. The 75 foot distance will be measured from the nearest exterior walls.

- The County Planning Office presents Stanford's design guidelines and letter to the HHC. In addition, if the historic resource is listed on the California Register or the National Register, the County also seeks comments from the State Historic Preservation Officer. Currently there is only one Stanford building subject to review under the GUP that is listed on the California Register or National Register: the Palo Alto Stock Farm Stable also known as the "Red Barn" located at 119 Fremont Road.

I. General Use Permit

The General Use Permit contains one condition that applies to historic resources, divided into two parts. The condition addresses remodeling projects, and requires that Stanford follow the Secretary of Interior's Standards if the structure to be remodeled either is on the County Heritage Resource Inventory or is determined to be eligible for listing as a historic resource.

A. Condition O.2(a): Structures on County Inventory or Determined Eligible for Listing as a Historic Resource

Condition O.2(a) applies to structures included in the Santa Clara County Heritage Resource Inventory or previously determined by the County Planning Office to be eligible for listing as a historic resource. A project that will alter any of these structures must comply with the following requirement:

> **the remodeling shall be conducted following the *Secretary of Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings,* or the *Secretary of Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* (1955).**[1]

[1] The foregoing "Standards" may vary slightly based on the scope of the effort: restoring a building is treated differently than rehabilitating a building for a new use. Restoration is the most conservative approach and is used for important buildings that require major work – these are the

The Stanford University Architect's office reviews proposed projects where a building previously has been found by the County to be eligible for listing on the California Register and/or County Inventory and submits a letter with the project application confirming that the project scope has been reviewed and found to be consistent with the Secretary of Interior's Standards. These reviews focus on alterations and additions to the exterior of buildings and are linked to the preservation of character-defining features as described in the evaluation.

On rare occasions, some exception to the Secretary of Interior's Standards may be required to address important preservation, safety or program goals. If so, Stanford prepares a letter justifying the exception. Stanford also prepares an analysis of whether the proposed work would materially impair the significance of the resource such that it would no longer possess sufficient integrity to be eligible for listing and thus a significant adverse impact as defined by CEQA might occur.

The County's Historic Preservation Planner reviews the project application and supporting materials for consistency with the Secretary of Interior's Standards and effects on character-defining features. Projects that meet the Secretary of Interior's Standards or that do not materially impair the significance of a resource, and thus create less than significant impacts under CEQA, will be permitted without further environmental impact review. *See* CEQA Guidelines § 15064.5(b)(3) (projects that follow the Secretary of Interior's Standards shall be considered as mitigated to a level of less than significant impact on the historical resource).

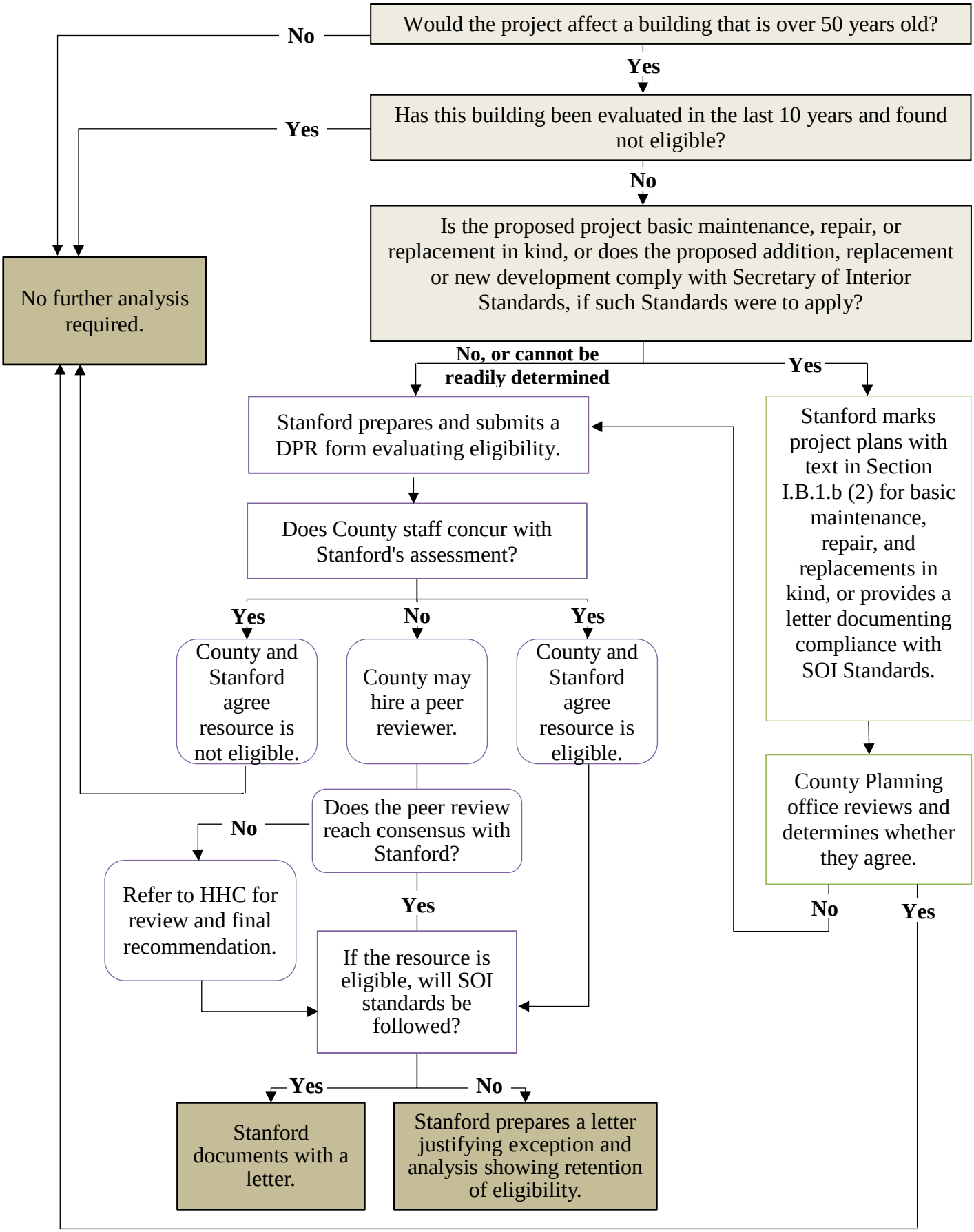
B. Condition O.2(b): Other Structures 50 or More Years Old

Condition O.2(b) applies to structures that are 50 or more years old, which previously have not been determined by the County to be eligible for listing. A list of structures on the Stanford University campus that were completed more than 50 years ago is included as Attachment 1 to this memo. For any proposed building project that involves remodeling, alteration, or a potential effect on a structure that is not on the Inventory but that is 50 or more years old, the following requirements apply and are shown on the flowchart below:

1. Stanford shall assess the structure to evaluate whether it appears eligible for inclusion in the Inventory, and will submit its assessment to the County Planning Office.

Standards Stanford used at Memorial Church, the Red Barn and Hanna House. Preservation Standards are appropriate for historic buildings in good condition that do not require major seismic repairs – Hoover Tower for example. Reconstruction of missing features such as the Main Quad statues is more likely to occur at Stanford than the reconstruction of entire buildings but there are Standards to guide that process as well. Stanford projects are typically evaluated against the Standards for Rehabilitation, where historic properties require substantial upgrades in terms of structure, building systems, and interior equipment to meet the requirements of modern codes and programs.

Review Process for Remodeling Projects in Buildings More Than 50 Years Old



If a proposed project would alter the exterior of a building more than 50 years old, Stanford prepares an evaluation of eligibility for listing on the California Register on the California Department of Parks and Recreation (DPR) form for recording historic resources. (This is a standard practice for determining whether a property qualifies as a historic resource.) If a building is found to meet one or more of the criteria for listing, then its character-defining features are described and a detailed discussion of the physical integrity of these features is also provided, with particular emphasis on the exterior public facades of the building.[2] For the reasons discussed in section III, below, the evaluation focuses on the building exterior. Where a building more than 50 years old houses major public spaces (as defined in section III, below), then discussion of the character-defining features and integrity of these spaces will also be included in the evaluation document.

There are two exceptions to the requirement that Stanford assess the structure for its eligibility for inclusion in the Inventory:

a. First, if the County Planning Office has determined the structure is not eligible for listing as a historic resource based on a DPR form prepared within the past 10 years, Stanford does not need to submit a new DPR form. Instead, the County relies on the previous assessment. Cultural resource survey efforts are generally regarded as having a "shelf life" of about ten years before circumstances may have changed enough to warrant re-evaluation.

b. Second, an assessment of the structure's eligibility for listing is unnecessary where the work to be performed would comply with the Secretary of Interior's Standards regardless of whether the building were determined to be eligible for listing as a historic resource. For example, basic maintenance, repair or replacement in kind (replacement of deteriorated materials with new materials that match the old) does not trigger the preparation of an evaluation because these activities are encouraged by and consistent with the Standards. This includes for example repainting, re-roofing, non-destructive cleaning, replacements as needed of gutters and downspouts, replacement of damaged windows, and non-destructive conservation treatments of stone or plaster surfaces. Other potential examples of work that may not necessitate an eligibility evaluation include: alterations to secondary facades such as conversion of a window to a door at the back of a building to comply with fire safety, exiting or ADA requirements, or the addition of vents on the façade or roof of a building if not visible from the primary façade; replacement of exterior mechanical system components; and demolition of accessory structures and additions that are less than 50 years old. Other types of work also may not necessitate an eligibility evaluation, at the discretion of County planning staff.

[2] Stanford properties found eligible for the Inventory under the review process described above may be presented by County staff to the HHC for consideration of inclusion of the property in the County's Inventory. Inventory listing requires final approval by the Board of Supervisors. The County will inform Stanford of its intent to present properties to the HHC and/or the Board of Supervisors for Inventory listing and Stanford may propose updates to the evaluation form.

Where Stanford believes an eligibility determination is unnecessary, the following process will be followed:

(1) A professional architect meeting professional qualification standards as defined by the National Park Service in the University Architect's Office will review the project plans to confirm that the work to be performed would meet the Secretary of Interior's Standards if the structure were determined eligible for listing as a historic resource.

(2) If the work constitutes basic maintenance, repair or replacement in kind, Stanford will mark the project plans as follows:

> Exterior work is limited to replacement of deteriorated materials with new materials that match the old. Project plans have been reviewed by [Name of Architect], who has determined the work would comply with the Secretary of Interior's Standards if such standards were to apply.

(3) If the work to be performed is more extensive than basic maintenance, repair or replacement in kind, Stanford will submit a letter along with the project plans explaining why the University Architect's Office has determined the work would comply with the Secretary of Interior's Standards if those standards were to apply.

(4) County Planning Office staff will review the marked plans or letter to determine whether they agree that an eligibility determination is unnecessary because the project will comply with Secretary of Interior's Standards if those standards were to apply. The County staff may require documentation as necessary to assist in their determination.

2. If the County Planning Office determines that the structure is potentially eligible for the Inventory, or is a potential historic resource, the County Planning Office will submit the assessment to the Santa Clara County Historic Heritage Commission for review.

The County's Historic Preservation Planner reviews Stanford's eligibility evaluation. If County staff does not concur with Stanford's findings regarding eligibility, then a peer review may be required to address the eligibility issue. If the peer reviewer and Stanford disagree and are unable to reach a consensus determination, then the matter is referred to the Historic Heritage Commission (HHC) for review. The HHC makes a final recommendation for listing on the County Inventory.

The assessment does not go to the Historic Heritage Commission for review if Stanford and the County Planning Office agree that the structure is eligible for listing. This is because the

Secretary of Interior's Standards would apply and ensure no significant impact will occur; there is no issue for the HHC to resolve.

> **3. If the structure is determined to be eligible for listing on the County Inventory, then the mitigation described in Condition O.2.a shall be required.**
>
> See Section I(A), above.

C. Condition O.1 : Demolition

Condition O.1 addresses demolition of buildings subject to the GUP that are 50 or more years old.

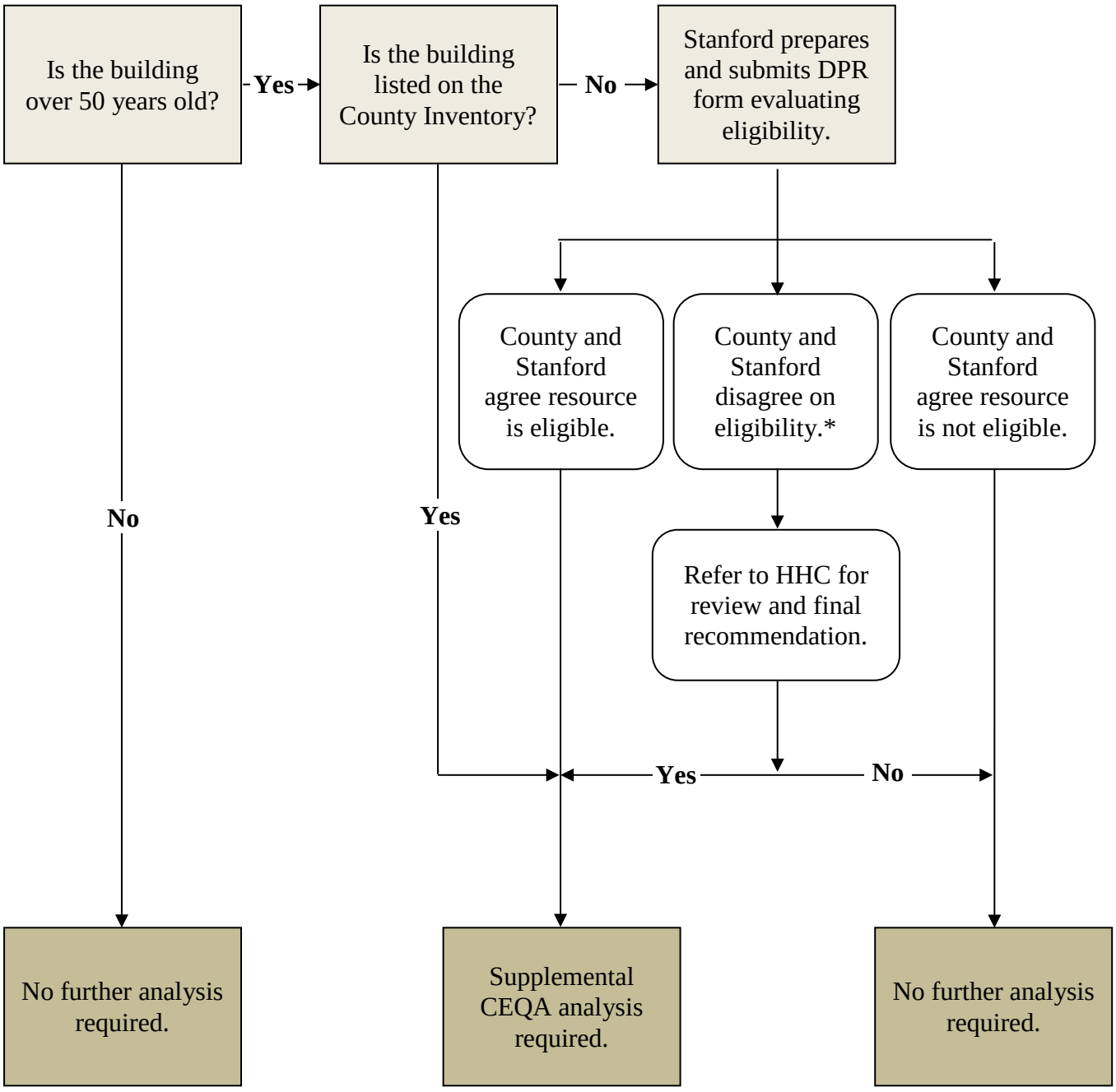
> **For any building project that involves demolition of a structure that is 50 years old or more, Stanford shall submit an assessment of the structure regarding its eligibility for listing to the County Planning Office. If the County Planning Office determines that the structure is listed or potentially eligible for listing on a federal, state, or local list of historic resources, or is a potential historic resource, then a site-specific analysis of the impact and any feasible mitigation measures shall be prepared as part of the environmental review of the project and the demolition will be referred to the Santa Clara County Historic Heritage Commission for its recommendation prior to County approval of a demolition permit.**

The County followed this process for demolition of Encina Gym by preparing a Supplement to the CP/GUP EIR that disclosed the adverse effect on historic resources, identified feasible mitigation, and evaluated alternatives including preservation and rehabilitation of the unreinforced masonry building. The supplemental EIR was presented to the HHC for its recommendation. The County determined that preservation and reuse of the historic building was infeasible, and granted approval to demolish and replace the building. The flowchart below shows the process for reviewing demolition permit applications within the GUP area.

A different process applies to demolition of single family homes. In areas zoned for single family housing, such as the faculty/staff subdivision, the residential uses are permitted as of right and no use permit is required. Therefore the GUP does not apply, but other County ordinances do apply including the County's Historic Preservation Ordinance. Under the County's Historic Preservation Ordinance, if a structure has been designated by the County as a Landmark, or if the structure has been listed on the County Inventory, a landmark alteration permit is needed to demolish the structure. Otherwise, issuance of the demolition permit is ministerial and is not subject to historic resources review or CEQA, In addition, if a structure has been designated by the County as a Landmark, a landmark alteration permit is needed for exterior modifications of

the structure. For structures that are not designated as a Landmark, no historic resources review is required in connection with building or grading permits.

Demolition Permit Review



* The County may hire a peer reviewer as described in the Review Process for Remodeling prior to referring the evaluation to the HHC.

II. Mitigation Monitoring and Reporting Program

The Mitigation Monitoring and Reporting Program adopted in connection with the Stanford General Use Permit contains an additional historic resources requirement pertaining to new campus development. The CP/GUP Environmental Impact Report recognized that implementation of these measures would reduce significant impacts to historic resources; however, the impact was considered to be significant and unavoidable.

> Although feasible mitigation measures would be required for such projects, it is not possible at this time to determine whether the measures would reduce the impact to less than significant levels because the evaluation of impacts to historic resources and corresponding mitigation is inherently site specific. Therefore, the impact is considered to be significant and unavoidable. (FEIR p. 4.9-11)

A. Measure HA-1(a)(2): New Development

Mitigation measure HA-1(a)(2) addresses new development that could affect the historical significance of a structure on the Stanford University campus.

> **If a construction project to be carried out pursuant to the General Use Permit involves remodeling of, or development that could physically affect, a structure that is included in the Santa Clara County Heritage Resource Inventory, the California Register of Historical Resources, or the National Register of Historical Places, or that County planning staff determines is eligible for listing or is a potential historic resource, the following shall apply:**
>
> . . .
>
> **2. *New Development:* New development plans shall be reviewed by the Santa Clara County HHC for appropriateness of design and siting to ensure that the historical significance of the structure is not adversely affected. If the structure is listed on the California Register or the National Register, the HHC shall request SHPO comment prior to approving the proposed project.**

The Stanford University Architect's Office reviews the construction of new buildings located within 75 feet of buildings that are listed on the California Register or National Register, or that have previously been found by the County to be eligible for listing on the California Register, for the new building's potential to impact the setting of the historic resource. The University Architect's Office prepares design guidelines and provides a letter to the County Planning Office

confirming that the new building construction has been reviewed and is compatible with any historic resource located within 75 feet of the proposed new building.

The County Planning Office presents Stanford's design guidelines and letter to the HHC. In addition, if the historic resource is listed on the California Register or the National Register, the County seeks comments from the State Historic Preservation Officer. Currently there is only one Stanford building subject to review under the GUP that is listed on the California Register or National Register: the Palo Alto Stock Farm Stable also known as the "Red Barn" located at 119 Fremont Road.

III. Interpretation of Historic Resources Requirements

Over the 13 years in which the County has implemented the General Use Permit, several questions have arisen and the County has made several interpretations of the GUP Condition addressing historic resources. This memorandum documents most of these interpretations in the preceding sections. However, one issue merits further discussion, here.

The GUP Condition applies to alterations to the exterior of campus buildings; it does not apply to building interiors unless the building houses major public spaces.

Generally, and as a matter of practice during the implementation of the 2000 GUP, alterations to interior spaces have not been subject to County review for historic preservation compliance. Similarly, the County does not regulate alterations to building interiors under its Historic Preservation Ordinance. However, a limited subset of interior spaces at Stanford may merit historic resources review. Where a historic building's interior plays an important role in programs open to the general public on an ongoing basis, the County may elect to require review of alterations to such public interior spaces. This would include primary public interior spaces in campus museums, performing arts and athletic competition venues. It would not include private offices, classrooms, lecture halls, laboratories or student residences where public access is not generally allowed.

The following buildings on the Stanford University campus are 50 or more years old and house programs open to the general public on an ongoing basis:

Building	***Construction date***	***Primary public space(s): subject to review(if integrity is present)***	***Secondary space(s): no review required***
Cantor Center/Stanford Museum	1891, 1902, 1999	Lobby and galleries on first and second floors of 1891 and 1902 wings; open staircase in lobby	Restrooms, staff offices, collection storage areas; all basement areas and all spaces in 1999 addition

Memorial Church[3]	1901	Main sanctuary, entry vestibule, choir lofts	Restrooms, offices, organ loft, all basement areas
Art Gallery	1917	Vestibule and gallery space	Restrooms, offices and store rooms, all basement areas
Hoover Tower	1941	Lobby, galleries, observation platform	Restrooms, offices and store rooms, all basement areas
Cobb Track House and Angell Field	1930	Lobby, track	Restrooms, offices and store rooms
*Memorial Hall	1937	Lobby, Little Theater, Auditorium	Restrooms, offices and store rooms, radio station
*Dinkelspiel Hall	1957	Lobby, Auditorium	Restrooms, offices and store rooms, practice rooms, "green room"
*Frost Amphitheater	1935	Terraces, stage	Restrooms, store rooms
*Burnham Pavilion/Ford Center	1921, 1990	Lobby, main gym	Restrooms, locker rooms, offices, store rooms; all spaces in 1990 addition

* More than 50 years old but not yet evaluated. Review for compliance with the Secretary of the Interior's Standards will only be required if the building is found to be a historic resource following the process outlined in Section Ib above.

B. Martin v. City and County of San Francisco

GUP Condition O.2 is a CEQA mitigation measure; it mirrors CP/GUP EIR measure HA-1(a)(1). Accordingly, CEQA case law is helpful in interpreting Condition O.2.

In the leading case to address public agency regulation of interior spaces, the court rejected an attempt by San Francisco to impose CEQA historic resources review on proposed modifications to the interior of an historic single-family residence. *Martin v. City and County of San Francisco*, 135 Cal. App. 4th 392 (2005) (Attachment 2 to this memorandum). The property at issue, built in 1853, was "one of the oldest structures in San Francisco," was designated as a "City landmark," and was located in a neighborhood listed on the National Register of Historic Places and the California Register of Historic Resources. *Id*. at 397. Designed by a renowned architect, the home's interior was one of its character-defining features, and the neighborhood's National Register listing was based, in part, on historic residential interiors. *See id*. Nevertheless, the court held that because proposed interior modifications to the structure would be imperceptible to outside observers, they had no potential to cause a significant effect on the physical environment and, therefore, were "beyond the reach of CEQA." *Id*. at 405. The court explained that CEQA covers "tangible physical manifestations that are perceptible by the

[3] State law and constitutional requirements for separation of church and state may limit the County's ability to impose requirements on modifications to the church's interior.

senses," and emphasizes "matters that can be seen, felt, heard, or smelled." *Id*. at 403. In reference to the interior renovations, the court stated: "For all intents and purposes, what was visible before will be no different than what will be visible if the modifications are completed." *Id*. at 405.

The same analysis applies to interior alterations to University buildings that the public generally cannot access. Regardless of these buildings' historic status and the extent to which their interiors contribute to any historic status, what the University "plans to do to the private interior" of its buildings "does not implicate a significant adverse effect on the environment" under CEQA. *Id*. at 397. The general public will not be able to perceive any changes to areas to which it ordinarily lacks access, such as offices, classrooms, lecture halls, laboratories, and student residences, and thus there can be no CEQA impact.

C. CEQA Applies to the Environment of Persons in General, Not Particular Persons

In reaching its decision, the court in *Martin* cited a foundational principle under CEQA that provides important support for the court's ruling: CEQA is concerned with the environment of persons in general, as opposed to effects on particular persons. *See Martin*, 135 Cal. App. 4th at 404 (quoting *Mira Mar Mobile Cmty v. City of Oceanside*, 119 Cal. App. 4th 477, 492 (2004)).

In *Mira Mar Mobile Community*, the court rejected a claim that an environmental impact report was required to analyze whether a proposed condominium project would block ocean views from an adjacent 173-unit mobile home community. The court reasoned, in part: "Under CEQA, the question is whether a project will affect the environment of persons in general, not whether a project will affect particular persons." *Mira Mar Mobile Cmty*, 119 Cal. App. 4th at 492; *see also Taxpayers for Accountable Sch. Bond Spending v. San Diego Unified Sch. Dist.*, 215 Cal. App. 4th 1013, 1042 (2013) (quoting same in rejecting assertion that alleged effect of stadium lighting on an individual community member constituted substantial evidence of a significant effect on the environment); *Ass'n for Prot. of Envtl. Values in Ukiah v. City of Ukiah*, 2 Cal. App. 4th 720, 734 (1991) (distinguishing between "adverse impacts upon particular persons and adverse impacts upon the environment of persons in general" when considering soil stability, water runoff, height, view, and privacy concerns raised by neighbors); *Topanga Beach Renters Ass'n v. Dep't of Gen. Servs.*, 58 Cal. App. 3d 188, 195 (1976) (refusing to require CEQA review for any impacts on evicted residents where demolition of 79 private structures was part of a beach restoration effort).

Relatedly, impacts to a limited number of individual users of project facilities do not constitute impacts on the environment. *Eureka Citizens for Responsible Gov't v. City of Eureka*, 147 Cal. App. 4th 357 (2007). The court in *Eureka Citizens* upheld an EIR's determination that a school playground's aesthetic and safety impacts were less than significant, despite comments claiming otherwise submitted by counsel for project opponents. *Id*. at 375-77. In addition to quoting the general rule set forth in *Mira Mar Mobile Community*, the court stated: "The possibility of [a]

significant adverse environmental impact is not raised simply because of individualized complaints regarding the aesthetic merit of a project." *Id*. at 375.

Here, University renovations of private building interiors could affect only "particular persons," namely University staff, students, or other authorized users, not "the environment of persons in general." *Mira Mar Mobile Community*, 119 Cal. App. 4th at 492. As in *Eureka Citizens*, any impacts related to historic or aesthetic concerns from such renovations would be to a limited number of individual campus users and, therefore, would not constitute impacts under CEQA. By contrast, interior renovations to historic University buildings that play an important role in programs open to the general public potentially could have CEQA impacts and, accordingly, may warrant historic resources review under appropriate circumstances.

STANFORD UNIVERSITY
UNIVERSITY ARCHITECT / CAMPUS PLANNING AND DESIGN

Dec 2nd, 2019

Charu Ahluwalia
Planning Office
County Government Center, East Wing, 7th Floor
70 West Hedding Street
San Jose, CA 95110-1705

Re: Letter of Compatibility for the George P. Shultz Building _____

Dear Ms. Ahluwalia,

HISTORICAL STATUS

1. More than 50 years old
   Yes ☐
   No ■

- On the County Heritage Resource Inventory ☐
- Evaluated and determined eligible for listing ☐
- Evaluated and determined not eligible for listing ☐
- To be evaluated ☐

SCOPE OF WORK

2. Major exterior modifications
   Yes ☐
   No ■

3. Minor exterior modifications
   Yes ☐
   No ■

4. Additions
   Yes ☐
   No ■

5. Within 75 feet of historically significant resources (Hoover Tower)
   Yes ■
   No ☐

   As per the memorandum addressing Santa Clara County requirements for review of historic resources on the Stanford campus dated April 3rd, 2014, whenever new development is proposed within 75 feet of a historic resource, Stanford prepares design guidelines and provides a letter to the County Planning Office confirming that the new building construction has been reviewed and is compatible (as

defined by the Secretary of the Interior's Standards) with the historic resource.

Here, the proposed Shultz Building is located within 75 feet of Hoover Tower. Hoover Tower is included on the County Inventory. Therefore, this letter provides design guidelines for the Shultz building and confirms that the building will be compatible with Hoover Tower, as defined by Secretary of Interior Standards.

PROJECT DESCRIPTION

Listed below is the scope of work for the exterior of the Shultz Building.

To construct the Shultz Building, Stanford proposes to demolish and replace an existing building that is located within 75 feet of Hoover Tower, the Lou Hoover Henry (LHH) building. The LHH building consists of two stories on top of a podium, and two stories below grade. Above grade, the first story consists of meeting spaces and the second story consists of offices enclosed in a glass box located directly behind a concrete arcaded facade. Below grade, both floors are reserved for the Hoover Institutions library and archives storage and processing.

The proposed Shultz Building will be constructed within the same footprint as the LHH Building and will maintain the same square footage as the LHH building. However, the proposed Shultz building provides opportunities for more research engagement above grade in daylit spaces for offices, research and meetings.

- The new Shultz building will be 55,472 gross square feet with four stories above grade and one level of basement. The new building will replace the existing LHH building with equal GUP square footage.
- The four stories above grade will consist of offices and conference rooms whereas the basement will house mechanical spaces and the storage and processing for archival materials.
- The Shultz building will be separated from the raised podium of the existing Herbert Hoover Memorial Building (HHMB) by a breezeway of approximately 13 feet. New stairs built from the breezeway to the courtyard level (first basement level) and podium level (first floor) will provide pedestrian connection and ease of access to HHMB.
- The Shultz building basement level will continue to connect with HHMB and Hoover Tower via two tunnels below grade to facilitate secure movement of archival material between buildings.
- The top floor of the new Shultz building will take advantage of the views and include two terraces, one overlooking Hoover Tower and the other facing Jane Stanford Way (Serra Mall).

CONCLUSION

- STATEMENT OF COMPATIBILITY

  Yes ■
  N/A □

  The University Architect / Campus Planning and Design Office has reviewed the proposed design for the George P. Schultz building. Based on the analysis listed below, the architecture of the new building is compatible with and does not materially impair the significance of the Hoover Tower, therefore we support the project.

Hoover Tower is included in the County Inventory and was evaluated in the context of collegiate architecture of the San Francisco Bay Area in the Survey of Historic Resources the was prepared by Stanford and accepted by the County in April 2017. The Survey found Hoover Tower eligible for listing on the California Register. Hoover Tower displays distinctive characteristics of the **Mission Revival style** to a similar extent as listed properties at other colleges and universities in the region. Hoover Tower embodies Mission Revival collegiate architecture in the region in the period 1925–1949 and thus meets Criterion 3 of the California Register.

It is possible to add new construction near historic properties without materially impairing the significance of the historic property if site conditions allow and if the design, density, and placement of the new construction respect the overall character of the site. Consistent with the guidelines provided by the Secretary of Interior's Standards for **New Construction within the Boundaries of Historic Properties (**https://www.nps.gov/tps/standards/applying-rehabilitation/successful-rehab/new-construction.htm), the proposed Shultz Building was designed based on the following principles:

Principle 1 – Primary Elevation and Character-defining Features Remain Unaltered: The proposed Shultz Building will not alter the primary elevation or character-defining features of Hoover Tower. The proposed Shultz Building is carefully located to the side of Hoover Tower to avoid blocking the primary facade and obscuring the character-defining features (refer to 2017 Survey) including:

- Axial symmetry
- Buff integral color stucco walls
- Terracotta tile domed roof
- Large, centered simple entry raised on a plinth
- Round headed and rectangular openings
- Square piers supporting roof
- Punched windows in expanses of plain walls
- Minimal surface ornament
- Thick walls that directly meet ground surface

Principle 2 – Protect Historical Setting: The original architects, Bakewell and Brown,

designed Hoover Tower as a freestanding building (Exhibit A).

- In **1930, the Library Quadrangle Masterplan** initially contemplated a quadrangular arrangement, Cubberly or **Education Building (1938) and Hoover Tower (1940)** were proposed as three story, connected buildings with the existing Green Library and Art Gallery respectively. However, the subsequent **1941 Library Quadrangle Masterplan** demonstrated a distinctively different architectural plan. Hoover Tower was envisioned as a monumental structure 285-foot in height, to replace the steeple of the church lost in the 1906 earthquake. The Tower was designed and constructed as a freestanding building topped by a carillon and marked with an arched entry.
- Subsequently in **1948, the Hoover Complex Master Plan** departed from the 1941 Bakewell and Brown design. The open space surrounding Hoover Tower was sacrificed, and new buildings were envisioned to be built on an expansive podium attached to the tower as a single unit. Consequently, **LHH (1967) and HHMB (1980)** were built in accordance to the podium plan.

Demolishing the LHH building and replacing it with the proposed Shultz building will restore the historic relationship between Hoover Tower and nearby buildings. The Shultz building has been designed to have a 23% reduced footprint compared to the LHH building. The separation created between the new Shultz building and Hoover Tower will enhance the formal historic relationship as originally intended by Bakewell and Brown. The Shultz building will also respect the symmetry around Hoover Tower. (Exhibit B):

- The Shultz building North façade will align to the Art Gallery North façade and maintain the generous setback along Jane Stanford Way.
- The west building line will maintain a symmetrical relationship respecting the center alignment of Hoover Tower. The north west corner of the Shultz building West façade will be equidistant as the east façade of the Art Gallery from the centerline established by Hoover Tower.

Principle 3 – Preserve Significant Viewsheds: The formal and most public view of Hoover Tower is along Jane Stanford Way linked directly across to Memorial Auditorium. In order to maintain this viewshed the proposed design will maximize the advantage of existing site conditions along Jane Stanford Way that are comprised of alternating wooded groves that limit visibility and lawn panels that open the vistas to mark entrances (Exhibit C).

- Instead of an elevated podium entry, the entrance to the new Shultz building will be provided directly at grade directly from Jane Stanford Way, enabling Hoover Tower to be viewed as a freestanding object building as per the original design intent.
- The Shultz building site will integrate with the existing grove along Jane Stanford Way to maintain the alternating rhythm of wooded and open spaces.

Principle 4 – Maintain Material and Architectural Compatibility:
The Shultz building massing, architectural aesthetic and material palette will conform

generally to the Main Campus architecture and particularly to Hoover Tower. Architectural forms, colors, and materials respond to the Central Campus Design Guidelines.

- The massing, height, proportions, size, scale, and architectural features of the Shultz building are respectful and compatible with its historic neighbors, including Hoover Tower (Exhibit C).
    - The Shultz building will be subordinate to the Hoover Tower when the two are viewed in close proximity to each other, especially from the primary viewshed along Jane Stanford Way and Memorial Auditorium.
    - The total height of Hoover Tower is 285' to the top. The main entry pavilion at the base of Hoover Tower is approximately 45' tall to the parapet. The Main Quadrangle ridge is at 68'-2"and the eave is at approximately 45'. The Shultz Building will be a 4-story building that continues the 45' datum set by the Main Quad and entry pavilion at Hoover Tower. The ridge of the new building will be 68'-3" and will align with the ridge of the Main Quad. Although the Shultz building will be a 4-story building with an eave at 54'the building will appear to be 3 stories tall as the fourth story will be set back at 45' to align with the mass of the Hoover Tower entry pavilion. This is similar to Encina Hall (ridge 64'-8" and eave 48'-3"), a 4-story building, that presents itself as a 3-story building.
- The Shultz building will relate to its neighborhood context by using compatible materials to establish continuity with the historic character, architectural styles, and periods. Since Hoover Tower is a depression era building, it is devoid of ornamentation affirming the development of a simpler architectural vocabulary during this period. The Tower features, an "uncompromising, hard-edged, smooth-faced shaft with slender, arcuated piers rising over a central block to a polygonal drum and red-tiled dome."[1] Similarly,
    - The Shultz building massing will compliment and borrow its material palette from its neighbors. The façades will be predominantly composed of buff colored precast cladding with limestone accents.
    - The fourth story will be set back from the three-story mass to separate the base from the hipped clay-tile roof and will be composed of a continuous strip of glazing.
    - The four façades will display a rhythm of solids and voids with proportionately grouped window that will emphasize solidity and verticality. By contrast, transparency along the façade will be emphasized with the use of a lattice-like precast members.

Principle 5 – Authenticity:
To be compliant with the Secretary on Interiors Standards the design exhibits

[1] Joncas, Richard, David J. Neuman, and Paul V. Turner. *Stanford University*. New York: Princeton Architectural Press, 2006. Print. p. 61

authenticity, the Shultz building architecture is compatible yet distinct with its neighbors in terms of form, massing, scale, complementary colors, materials, roof form and details.

- SIS #3 states – "**Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken."**
- SIS #9 states that "**The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."**

The Shultz building authentically reflects the current times through its moment frame structure. It is designed with square corners and lighter connections to counter gravity and seismic loads. In keeping with the neighborhood context and to mark the primary entrance, a single arch is provided from the internal courtyard. The overall building design does not replicate historic elements such as the repetitive gravity load arch to avoid creating a false sense of historic development.

University Architect / Campus Planning and Design office does not review projects for code compliance. Please contact me if you have any questions, I can be reached at (650) 644 9252.

Sincerely,

S. Marfatia

Sapna Marfatia, AIA, LEED AP.
Director of Architecture
University Architect / Campus Planning and Design Office

Attachments:
2017 GUP – Hoover Tower DPR, 2019 LHH DPR
Exhibit A – Masterplans 1930, 1941 & 1948 and Photograph after inauguration
Exhibit B – Roof Plan of Shultz in the neighborhood context with alignments
Exhibit C – Model Photographs
Exhibit D – Elevations with Material Board

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S1
Other Listings Santa Clara County Heritage Resource Inventory
Review Code Reviewer
Date

 ***Resource Name or #:** (Assigned by recorder) Hoover Tower
P1. Other Identifier: Stanford University Building 03-100
***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Santa Clara **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
***b. USGS 7.5' Quad** Palo Alto **Date** **T** ; **R** ; ☐ **of** ☐ **of Sec** ; **B.M.**
c. Address 550 Serra Mall City Stanford Zip 94305
d. UTM: (Give more than one for large and/or linear resources) Zone 10, 573699 mE/ 4142640 mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, etc., as appropriate)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This building is located with its north façade facing Serra Mall and on axis with Memorial Auditorium. It consists of a smooth-faced shaft with slender piers rising over a central block to a polygonal drum and red-tiled dome. The base includes a projecting two-story entrance portico that houses the lobby, on top of the lobby is an octagonal red tile roof. The main square volume has a recessed second story which is centered on the base. Above this and set back is the slender square tower. The arch is supported by two slender, simplified Corinthian columns topped with wide, semicircular stone archivolts that are adorned with bands of geometric patterns. Set back from the base is the slender square tower.

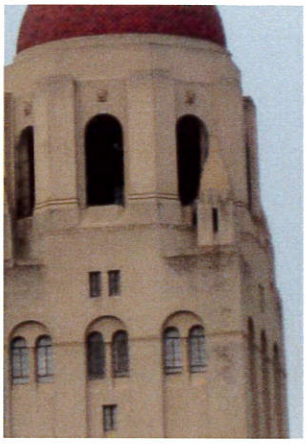
The tower has minimal fenestration and has some detailing at the top of the tower. The tower steps back on an octagonal form with Romanesque arched openings, turrets and ornamental features including molded lion's heads centered over each arch. There is a red- tile dome topped by an octagonal lantern. A new trellis built in 2016 is located behind the Hoover Tower and connects the Hoover Institution buildings.

***P3b. Resource Attributes:** (List attributes and codes) HP15 Educational building

***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #) *Left: View of north facade, 2015 Right: detail of tower, 2012*
P6. Date Constructed/Age and Source: ■ Historic ☐ Prehistoric ☐ 1940

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



***P7. Owner and Address:**
Board of Trustees, 3160 Porter Drive, Palo Alto, CA 94034

***P8. Recorded by:** (Name, affiliation, and address)
Elena Angoloti, Sapna Marfatia, LBRE, 3160 Porter Drive, Palo Alto, CA 94034

***P9. Date Recorded:**
1/23/2017

***P10. Survey Type:** (Describe)
Intensive

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2017 Stanford University Historic Resources Survey

***Attachments:** ☐NONE ☐Location Map ☐Continuation Sheet ■Building, Structure, and Object Record ☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐ Photograph Record ☐Other (List):

***Required information**

State of California The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 **of** 2 ***Resource Name or #** (Assigned by recorder) Hoover Tower

B1. Historic Name: Hoover Institution on War, Revolution and Peace

B2. Common Name: Hoover Tower

B3. Original Use: Academic AC-T/R

B4. Present Use: Academic AC-T/R

***B5. Architectural Style:** Mission Revival

***B6. Construction History:** (Construction date, alterations, and date of alterations)

Hoover Tower was constructed between 1939 and 1941, designed by Arthur Brown Jr. It survived the Loma Prieta earthquake with minimal damage. In 2011, the exterior of the building was restored, including repainting and repairing all windows as well as re- pointing the main entry steps and the observation deck. In 2016 a new detached trellis was constructed at the rear façade.

Date	Scope	Architect
1940	Construction	Arthur Brown Jr.
1967	Renovations (basement and 1st floor)	Spencer, Lee & Busse
1984	Improvements (10th floor)	Sugimura & Associates
2002	Renovations (ADA ramp)	Architectural Resources Group
2011	Exterior repairs	Architectural Resources Group
2016	Trellis	William Rawn Associates/Cody Anderson & Wasney

***B7. Moved?** ■ **No** □ **Yes** □ **Unknown** **Date:** _____ **Original Location:** _____

***B8. Related Features:** None

B9a. Architect: Arthur Brown Jr. b. Builder: Unknown

***B10. Significance: Theme** Romance of the West Collegiate Architecture **Area** San Francisco Bay Area

Period of Significance 1925- 1949 **Property Type** Academic AC-T/R **Applicable Criteria** 2, 3

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The property was evaluated in the context of collegiate architecture of the San Francisco Bay Area and found eligible for listing on the California Register. The property displays the distinctive characteristics of Mission Revival style to a similar extent as listed properties at other colleges and universities in the region. The property therefore embodies Mission Revival collegiate architecture in the region in the period 1925– 1949 and thus meets Criterion 3 of the California Register. The property was evaluated for association with events and no significant events were identified, thus the property is not eligible under Criterion 1. The property is eligible under Criterion 2 for association with Herbert Hoover (period of significance 1940- 1964).

The character-defining features of the property are:

- Axial symmetry
- Buff integral stucco walls
- Terracotta tile domed roof
- Large, centered simple entry raised on a plinth
- Round headed and rectangular openings
- Square piers supporting roof
- Punched windows in expanses of plain walls
- Minimal surface ornament
- Thick walls directly meet ground surface

The 2016 trellis constructed after the period of significance was evaluated and found compatible but not a character-defining feature of the property.

B11. Additional Resource Attributes: (List attributes and codes)

***B12. References:**

2017 Stanford University Historic Resources Survey

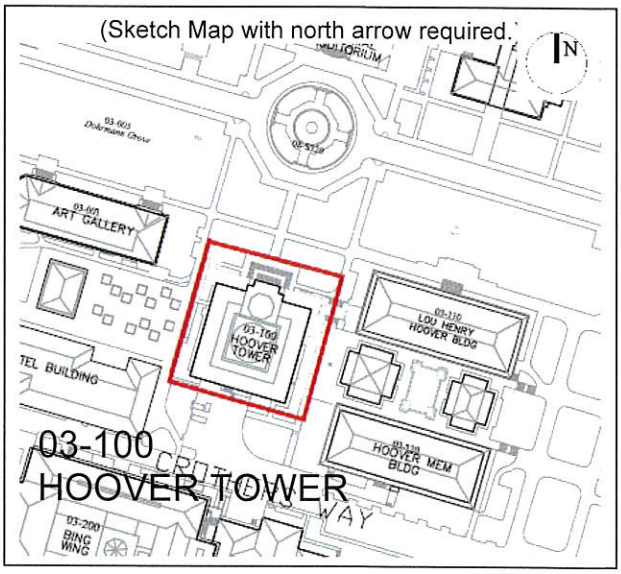
Remarks:

***B14. Evaluator** Sapna Marfatia, Elena Angoloti, Laura Jones

***Date of Evaluation:** 4/26/2017

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



*Required information

State of California ♘ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #_____
HRI #
Trinomial
NRHP Status Code
Other Listing
Review Code _____ Reviewer _____ Date _____

Page 1 **of** 6 ***Resource Name or #:** (Assigned by recorder) Lou Henry Hoover Building
P1. Other Identifier: Stanford University building 03-110

*P2. **Location:** ☐ **Not for Publication** ☒ **Unrestricted**
*a. **County** Santa Clara **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)
*b. **USGS 7.5' Quad** Palo Alto **Date** _____ **T** __; **R** ___; __ ☐ **of** __ ☐ **of Sec** __; _____ **B.M.**
c. Address 580 Serra Mall City Stanford Zip 94305
d. UTM: (Give more than one for large and/or linear resources) Zone __, _____ mE/ _____ mN
e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

This building is part of a complex of four buildings. The two large buildings: Lou Henry Hoover Building and The Hoover Memorial Building are connected by a raised podium. The two smaller square one-story pavilion buildings are located on the podium and have a sunken courtyard in between. It is situated adjacent to the east side of Hoover Tower and is at the corner of Serra and Galvez Mall. The Lou Henry Hoover is a multi-story building with a hipped red-tile roof. The exterior of this building has a high arcade made of precast concrete panels on all sides with a vertical reveal at the panel junction. A two-story glass curtain walls forms the main cladding within the arcade.

***P3b. Resource Attributes:** (List attributes and codes) HP15 Educational building

P5a. Photograph or Drawing (Photograph required for buildings, structures, and objects.)

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (view, date, accession #) West façade 2016
***P6. Date Constructed/Age and Source:** ☐ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**
Board of Trustees,
3160 Porter Drive,
Palo Alto, CA 94304-1241
***P8. Recorded by:** (Name, affiliation, and address) Sapna Marfatia, Laura Jones
3160 Porter Drive,
Palo Alto, CA 94304-1241
***P9. Date Recorded:** 7/12/19
***P10. Survey Type:** (Describe)
Intensive
***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
2017 Stanford University Historic Resources Survey

***Attachments:** ☒NONE ☐Location Map ☐Continuation Sheet ☐Building, Structure, and Object Record
☐Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record
☐Artifact Record ☐Photograph Record ☐ Other (List): _____

State of California ♘ The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary # _____
HRI# _____

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) Lou Hoover Henry ***NRHP Status Code** 6Z
Page 2 **of** 6

B1. Historic Name: Lou Hoover Henry Building
B2. Common Name: Lou Hoover Henry or LHH
B3. Original Use: Academic AC-T/R B4. Present Use: Academic AC-T/R
***B5. Architectural Style:** Brutalist
***B6. Construction History:** (Construction date, alterations, and date of alterations)

Charles Luckman Associates (1967), Herbert Hoover Memorial building construction, Ernest J. Kump Associates (1980), basement archive expansion, Weston Associates (1983), Lou Henry Hoover first floor renovation, 2009 Cody Anderson Wasney Architects (2009)

***B7. Moved?** ☒No ☐Yes ☐Unknown **Date:** _____ **Original Location:** _____
***B8. Related Features:**

Hoover Institution (Hoover Tower 1941), Herbert Hoover Memorial Building (1980)

B9a. Architect: Charles Luckman Associates b. Builder: unknown
***B10. Significance: Theme** Regional Modernism (1950 - 1974) **Area** San Francisco Bay Area

Period of Significance N/A **Property Type** Academic **Applicable Criteria** N/A
(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Stanford alumnus Herbert Hoover's drive to understand the origins of World War I (1914-1918) led to his collecting primary materials relating to the war, motivated by the belief that if people understood how wars were started they could instead choose to act in a way that would sustain peace.[1] The Hoover Institution on War, Peace and Revolution was founded in 1919—Hoover took part in the 1919 Paris Peace Talks following the end of the war—and materials were first housed in Stanford University's main library in 1921. An ardent Republican who served as United States president from 1929-1933, Hoover was also interested in safeguarding individual, economic and political freedoms with a minimum of government intrusion into the lives of individuals.[2] In 1941 the Hoover Tower was constructed and the Hoover collection transferred there. In 1960 economist W. Glenn Campbell was recommended by Hoover to act as the Hoover Institution director; Campbell's success with fund-raising and program expansion that included adding public policy scholars to academic scholars would ultimately cause the Hoover Institution to gradually evolve from a campus library and archive in 1960 to a global think tank.[3]
Continued on page 3.

B11. Additional Resource Attributes: (List attributes and codes) _____
***B12. References:**

2017 Stanford University Historic Resources Survey

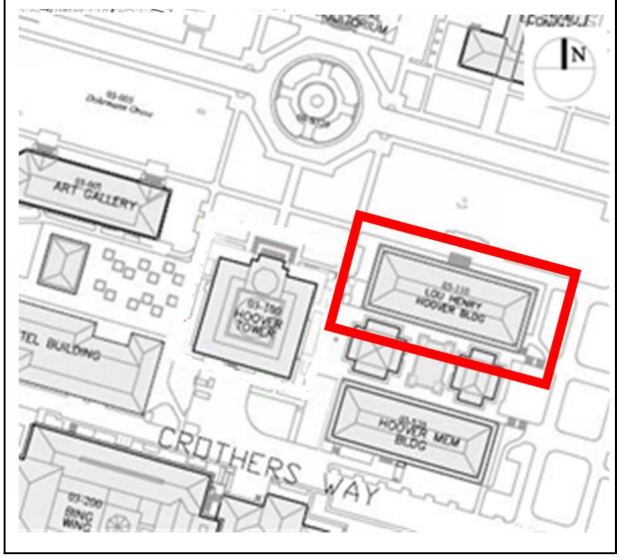
B13. Remarks:

See Continuation sheets

***B14. Evaluator:** Sapna Marfatia, Laura Jones & Julie Cain
***Date of Evaluation:** 7/12/19

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



B10 Significance (continued)

On 21 May 1964, the Stanford Board of Trustees voted to allocate $500,000 toward the construction of a new building in honor of Herbert Hoover's upcoming ninetieth birthday.[4] This amount was increased by a $750,000 gift from Pittsburg's Scaife family, in honor of Hoover's birthday and his fifty years of public service.[5] Opened in 1967, and named the Lou Henry Hoover Building at Hoover's request, the new four-story structure was a free-standing addition to Hoover Tower.[6] The purpose of the Lou Henry Hoover Building was to provide additional space for the expanding Hoover Institution library collection and the growing number of research scholars. Part of the Hoover Library Archives are still housed within the building today but the newspaper collection and the East Asia collection (originally known as the Chinese and Japanese collections) have since been transferred to other locations.

Today's Hoover Institution provides access to primary materials and books relating to WWI, WWII, the Cold War and other subsequent social upheavals, making the Hoover Institution a "center for advanced study and scholarly writing on economic, political and social change" in the twentieth and twenty-first centuries.[7] Resident and visiting scholars, known as Hoover Fellows, are recruited for their demonstrated abilities within the fields of economics, history, law and political science, whether generalist or specialized.[8] A research-based approach, using the Hoover collections as primary and secondary source materials, enables Hoover Fellows to advance public policy focused on individual freedom, promotion of free markets and limited government.[9]

Criterion1 (Association with Events)
The Lou Henry Hoover Building was evaluated for association with significant events in local, state or national history taking place between the opening of the building in 1967 and 45 years ago in 1974. A search of the newspaper records yields reports of conferences organized by the Hoover Institution and attended by world leaders and prominent scholars between 1967 and 1974.[10] However, these conferences often occurred elsewhere on campus or at nearby hotels and were not specifically associated with the Lou Henry Hoover Building but rather with the Hoover Institution. For example, when the Lou Henry Hoover Building opened in 1967, a five-day conference that focused on "Fifty Years of Communism in Russia" took place at Tresidder Union.[11] In 1969, a three-day conference on "Peaceful Change in Modern Society" was held in honor of the Hoover Institution's fiftieth anniversary but was located at the Graduate School of Business.[12]

Newspaper records also revealed that the Hoover Institution was a focus of anti-war protest in the late 1960s through the early 1970s, with windows being smashed at the Lou Henry Hoover Building and two conferences disrupted by protesters.[13] Student protest, both peaceful and violent, was a fundamental part of this era and took place throughout the country; none of the protests at the Lou Henry Hoover Building rose to the level of significance associated with, for example, protests at the University of California at Berkeley, where the Free Speech Movement began, or the killing of student protesters at Kent State by the Ohio National Guard.

None of the specific events associated with the Lou Henry Hoover Building between 1967 and 1974 rises to the level of "a specific event marking an important moment in American pre-history or history," or an association "with a pattern of events or a historic trend that made a significant discovery and/or a pattern of discovery marking an important contribution to the community, the state of California, or the United States as a whole."[14] Therefore the Lou Henry Hoover Building does not appear to be eligible for the California Register under Criterion 1.

Criterion 2 (Association with Significant People)
The Lou Henry Hoover Building is associated with Herbert Hoover, who is undeniably a significant historical figure. However, the association is not strong enough to reach the level of significance required for eligibility. Herbert Hoover was 90 years old and in frail health when the building was commissioned (he died the same year) and had been retired from public life for nearly two decades. Many other properties survive more closely associated with Hoover's life: the White House, the Hoover Tower, the Herbert Hoover National Historic Site (West Branch, Iowa), the Hoover-Minthorn House (Newberg, Oregon), and the Rapidan Fishing Camp (Virginia) among others. Therefore the Lou Henry Hoover Building is not eligible under Criterion 2 for association with Mr. Hoover.

The Lou Henry Hoover Building was evaluated for association with significant historical people who may have worked in the building. In the context of an academic and public policy institution ,national or international awards such as the Nobel Prize in Economic Sciences, the National Medal of Science and the Presidential Medal of Freedom were used to identify potentially significant persons or groups "whose activities are demonstrably important within a local, state or national historic context." The Nobel Prize in Economic Sciences, formally known as the Sveriges Riksbank Prize in Economic Sciences in Memory of Alfred Nobel, has been awarded since 1969 for "outstanding achievements…according to the same principles as for the Nobel Prizes that have been awarded since 1901."[15] The National Medal of Science, created in 1959 and expanded to include the social sciences in 1979, is awarded by the United States President for "important contributions to the advancement of knowledge" in numerous fields.[16] The Presidential Medal of Freedom, the highest American civilian honor, is also awarded by the United States President, and is earned for "especially meritorious contributions to the security or national interests of the United States, to world peace, or to cultural or other significant public or private endeavors."[17]

While a dozen persons associated with the Hoover Institution as a whole have been awarded one or more of these three prizes, most of them were being awarded for work done before they arrived at the Hoover Institution and the awards were given less than forty-five years ago. To be eligible for association with a significant person, award recipients must be directly associated with the subject property.[18] Additionally, he or she must have had office space within the Lou Henry Hoover Building between 1967 and 1974 and completed the work they were being awarded for at that location.

Only one of the award-winning scholars, British historian Robert Conquest, was awarded one or more of these prizes—the Presidential Medal of Freedom (2005) —and had office space in the Lou Henry Hoover Building. However, his most significant work was the publication of The Great Terror: Stalin's Purges in the 1930s and this definitive book on Russian leader Joseph Stalin was published in 1968; Conquest did not arrive at the Hoover Institution and work in the Lou Henry Hoover Building until 1981. None of the other recipients associated with the Hoover Institution worked in the Lou Henry Hoover Building, much less during the appropriate 1967-1974 timeframe. Therefore the Lou Henry Hoover Building does not appear to be eligible for the California Register under Criterion 2.

Criterion 3 (Architecture, Design, Workmanship)

The building complex was evaluated in the context of Collegiate Architecture in the San Francisco Bay Area during the survey of Stanford University's academic campus completed in 2017. This building complex did not meet the theme as it lacks distinctive characteristics of the Brutalist style. While it has monumental massing, exposed structural system and repetitive elements it lacks exposed grey concrete finish, block-like shapes as well as angular elements characteristic of better examples of the style at college campuses in the region. Additionally, it has a Spanish tile roof instead of a flat roof and false double story arches. The property therefore cannot embody Brutalist collegiate architecture in the region in the period 1950– 1974 and thus fails to meet Criterion 3 of the California Register.

Criterion 4 (Information Potential)
The Lou Henry Hoover Building does not present potential to yield important scientific information through examination of its construction techniques, building craftsmanship, or the presence of archaeological materials on its site. The land use history of the building location suggests that this is the first structure to occupy the site. The Lou Henry Hoover Building does not appear to be eligible for the California Register under Criterion 4.

Criteria Consideration F (Commemorative Properties)
The National Register of Historic Places provides additional instruction for consideration of commemorative properties. Commemorative properties are designed or constructed after the occurrence of an important historic event or after the life of an important person. They are not directly associated with the event or with the person's productive life, but serve as evidence of a later generation's assessment of the past. Their significance comes from their value as cultural expressions at the date of their creation. Therefore, a commemorative property generally must be over fifty years old and must possess significance based on its own value, not on the value of the event or person being memorialized.[19]

The subject property was named in honor of Hoover's wife, Lou Henry Hoover; the couple married in 1898. Also a Stanford alumnus, Mrs. Hoover is best known for her role as First Lady, which took place while she and Hoover lived at the White House in Washington, DC between 1929 and 1933. She is also known for contributing to the design of Lou Henry Hoover House, located at Stanford University and home of the university president and his/her family. Also named for Mrs. Hoover at her husband's request, the Lou Henry Hoover House is on the National Register of Historic Places.

The Lou Henry Hoover Building, while a commemorative building, would not quality under Criterion F to be eligible for listing as it is not a "property whose sole or primary function is commemorative or in which the commemorative function is of primary significance."[20] It has no direct historic association with Lou Henry Hoover. It was constructed in 1967, thirty-three years after her death. Instead, the Lou Henry Hoover Building has a non-commemorative primary function, which is to house part of the extensive Hoover Institution Collection and provide office space for some of the Hoover Fellows.

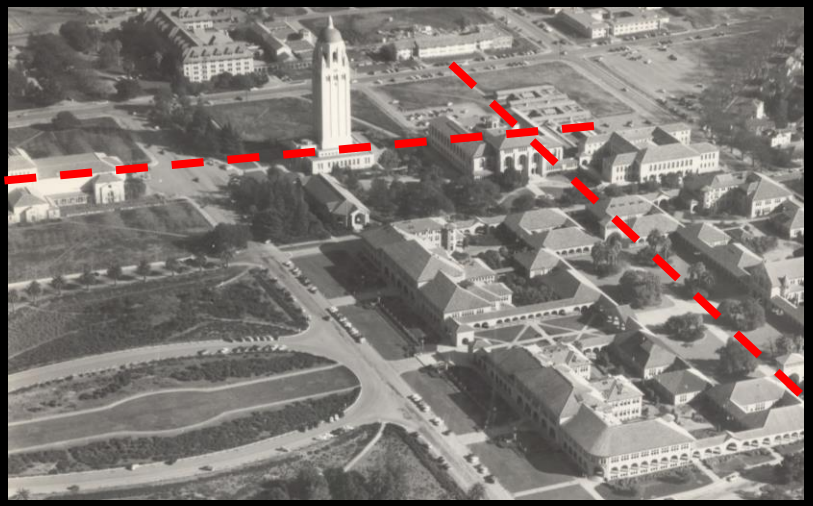
B. 13. Remarks
The Hoover Institution's main building, Hoover Tower, is listed on the California Historic Resources Inventory and on the County of Santa Clara Historic Resources Inventory as a significant historic building.

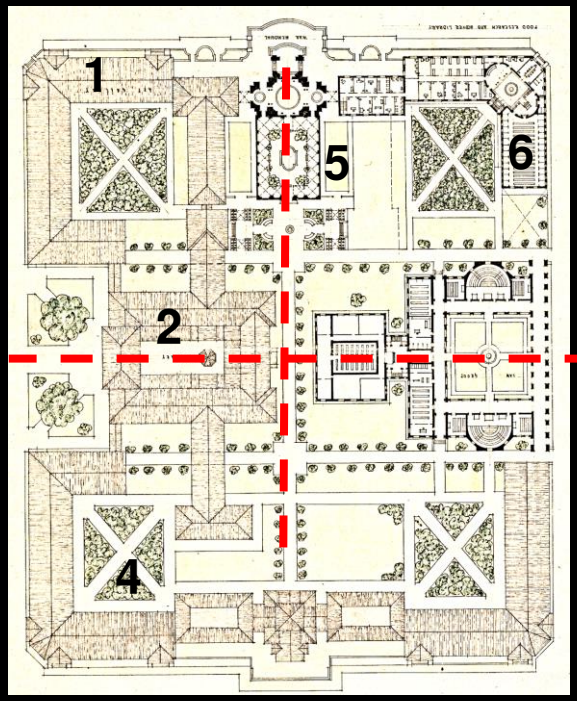
End Notes

[1] Hoover collected many materials himself and contributed $50,000 in 1919 to Stanford professor Ephraim D. Adams to travel to Europe to collect materials also. Hoover Institution; https://www.hoover.org/about/timeline (accessed 18 June 2019).
[2] Hoover told friend and fellow Stanford University Trustee David Packard that he believed creating the Hoover Institution was the single most significant accomplishment of his life. George E. Nash, *Herbert Hoover and Stanford University* (Stanford: Hoover Institution Press 1988), 166.
[3] W. Glenn Campbell, Hoover Institution; https://www.hoover.org/profiles/w-glenn-campbell (accessed 18 June 2019); and Hoover Institution Timeline, https://www.hoover.org/about/timeline (accessed 20 June 2019).
[4] SC0677, Vice President of Business Affairs Records, Stanford University Archives, Box 102, Folder Lou Henry Hoover Building.
[5] Nash, 166.
[6] Two stories of the Lou Henry Hoover Building are located above ground and two below ground. The Hoover Institution is currently located in four separate buildings. The Herbert Hoover Memorial Building was dedicated in 1978 and the David and Joan Traitel Building in 2017. Peter Duignan, The Library of the Hoover Institution on War, Peace and Revolution (Stanford University: Hoover Institution, 1985), 17; and "Hoover Expands," *Stanford Daily* (20 Jun 1966), 8; and Monika Guttman, untitled article, *Stanford Daily* (1 November 1979), 6; and "David and Joan Traitel Building," Hoover Institution, https://www.hoover.org/traitelbuilding (accessed 11 Jun 2019).
[7] "Hoover Expands," *Stanford Daily* (20 Jun 1966), 8.
[8] Hoover Institution, Book of Lists (2010-2011), https://www.hoover.org (accessed 11 Jun 2019).
[9] Hoover Institution, Book of Lists (2010-2011), https://www.hoover.org (accessed 11 Jun 2019).
[10] The California Register and National Register typically set a guideline of a minimum of fifty years for events and persons to have passed before they can be deemed significant in order for a historical scholarly record to have been established; this evaluation is using a 45-year timeframe so looking at 1967 to 1974.
[11] Stanford Daily (9 October 1967), 1.
[12] "Conference to Mark Hoover Celebration," Stanford Daily (17 November 1969), 1.
[13] "Broken Window Costs Mount Over $15,000," Stanford Daily (13 April 1970), 1; and "Friday Night Protest Quiet: Police Bring In Helicopter," Stanford Daily (4 May 1970), 4; and "Window Breaking Erupts as March Protests Invasion," Stanford Daily (8 February 1971), 1; and "Attacked for Politics, Policies: Critics Center on Hoover Boss," Stanford Daily (7 January 1972), 16; and "Marchers Face Police After Night Meeting," Stanford Daily (25 January 1972), 1.
[14] National Park Service, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation," https://www.nps.gov/nr/publications/bulletins/nrb15/ (accessed 11 June 2019).
[15] The Nobel Prize, https://www.nobelprize.org/prizes/economic-sciences/ (accessed 11 June 2019).
[16] The National Medal of Science, https://en.wikipedia.org/wiki/National_Medal_of_Science (accessed 11 June 2019).
The Presidential Medal of Freedom, https://obamawhitehouse.archives.gov/campaign/medal-of-freedom (accessed 11 June 2019).
[17]
The Presidential Medal of Freedom, https://obamawhitehouse.archives.gov/campaign/medal-of-freedom (accessed 11 June 2019).
[18] National Park Service, National Register Bulletin 32: Guidelines for Evaluating and Documenting Properties Associated with Significant Persons, 15.
[19] National Park Service, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation," https://www.nps.gov/nr/publications/bulletins/nrb15/ (accessed 11 June 2019).
[20] National Park Service, National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation," https://www.nps.gov/nr/publications/bulletins/nrb15/ (accessed 11 June 2019).

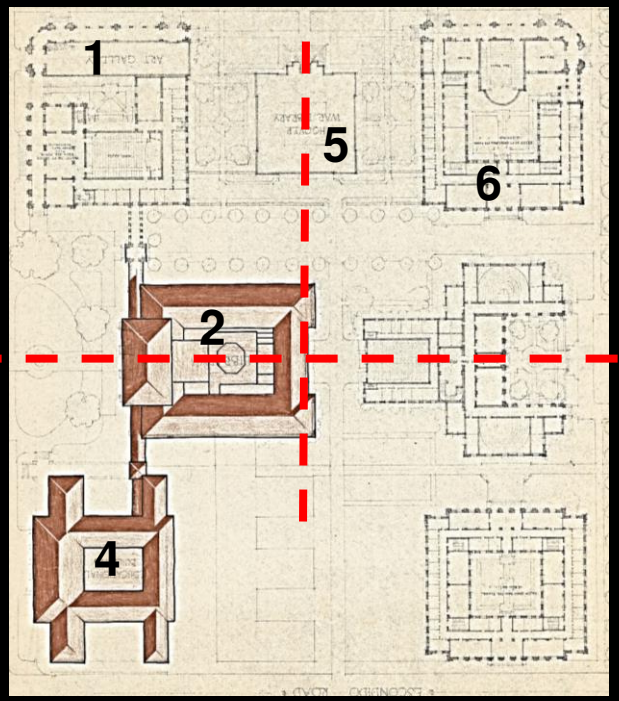
EXHIBIT A

1 Art Gallery (1917)
2 Green Library (1919)
3 Memorial Aud. (1937)
4 Cubberly (1938)
5 Hoover Tower (1940)
6 LHH & HHMB (1967, 1980)

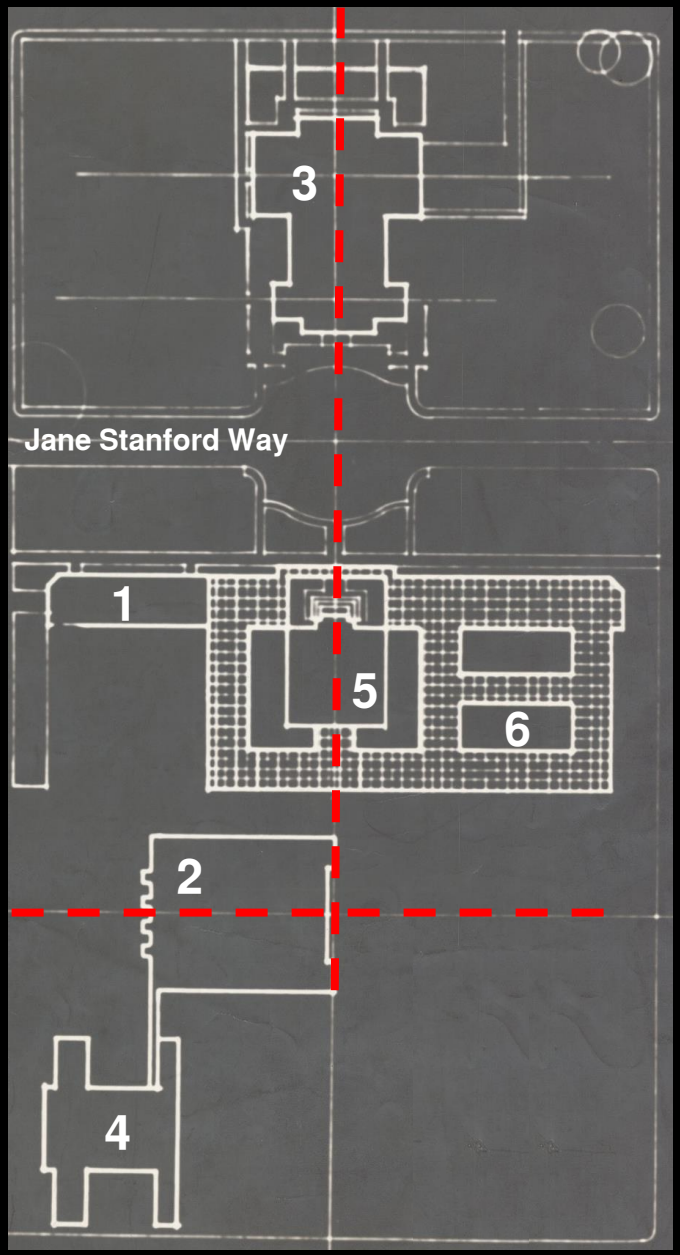




1930 _ Library MP



1941_Library MP



1948_Hoover Complex

EXHIBIT B

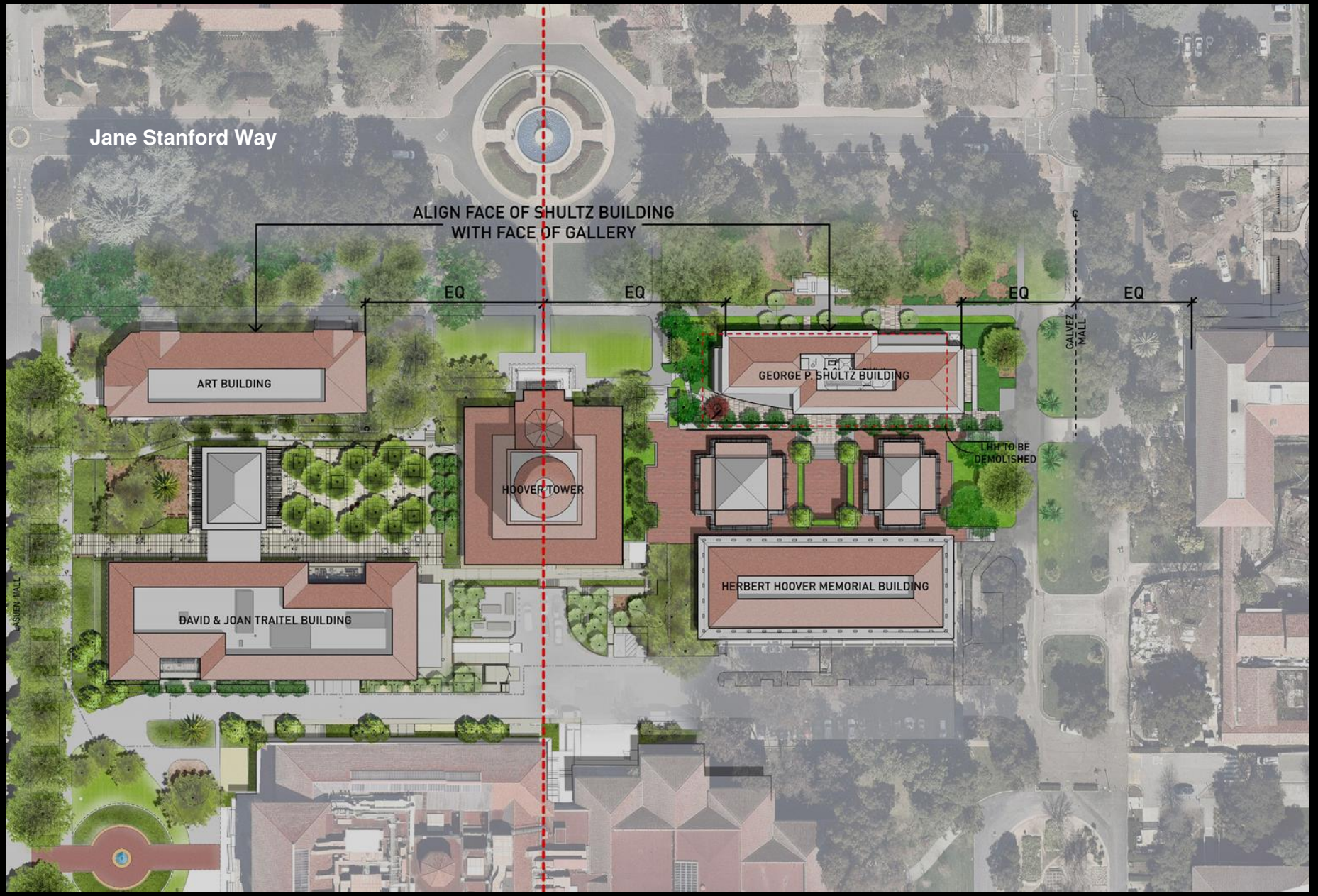
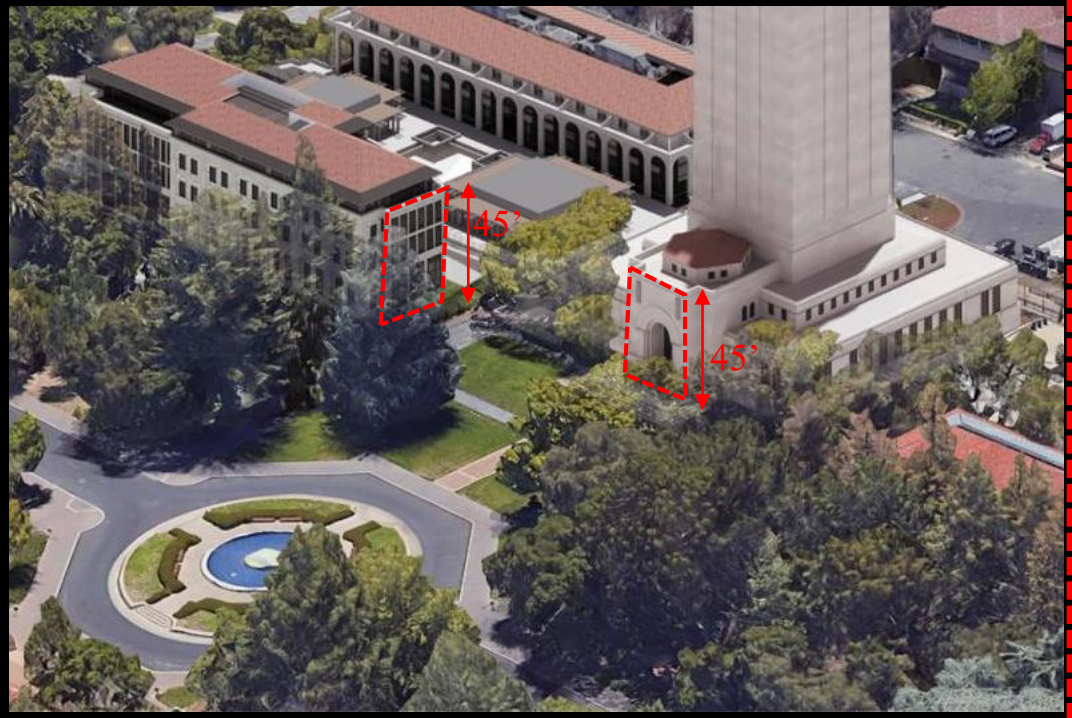
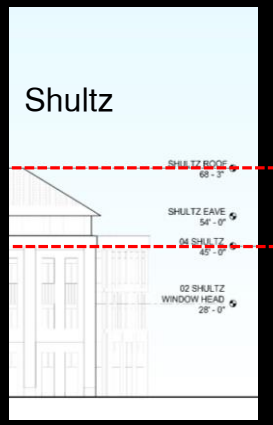
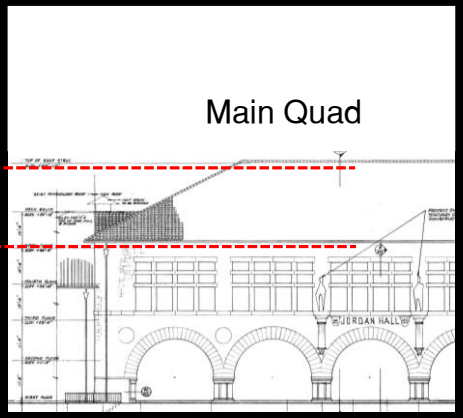
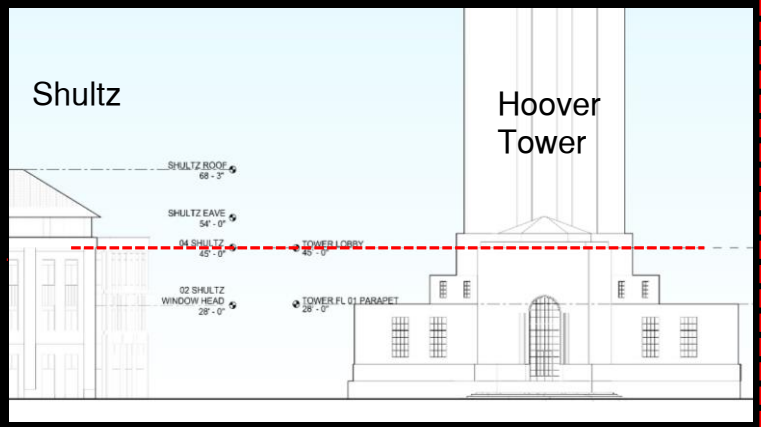

Jane Stanford Way
ALIGN FACE OF SHULTZ BUILDING
WITH FACE OF GALLERY
EQ
EQ
EQ
EQ
ART BUILDING
HOOVER TOWER
GEORGE P. SHULTZ BUILDING
LHH TO BE
DEMOLISHED
GALVEZ
MALL
HERBERT HOOVER MEMORIAL BUILDING
DAVID & JOAN TRAITEL BUILDING
ASSEN HALL

EXHIBIT C


45'
45'


Shultz
SHULTZ ROOF
68' - 3"
SHULTZ EAVE
54' - 0"
04 SHULTZ
45' - 0"
02 SHULTZ
WINDOW HEAD
28' - 0"


Main Quad
JURDAN HALL


Shultz
Hoover
Tower
SHULTZ ROOF
68' - 3"
SHULTZ EAVE
54' - 0"
04 SHULTZ
45' - 0"
02 SHULTZ
WINDOW HEAD
28' - 0"
TOWER LOBBY
45' - 0"
TOWER FL 01 PARAPET
28' - 0"

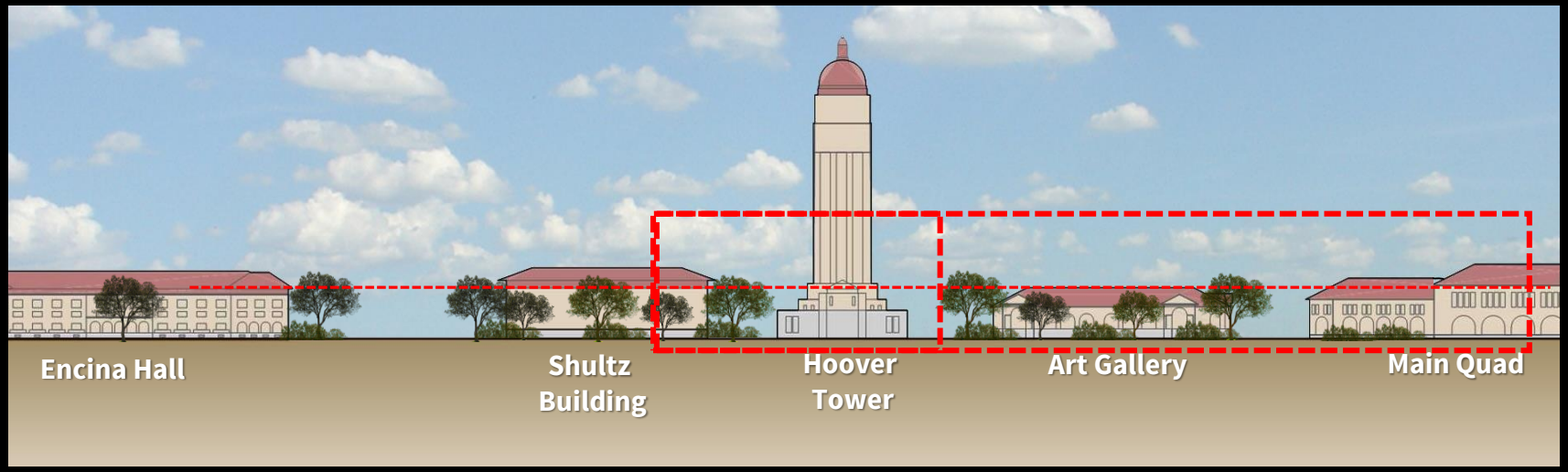

Encina Hall
Shultz
Building
Hoover
Tower
Art Gallery
Main Quad

EXHIBIT D

NORTH

EAST

SOUTH

WEST