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Planning Office

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STAFF REPORT
Zoning Administration
July 1, 2021

Public Hearing Item No. 2

Staff Contact: Charu Ahluwalia, Associate Planner
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PLN20-048 (STANFORD UNIVERSITY)

Architecture & Site Approval - Collaboration Building Project in the Center for Advanced Behavioral Sciences Complex ("CASBS")

Summary: Land use application for an Architecture & Site Approval (ASA) for the construction of a new 1,689 square-foot Collaboration Building in the Center for Advanced Behavioral Sciences ("CASBS") Complex, that has been determined 'potentially eligible' for listing in the California Register of Historic Resources, and associated site improvements. The project includes demolition of two existing storage sheds and a shower facility, located at the far end of the CASBS Complex parking lot, equaling a total 1,721 square-feet of demolition area.

Owner: Stanford University
Applicant: Paul Forti, Project Manager
Address: 75 Alta Road, Stanford
APN: 142-12-002
Supervisorial District: 5

Community Plan Designation: Academic Campus
Zoning: A1 (General Use)
Project Area: 1.07 acres

RECOMMENDED ACTIONS

A. Accept Addendum to the Stanford University 2000 Community Plan and General Use Permit Program Environmental Impact Report ("2000 GUP Program EIR"); and,

B. Grant a land use approval for an Architecture & Site Approval, pursuant to Conditions of Approval outlined in Attachment B

ATTACHMENTS INCLUDED

Attachment A – Addendum to the Stanford University 2000 GUP Program EIR
Attachment B – Preliminary Conditions of Approval
Attachment C – Location & Vicinity Map
Attachment D – Proposed Plans

Attachment E – DPR for the CASBS District
Attachment F – Collaboration Building Project Statement of Compatibility (prepared by Stanford)
Attachment G – County Hired Historic Consultant (LSA, Inc.) Peer Review Memorandums and Stanford's Response to LSA Memos
Attachment H – 2000 Stanford GUP EIR Excerpt (Historic Resources Chapter)

PROJECT DESCRIPTION

The proposed project site is located within the CASBS Complex (determined 'potentially eligible' for listing in the California Register of Historic Resources) at Stanford University, which is an institution bringing together visiting scholars to collaborate on human beliefs, behaviors, interactions, and institutions, across academia, policy, industry, civil society, and government. The site is located in the Stanford foothills, approximately 500 feet south of Junipero Serra Boulevard, at the top of a hill, overlooking Lake Lagunita and Stanford University main campus, within in the developable area of the Lathrop Development District (Lathrop is one of ten development districts on Stanford campus, and development in Lathrop is permitted in certain areas identified in the Stanford General Use Permit). Attachment C includes a location and vicinity map of the project site.

A proposed project includes construction of a new 1,689 square-foot (sq. ft.) Collaboration Building in the parking lot of the CASBS Complex, and associated site improvements, including changes in the parking lot striping, landscaping, and construction of a new trash enclosure. The project also includes demolition of two existing storage sheds and a shower facility, located at the far end of the CASBS Complex parking lot, equaling a total 1,721 sq.ft. in demolition area. Of the 1,721 square feet of demolition area, a net of 32 academic square footage will be credited, thereby resulting in a balance of 20,032 sq. ft. of academic square footage remaining in the Lathrop District.

The proposed new Collaboration Building would be a single-story structure consisting of conference rooms, an office for 2 staff, and ADA restroom and shower facilities. Positioned on a sloped grade, the proposed height of the new building ranges from 12 feet to 20 feet, as measured from adjacent grade to the highest roof ridge. Attachment D includes the site plan, floor plans, and elevations for the proposed project.

Proposed grading quantities are 126 cubic yards (c.y.) of cut and 41 c.y. of fill, which includes grading associated with the site improvements and building pad/foundation. Three oak trees and one non-oak tree over 12-inches in diameter are proposed to be relocated within the project site.

REASONS FOR RECOMMENDATION

A. Environmental Review and Determination - California Environmental Quality Act ("CEQA")

The proposed project is in conformance with both the Stanford University 2000 Community Plan ("SCP") and General Use Permit ("GUP"), and has no new effects beyond those analyzed in the Stanford University 2000 GUP Program Environmental Impact Report ("Program EIR" or "EIR"), certified by the Board of Supervisors in

December 2000. The Program EIR analyzed the environmental impacts of campus development allowed under the SCP and GUP. The proposed project is within the scope of the campus development analyzed in the 2000 GUP. The 2000 GUP allows Stanford to construct up to 2,035,000 net square feet of academic and academic support uses, 3,018 new housing units, on Stanford lands in specified development districts, but does not identify the precise locations within particular development districts where construction will occur. Thus, site specific analysis for Stanford projects is required to assess any potential impacts to listed historic resources or potential historical resources.

The significance of a historic resource is materially impaired when a project is demolished or materially alters the physical characteristics of a portion of a historic resource that conveys its historic significance, thereby justifying its inclusion or potential inclusion in the California Register. Under CEQA, a project that meets the Secretary of Interior's Rehabilitation Standards (SIS) for the treatment of Historic Properties is recognized to result in only a 'less-than-significant' impact.

The project site is located within the existing CASBS Complex, built in 1954 and 1955 by architect William W. Wurster and landscape architect Thomas Church [also referred to as the "CASBS District" for purposes of the historic evaluation as stated in the Department of Parks and Recreation 523 form ("DPR 523 form" or "DPR"); refer to Attachment E]. William Wurster received American Institute of Architects (AIA) First Honor in 1956 for his CASBS design and he was also recognized as the recipient of the 1969 AIA Gold Medal. The CASBS District is potentially eligible for listing under Criterion 3 of the California Register for its architectural qualities. The CASBS District contains thirteen structures, including eight single-story contributing buildings (also referred to in the DPR as the Wurster + Bernardi & Emmons ("WBE") complex within the CASBS District), and five non-contributing structures.

The proposed project includes construction of a new Collaboration Building in the CASBS District, adjacent to the WBE complex, that has been determined to be *in compliance* with the SIS. The project also includes demolition of two existing storage sheds and a shower facility located at the far end of the CASBS parking lot, that have been determined to be non-contributing structures of the CASBS District, and thus *ineligible for listing (not a potential historic resource).* A CEQA Addendum to the 2000 GUP EIR has been prepared (See Attachment A) to record the site specific analysis for this project, which determines the impact to historical resources near the project site, as *'less-than-significant,'* pursuant to CEQA.

B. Project Compliance

1. Stanford Community Plan and GUP: The Collaboration Building project conforms to applicable Community Plan goals, strategies and policies. Research and administrative facilities are permitted uses within the Academic Campus land use designation, and as conditioned, will satisfy the requirements of the GUP Condition D.1.a. The 2000 SCP and GUP governs development projects on the Stanford campus. This project conforms to the criteria set forth by the GUP and provisions identified within the Community

Plan, and is subject to compliance with the preliminary Conditions outlined in Attachment B.

2. ASA approval: The project substantially conforms to the requirements and guidelines in the SCP and GUP. These Board-approved requirements and guidelines also meet all of the County's ASA Guidelines. Pursuant to GUP Condition D(1)(a), site-specific applications allowed under the 2000 GUP shall be processed through the County's ASA application process, with review and approval by a Zoning Administration Hearing Officer through a duly noticed public hearing. Additionally, when there is potential for impacts to historic resources, review the project by the County's Historic Heritage Commission ("HHC") is required, prior to the Zoning Administration ("ZA") public hearing.

C. ASA Findings:

Pursuant to §5.40.040 of the County Zoning Ordinance, the Zoning Administration Hearing Officer may grant an Architecture & Site Approval 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 the required standard is in plain text below.

1. 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 new proposed Collaboration Building is an academic building that would provide collaboration spaces, and staff offices in the existing CASBS Complex. All traffic to the project site will be scholars, employees, and staff of the CASBS facility. Located at the top of a hill south of Junipero Serra Boulevard, the proposed project site is a functionally related unit within the larger Stanford University campus. Traffic impacts of academic projects on campus have been assessed in the programmatic 2000 General Use Permit Environmental Impact Report ("GUP EIR"). While the proposed project is marginally more intensive compared to the existing CASBS Complex, 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

The project will result in short-term impacts related to construction activities; however Conditions of Approval have been 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 is conditioned to restrict construction material deliveries to non-peak hours, as defined in the 2000 GUP EIR. Compliance with the Conditions of Approval (Attachment B) 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

Stanford addresses parking needs at the University in a comprehensive manner, staying within the parking cap established under the 2000 GUP. The project has no new

proposed parking or removal of parking spaces. The main purpose of the new Collaboration Building is to foster collaboration among the members of the existing CASBS facility, which would not increase the need for visitor parking. The proposed project would have an additional 3 office staff commuters. This additional parking need will be covered by existing commuter parking facilities in the CASBS Complex parking lot. Thus, there is no impact to parking with this project.

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

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

Description of the surrounding neighborhood:
The project site is located within the existing CASBS Complex, at the top of a hill south of Junipero Serra Boulevard, overlooking Lake Lagunita and Stanford University main campus. The CASBS Complex is surrounded by existing administrative buildings, such as the Institute for Research in Social Science to the west, and Carnegie Foundation for the Advancement of Teaching to the south, Junipero Serra Boulevard to the north, and a fence line of the Stanford "Dish" foothills area to the east. There is existing surface parking to the south, and grassland and oak trees are to the east and west of the site (See Attachment C for location and vicinity map).

Compatibility with Historic Resources
Pursuant to the 2000 GUP, whenever new development is proposed in the immediate vicinity of a listed or potential historic resource, Stanford submits a Statement of Compatibility ("SoC") to the County Planning Office, outlining design principles for the proposed new construction's compatibility with the historic resource(s). Stanford University provided a SoC for the Collaboration Building (see Attachment F) with compatibility analysis of the project with the contributing buildings of the CASBS District (also referred to in the DPR as the WBE complex, including eight single-story structures built in 1954 and 1955). The SoC was prepared by Stanford on June 18, 2020, and updated January 8, 2021 & April 6, 2021.

According to the SoC, the proposed design for the Collaboration Building would meet the SIS and would be compatible with WBE complex in the CASBS District. The SoC was peer reviewed by a County-hired consulting firm, LSA Associates, Inc. LSA and Staff concur with the analysis and conclusion in the SoC that the proposed project conforms to the SIS and would result in a '*less-than-significant*' impact to the potential historical resource adjacent to the project site. The proposed project meets the SIS Rehabilitation Standards Nos. 1, 2, 3, 5, 9 and 10, for the Treatment of Historic Properties. The table in Attachment A (CEQA Addendum) summarizes the SIS findings. For detailed discussion on the SIS findings please see Attachment F.

A historic resource could also be damaged from adjacent construction through vibrational impacts, (construction blasting or pile driving), or from other physical impacts through collapse and damage from construction machinery. Conditions of

Approval in Attachment B, requiring a construction protection plan, and monitoring during construction would prevent these indirect impacts.

Neighborhood Compatibility

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."*

The proposed Collaboration Building is proposed adjacent to the WBE complex, within the CASBS district.

Existing WBE Complex in the CASBS District

The WBE complex, designed by architect William W. Wurster and landscape architect Thomas Church, has a dual building typology in response to the CASBS program. The studios served as a respite for researchers, while the central space serves as collaborative meeting area for the exchange of knowledge. A large central cruciform main building is the communal core of the WBE complex and contains administrative offices, meeting rooms, kitchen/dining, a reading room and bathrooms in an orthogonal cross-axis plan. These spaces are connected by exterior covered walkways, and the building and adjacent buildings define four distinct courtyards that are accessed via large sliding glass doors, exterior walkways and other paths in the landscape. Separately, seven one-story individual private study buildings form the perimeter with covered entries on their public sides and decks or patios on the opposite more private side facing the landscape, and serve as monastic enclave for the visiting scholars. The central cruciform main building and the seven one-story individual private study buildings together form the WBE complex and are contributing resources of the CASBS District. For character-defining features of the WBE complex, see Attachment E and F.

As currently designed, the WBE complex fulfills the overall mission of the institution, bringing together visiting scholars to advance understanding of the full range of human beliefs, behaviors, interactions, and institutions, by facilitating collaborations across academia, policy, industry, civil society, and government.

Proposed Collaboration Building

To continue the purpose of the institution and the CASBS scholars, the new Collaboration Building would accommodate collaborative spaces with capabilities for group projects. The formal and most public view of the existing WBE complex is from the pathway that guides the visitor to an entry door from a covered walkway and informal entry garden accessed from the parking lot. This view would be maintained as the new Collaboration Building, and would be located off to the south-east corner of the main building. The proposed building would replicate the existing site conditions comprised of studio buildings arranged to define courtyards and make the courtyard between the existing collaboration building, dining hall and the new administrative building more usable.

The proposed design for the Collaboration Building conforms to the massing (please see discussion under ASA Finding No. "8" for discussion on height, size and scale), material palette, architectural elements and proportions of the adjacent WBE complex, with large windows, a covered exterior walkway and vertical wood cladding with a deep brown pine tar finish on cedar. Window walls 9-by-10-foot in size, would relate to the elevations of the WBE complex, echoing the original rhythm. Extensive glazing would maximize the experience of the surrounding landscape and integrate the new building into its context.

For these reasons, and as described and analyzed above, the proposed Collaboration Building will be compatible, and this finding *can* be made.

3. 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, as measured 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. Three oak tree and one non-oak trees over 12-inch diameter are being relocated with this project. No tree removal is proposed. All remaining trees with a l2-inch or greater diameter surrounding the project site will be considered protected.

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, be in substantial conformance to the landscape plan submitted with this application, and shall be similar to the existing site landscaping to ensure that the landscaping 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 such, this finding *can* be made.

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

The Program GUP EIR certified by the Board of Supervisors in December 2000 analyzed the environmental impacts of Stanford campus development allowed under the SCP and GUP. The proposed Collaboration Building is within the scope of the development analyzed in the 2000 GUP EIR. All appropriate conditions of approval have been added to ensure conformance with the 2000 GUP EIR.

The project site is outside Stanford's Special Conservation Area, and is located within Management Zone 4 (urbanized land that does not support or cannot sustain the Covered Species) of Stanford's Habitat Conservation Plan ("HCP"). The site is located with 100 yards of Zone 1 (supports one or more of the Covered Species or provides critical resources for a Covered Species), and thus certain HCP conditions would apply to this site. The project, as conditioned (Refer to Conditions No. 6, 7 & 21; Attachment B), would be consistent with the HCP mitigation measures. As such, there would be no biological impacts.

The CEQA Addendum analysis (Attachment A) concluded that the proposed project, including demolition of two existing storage sheds and the shower facility, and construction of the new Collaboration Building, would not result in any significant environmental impacts, as it relates to historic resources. The project has been reviewed with respect to all applicable regulations relating to public health and safety by County subject matter experts, including Land Development Engineering, Department of Environmental Health, and the Fire Marshal. All subject matter experts have recommended approval of the project with Conditions and determined that the project will not result in significant, unmitigated adverse public health, safety or environmental effect. Furthermore, the CEQA analysis for the project determined that with the conditions of approval, the project would not result in any significant environmental impacts. As such, this finding *can* be made.

5. 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 Land Development and Engineering staff with respect to all applicable regulations relating to drainage and flood control. The project has been conditioned (Attachment B) to comply with the C3 requirements of the NPDES permit. As such, this finding *can* be made.

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

The Fire Marshal's Office has reviewed and conditioned the project to ensure existing and proposed fire protection access and water supply are in conformance with applicable regulations. Additionally, Condition of Approval (Attachment B) have been included to ensure compliance with County regulations relating to fire protection. For these reasons, this finding *can* be made.

7. 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 properties. The project may create short-term/temporary construction noise impacts due to construction activities and construction traffic. The project has been conditioned to require submittal of a Traffic and Construction Management Plan prior to building permit issuance. Furthermore, construction activities are limited to the hours

of 7AM and 7PM, Monday through Saturday, with no construction activity occurring after 7PM, or on Sundays. Therefore, as conditioned, this finding *can* be made.

8. **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, which 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 Collaboration building is a single-story structure. Occupying a sloped grade, the building ranges from12 feet (closest to the WBE buildings) to 20 feet in height (as the grade drops) (Refer to Attachment D, sheet A3.01 and A3.02), which is within the general 35-foot zoning standard limitation in A1 district.

   The new building is similar in size and proportion to the wings of the main building and the surrounding studio buildings of the adjacent WBE complex. At 12 feet height, the proposed Collaborative Building's flat canopies are slightly lower than the Wurster buildings, allowing the horizontal datum of the main cruciform building to remain the focal point.

   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.

9. **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 Collaboration Building as Academic Campus. The proposed project is part of the surrounding academic buildings and complies with the applicable policies set forth in the Community Plan, with reference to SCP-LU1 and SCP-LU2, which allow research and administrative facilities as permitted uses within the Academic Campus land use designation. Based on the discussion, this finding *can* be made**.**

10. **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 ASA Finding No. 2, the proposed project site is located within the CASBS Complex at Stanford University, which is 'potentially eligible' for listing under Criterion 3 of the California Register for its architectural qualities. The discussion under ASA Finding No. 2 is also applicable and recounted for this finding (Finding No. 10).

Below are excerpts of the *"Guidelines for Architecture and Site Approval,"* whereby Staff is able to support the project as currently designed:

> 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 [are] 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 project would locate the new single-story building to the south-east corner of the main building in the existing parking lot of the CASBS Complex, such that it does not physically affect the existing WBE complex (main cruciform buildings and studios). The building would help enclose a multi-use courtyard between itself and the dining room to provide expanded opportunities for collaborative interaction. The proposed building also conforms to the massing (please see discussion under Finding 8 for discussion on height size, scale) and material palette of the surrounding buildings. Elevation design of the proposed building incorporate architectural proportions and elements of the adjacent buildings in the WBE complex to maintain neighborhood compatibility. The new building is similar in size and proportion to the wings of the main building and the surrounding studio buildings of the WBE complex.

As detailed in the discussion above, the project is compatible with the County's *Guidelines for Architecture & Site Approval*, and Staff *can* make this finding.

ADDITIONAL INFORMATION

D. Historical Heritage Commission (HHC) Review & Recommendation

Role of HHC

Pursuant to the GUP Condition of Approval 'O.2,' 2000 GUP EIR Mitigation Measure HA-1(a)(2), and related 2000 GUP EIR Mitigation, Monitoring and Reporting Program ("MMPR");

> *"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:*
>
> *2. New Development:* ***New development plans shall be reviewed by the***

Santa Clara County Historic Heritage Commission 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 aforementioned EIR Mitigation Measure HA-1(a)(2) requires Stanford University ASA applications to be referred to the HHC, prior to the Zoning Administration public hearing, if the new development is located in proximity to historic or potentially historic resources, such as the subject application.

HHC Recommendation

The proposed Collaboration Building Project was reviewed by the HHC at the June 17, 2021 meeting. At the meeting, the HHC forwarded a recommendation to the ZA Hearing Officer to approve the land use application for an Architecture & Site Approval.

BACKGROUND

On December 12, 2000, the County of Santa Clara approved the 2000 Stanford University Community Plan and General Use Permit, 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 GUP was subsequently amended three times to move permitted academic square footage from one district to another, provide flexibility in type of housing construction, and for additional housing. The project will result in a net demolition of 32 academic square footage. The balance of square footage remaining in the Lathrop District would be 20,032 sq. ft.

On June 26, 2020, a land use application for an Architecture & Site Approval was submitted for the project. Staff hired a consulting firm, LSA Associates, Inc., to conduct a peer review of the proposed Collaboration Building project (including demolition of the existing sheds and shower facility). The peer review resulted in several revisions to the applicant's DPR form to address issues related to incomplete and insufficient fact-based information to support findings on eligibility, and related analysis of contributing and non-contributing elements, of the CASBS District. The project was initially deemed incomplete for processing on July 24, 2020 and issues of concern were relayed to the applicant regarding incomplete DPR form, and design of the proposed building. The applicant resubmitted on several occasions and met with staff to discuss the County concerns. The application was deemed complete for processing on April 29, 2021.

On June 17, 2021, the project was heard by the County Historic Heritage Commission, pursuant to a duly notice public hearing. The meeting notice was mailed to property owners within a 300-foot radius, and to the Stanford Master Mailing list on June 10, 2021. At the meeting, the HHC forwarded a recommendation of approval to the ZA Hearing Officer.

On June 17, 2021, a public notice for the public hearing before the Zoning Administration Hearing Officer was mailed to all property owners within a 300-foot radius, and to the Stanford Master Mailing list. The public notice was also published in the Post Records on June 21, 2021.

STAFF REPORT REVIEW

Prepared by: Charu Ahluwalia, Associate Planner C.A.

Reviewed by: Leza Mikhail, Zoning Administrator & Interim Planning Manager

Attachment A

Addendum to the Stanford University 2000 GUP Program EIR

County of Santa Clara

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ATTACHMENT A

ADDENDUM TO 2000 STANFORD COMMUNITY PLAN/GENERAL USE PERMIT PROGRAM ENVIRONMENTAL IMPACT REPORT (EIR)

Pursuant to Section 15162 of the CEQA Guidelines, the County of Santa Clara has determined that the project described below is pursuant to or in furtherance of an Environmental Impact Report which has been previously adopted and does not involve new significant impacts beyond those analyzed in the previous Environmental Impact Report.

File Number	**APN(s)**	**Date**
PLN20-048	142-12-002	06/09/2021
Project Name	**Project Type**	
Collaboration Building Project in the Center for Advanced Behavioral Sciences Complex ("CASBS")	Architecture and Site Approval	
Owner	**Applicant**	
Stanford University	Stanford University/ Paul Forti	
Project Location		
75 Alta Road, Stanford		
Project Description		
The proposed project is for the construction of a new 1,689 square-feet Collaboration Building in the Center for Advanced Behavioral Sciences ("CASBS") Complex, that has been determined potentially eligible for listing in the California Register of Historic Resources, and associated site improvements. The project also includes demolition of two existing storage sheds and the shower facility, located at the far end of the CASBS Complex parking lot, equaling a total 1,721 square-feet of demolition area.		
Background and Summary of Findings		
Per the California Environmental Quality Act (CEQA) of 1970 (as amended), all discretionary County actions that have the potential for environmental effects are subject to environmental review. A new Negative Declaration or EIR is **not required** if a previous CEQA document has been prepared and adopted or certified which adequately address all the possible environmental impacts of the proposed project and (a) no substantial changes are proposed in the project which will result in new significant environmental effects, (b) no substantial changes have occurred with respect to the circumstances under which will result in the identification of new significant impacts, or (c) no new information is available which shows that the project will have new significant impacts or mitigation measures and alternatives which were previously found to be infeasible would now in fact be feasible (CEQA Guidelines 15162). The Planning Office evaluated the project described above and has determined that none of the circumstances exist which would require additional environmental review. The environmental impacts of the project have		

been adequately evaluated in the program Environmental Impact Report adopted by the Board of Supervisors on December, 15, 2000 for the project entitled Stanford University Community Plan and General Use Permit ("2000 GUP EIR"), and no further environmental review is required under CEQA, and an Addendum to an EIR may be prepared for the described project.

Historic Resources: The 2000 GUP allows Stanford to construct up to 2,035,000 net square feet of academic and academic support uses, 3,018 new housing units, on Stanford lands in specified development districts, but does not identify the precise locations within particular development districts where construction will occur. Thus, site specific analysis for Stanford projects is required to access any potential impacts to listed historic resources or potential historical resources.

The significance of a historic resource is materially impaired when a project is demolished or materially alters the physical characteristics of a portion of a historic resource that conveys its historic significance, thereby justifying its inclusion or potential inclusion in the California Register. Under CEQA, a project that meets the Secretary of Interior's Rehabilitation Standards (SIS) for the treatment of Historic Properties is recognized to result in only a 'less-than-significant' impact.

The proposed project is for construction of a new 1,689 square-feet (sq.ft.) Collaboration Building in the parking lot of the CASBS Complex, and demolition of the two existing storage sheds (built pre-1951) and the shower facility (built 1965), located at the far end of the CASBS parking lot.

The project site is located within the existing CASBS Complex, built in 1954 and 1955 by architect William W. Wurster and landscape architect Thomas Church [also referred to as the "CASBS District" for purposes of the historic evaluation as stated in the Department of Parks and Recreation 523 form ("DPR 523 form" or "DPR"); refer to Attachment D]. William Wurster received American Institute of Architects (AIA) First Honor in 1956 for his CASBS design and he was also recognized as the recipient of the 1969 AIA Gold Medal. The DPR for the CASBS District, identified thirteen structures within the District, including eight single-story contributing buildings (also referred to in the DPR as the Wurster + Bernardi & Emmons ("WBE") complex), and five non-contributing buildings. The DPR the CASBS District is potentially eligible for listing under Criterion 3 of the California Register for its architectural qualities. A Statement of Compatibility ("SoC") was provided by Stanford, that determined the proposed Collaboration Building meets the SIS and would be compatible with the adjacent WBE complex in the CASBS District. The DPR and SoC were peer-reviewed by a County-hired historic consultant, LSA. LSA and Planning Staff concur with the analysis and conclusion in the DPR and SoC that the proposed project conforms to the SIS and would result in a less-than-significant impact to historical resources, findings summarized below:

- **Demolition of Two Existing Storage Sheds and the Shower Facility (located in the CASBS District)**

The project scope includes demolition of the two existing storage sheds (built pre-1951) and a shower facility (built 1965), located at the far end of the CASBS District parking lot. All three structures were determined ineligible and non-contributing in the CASBS District Evaluation – originally prepared January 23, 2017 and updated June 17, 2020, and a separate DPR record prepared in January 2021, see Attachment D). The North Shed, is identified as Building Number 12-290a, South Shed as Building Number 12-290b, and the Shower Facility as Building Number 12-290c in the DPR.

- **New Collaboration Building**

The project site is located within the existing CASBS District that is potentially eligible for listing under Criterion 3 of the California Register for its architectural qualities. Pursuant to the 2000 GUP, whenever new development is proposed in the immediate vicinity of a listed or potential historic resource, Stanford submits a Statement of Compatibility ("SoC") to the County Planning Office outlining design

principles for the proposed new construction's compatibility (as defined by the SIS) with the historic resource(s). Stanford University provided a SoC for the Collaboration Building project (see Attachment E) with compatibility analysis of the project with the contributing resources of the CASBS District, the WBE complex. The SoC was prepared by Stanford on June 18, 2020, and updated January 8, 2021 & April 6, 2021.

The SIS encourages the preservation of historic properties through the preservation of character-defining features and materials. The standards guide the maintenance, repair, replacement of historic materials and provide design guidance for compatible new additions to historic resources. The proposed project meets the SIS Rehabilitation Standards Nos. 1, 2, 3, 5, 9 and 10, for the Treatment of Historic Properties. The table below summarizes the SIS findings.

Secretary of the Interior's Standards for Rehabilitation		**Analysis**	**Findings**
1	A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.	The project would not alter the existing use of the WBE complex; all the historic buildings and open spaces will continue to function as they currently do. The addition located off to the south-east corner of the main building in the parking lot would enclose the fourth side and form a south-east terrace garden mirroring the north-west garden and north-east dining terrace located directly contiguous to the main building. The project would retain and enhance the indoor-outdoor spatial relationships that characterize the property and would be consistent with Standard No. 1. (For detailed discussion please see Statement of Compatibility prepared by Stanford, Attachment E)	**Meets Standard**
2	**The historic character of a property will be retained and preserved.** The removal of distinctive materials or alteration of features, spaces and **spatial relationships** that characterize a property will be avoided.	The proposed project would preserve significant viewsheds, and not alter the character-defining features of the historic resource. The Collaborative Building is physically separated by an open space from the WBE complex. This enables the historic resource to maintain the formal spatial relationship between the original buildings and its new neighbor that would not adversely affect the setting. The project would be consistent with Standard No.2 (For detailed discussion please see Statement of Compatibility prepared by Stanford, Attachment E)	**Meets Standard**
3	Each property will be recognized as a **physical record of its time, place, and use**. Changes that create **a false sense of historical development**, such as adding conjectural features or elements from other historic properties, will not be undertaken.	There are no changes proposed that might be mistaken for original features. The project's compatible material palette represents its time, place, and use, yet appropriately establishes continuity between the historic character and architectural styles of the neighboring resources with contemporary design and construction methods inspired by	**Meets Standard**

			the historic resource. The project is consistent with Standard No.3. (For detailed discussion please see Statement of Compatibility prepared by Stanford, Attachment E)	
	4	Changes to a property that have acquired historic significance in their own right will be retained and preserved.	The proposed project scope would not effect changes to properties that have acquired historic significance over a period of time within the CASBS district. (For discussion on CASBS District that has been evaluated and determined eligible for listing refer to the DPR, Attachment D)	Not Applicable
	5	Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.	Project scope does not include any restoration or replacement work to existing buildings in the CASBS district. The pathway from the parking lot to the main building would be upgraded for ADA access, the Thomas Church designed stone wall flanking this walkway would be restored along with the restoration of the southeast courtyard so that the new walkways and existing walkways blend seamlessly.	**Meets Standard**
	6	Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.	Project scope does not include any restoration or replacement work to existing buildings in the CASBS district.	Not Applicable
	7	Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.	Treatments that cause damage would not be used.	Not Applicable
	8	Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.	The proposed project is located on the footprint of an existing developed area; no archeological resources are expected within the project boundary. If such resources are found during construction they would not be disturbed, unless monitored and mitigated by a qualified archeologist.	Not Applicable
	9	New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that	The new work would be coherent, and clearly differentiated from the old to protect the integrity of the historic property and its environment. The project	**Meets Standard**

	characterize the property. The new work will 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.	material palette and detailing are inspired from its neighbors, it takes its cues from the Wurster designed façades and would be predominantly composed of wood cladding with dark window mullions. The project is consistent with Standard No. 9. (For detailed discussion please see Statement of Compatibility prepared by Stanford, Attachment E)	
10	New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.	The proposed Collaboration Building would be completely detached from the WBE complex therefore if removed it would not impair the essential form and integrity of the neighboring historic resources. The project is consistent with Standard No. 10.	**Meets Standard**

Prepared by:
Charu Ahluwalia,
Associate Planner

C.A.
_____
Signature

6-9-2021
Date

Prepared by:
Leza Mikhail,
Interim Planning Manager

_____
Signature

6-9-2021
Date

Attachment B

Preliminary Conditions of Approval

ATTACHMENT B
DRAFT CONDITIONS OF APPROVAL
FOR
ARCHITECTURE & SITE APPROVAL

Date: July 1, 2021

Owner/Applicant: Stanford University

Location: 75 Alta Road, Stanford
(APN: 142-12-002)

File Number: PLN20-048

CEQA: Addendum to 2000 Stanford Community Plan and General Use Permit (GUP) Program Environmental Impact Report (EIR)

Project Description: Architecture & Site Approval (ASA) for the construction of a new 1,689 square-foot Collaboration Building in the Center for Advanced Behavioral Sciences ("CASBS") Complex, that has been determined 'potentially eligible' for listing in the California Register of Historic Resources, and associated site improvements. The project includes demolition of two existing storage sheds and the shower facility, located at the far end of the CASBS Complex parking lot, equaling a total 1,721 square-feet of demolition area. Proposed grading quantities are 126 cubic yards (c.y.) of cut and 41 c.y. of fill, which includes grading associated with the site improvements and building pad/foundation. Two oak trees and one non-oak tree over 12-inches in diameter are proposed to be relocated within the project site.

If you have any question regarding the following preliminary conditions of approval, call the person whose name is listed as the contact for that agency. He or she represents a specialty or office and can provide details about the conditions of approval.

Agency	Name	Phone	E-mail
Planning	Charu Ahluwalia	(408) 299-5740	charu.ahluwalia@pln.sccgov.org
Land Development Engineering	Ed Duazo	(408) 299-5733	ed.duazo@pln.sccgov.org
Fire Marshal	Alex Goff	(408) 299-5763	alex.goff@sccfd.org
Department of Environmental Health	Darrin Lee	(408) 299-5748	darrin.lee@cep.sccgov.org
Building Inspection	Building Inspection Office	(408) 299-5700	

STANDARD CONDITIONS OF APPROVAL

Building Inspection

1. For detailed information about the requirements for a building permit, obtain a Building Permit Application Instruction handout from the Building Inspection Office or visit the website at www.sccbuilding.org.

Planning

2. Development and maintenance of the project site shall take place in accordance with approved plans, received by the Planning Department on January 12, 2021, and as approved by the Zoning Administration Hearing officer. The project includes the construction of a new 1,689 square-feet Collaboration Building in the CASBS Complex, and associated site improvements. The project also includes demolition of two existing storage sheds and the shower facility, located at the far end of the CASBS Complex parking lot, equaling a total 1,721 square-feet demolition area. The plans submitted into Plan Check shall be in substantial conformance with the approved plans. Changes to the design, quantity, location or other modifications to the approved plans may result in a Modification to the approved ASA, and may be subject to additional review under the California Environmental Quality Act (CEQA). Additionally, modification may require additional review by the County's Historical Heritage Commission (HHC), at the discretion of the Zoning Administrator.

3. The partially below grade crawlspace on the eastern side of the Collaboration Building shall be for mechanical/utility use only. Plans shall be labelled accordingly when submitted for building permits.

   NOTE 1: The proposed Collaboration Building is located in the CASBS Complex, that has been determined 'potentially eligible' for listing in the California Register of Historic Resources.

4. All historic materials and elements of the potentially historically significant resources of the CASBS Complex shall be protected during all demolition and construction activities that are part of this entitlement and associated grading, drainage and building permits.

5. A qualified preservation architect shall consult and monitor construction work and advise the contractors on protection measures to be adopted during construction.

   NOTE 2: The proposed project site is located within Management Zone 4 (urbanized land that does not support or cannot sustain the Covered Species) of Stanford's Habitat Conservation Plan ("HCP"), within 100 yards of Zone 1 (land that supports one or more of the Covered Species or provides critical resources for a Covered Species).

6. Open pits, trenches, and excavated areas will be backfilled as soon as possible, and will be secured at the end of every workday in a manner that prevents Covered Species from entering them.

7. The construction site will be secured with a solid barrier (e.g., silt fence, plywood, etc.) a minimum of 3 feet tall at the perimeter of the site, buried at least 4 inches into the ground. If the solid barrier coincides with a cyclone fence, the solid barrier will be attached to the outside of the cyclone fence. The barrier will be inspected by an appropriately trained person once a week, and repairs/replacement will be made as necessary.

8. File and obtain a demolition permit for the two existing storage sheds and the shower facility located at the far end of the CASBS parking lot.

9. File and obtain building permits for all structures on the project site.

10. The project shall comply with the Stanford University 2000 General Use Permit Conditions of Approval, and approved Stanford University 2000 GUP Mitigation Monitoring and Reporting Program.

11. Stanford shall be responsible for paying all reasonable costs associated with work by the County Planning Department, or with work conducted under the supervision of the County Planning Office, in conjunction with, or in any way related to the conditions of approval identified in this project. This includes but is not limited to costs for staff time, consultant fees, and direct costs associated with report production and distribution.

12. In the event that previously unidentified historic or prehistoric archaeological resources are discovered during construction, the contractor shall cease work in the immediate area and the County Planning Office and Campus Archaeologist shall be contacted. An independent qualified archaeologist retained by the County at the expense of Stanford shall assess the significance of the find and make mitigation recommendations.

13. If archeological resources are discovered as described above, 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 the identified resources. If monitoring does not produce evidence of significant cultural 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 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 cultural resources and possess sufficient academic and field training as required to conduct the work effectively and without undue delay.

14. 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 as authorized by the County Coordinator of Indian Affairs in accordance with the provisions of state law and this chapter. If artifacts are found on the site a qualified archaeologist shall be contacted along with the County Planning Office. No further disturbance of the artifacts may be made except as authorized by the County Planning Office.

15. In the event that fossilized shell or bone is uncovered during any earth-disturbing operation, 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 but not limited to 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 United States Geological Survey and curated in an appropriate repository.

Land Development Engineering

16. All new on-site utilities, mains and services shall be placed underground and extended to serve the proposed development. All extensions shall be included in the improvement plans. Off-site work should be coordinated with any other undergrounding to serve other properties in the immediate area.

17. Construction staking is required and shall be the responsibility of the developer.

Fire Marshal's Office

18. The building shall be equipped with an approved automatic fire sprinkler system complying with NFPA 13.

19. A separate permit shall be obtained from the Fire Marshal's Office by a state licensed C-16 contractor **prior to installation** of the fire sprinkler system. A minimum of 30 days for plan review of fire sprinkler plans is required.

Department of Environmental Health

20. All construction activities shall be in conformance with the Santa Clara County Noise Ordinance Section B11-154 and prohibited between the hours of 7:00 p.m. and 7:00 a.m. on weekdays and Saturdays, or at any time on Sundays for the duration of construction.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO BUILDING PERMIT ISSUANCE

Planning

21. Pre-construction surveys for the HCP Covered Species will be conducted in accordance with then-current Service protocols, and any located individuals will be salvaged and relocated to appropriate habitat.

22. Place a construction note on the site plan that states the following: *"The Bay Area Air Quality Management District (BAAQMD) has identified a set of feasible PM10 control measures for all construction activities. These control measures, as previously required in the Program EIR, shall be adhered to during all construction activities.*

    A. *Water all active construction areas at least twice daily;*
    B. *Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard;*
    C. *Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites;*
    D. *Sweep daily (with water sweepers) all paved access roads, parking areas and staging areas at construction sites;*
    E. *Sweep streets daily (with water sweepers) if visible soil material is carried onto adjacent public streets;*
    F. *Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more);*
    G. *Enclose, cover, water twice daily or apply (non-toxic) soil binders to exposed stockpiles (dirt, sand,);*
    H. *Limit traffic speeds on unpaved roads to 15 mph;*
    I. *Install fiber rolls, sandbags or other erosion control measures to prevent silt runoff to public roadways;*
    J. *Replant vegetation in disturbed areas as quickly as possible;*
    K. *Install wheel washers for all existing trucks, or wash off the tires of tracks of all trucks and equipment leaving the site; and*
    L. *Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph."*

23. Place a construction note on the site plan that states the following: *"All construction contractors shall properly maintain the equipment and where feasible, use "clean fuel" equipment and emissions control technology (e.g., CNG fired engines, catalytic converters, particulate traps, etc.). Measures to reduce diesel emission would be considered feasible when they are capable of being used on equipment without interfering substantially with equipment performance."*

24. Submit site plan that shows all pedestrian and bicycle corridors along with public transit stops adjacent to the project site and indicate how bicycle, pedestrian, and public transit access and circulation will be maintained during construction. Bicycle and pedestrian access onto the campus and around the site (outside construction areas) shall not be substantially limited by construction activities associated the project. In addition, access to public transit shall not be limited, which could include the relocation or removal of adjacent bus stops.

25. Final grading permit plans shall include the following construction notes:

    A. Construction materials delivered from off campus shall not be delivered between the hours of 7:00 AM to 9:00 AM and 4:00 to 6:00 PM on weekdays.
    B. Trucks exporting/importing dirt and building materials for the project shall use approved truck routes shown in the 2000 GUP, as designated by the cities of Palo Alto and Menlo Park.

26. Submit a Final Construction Management and Logistics Plan for approval by Planning and Land Development Engineering, **prior to issuance of any building permits**, that clearly identifies the elements listed below:

    A. Provide the location, anticipated quantities and time frame for construction staging and earthwork stockpiling associated with this project. Said location is required to be approved by Planning and Land Development Engineering.
    B. Provide off-street construction related parking. Identify off-street parking location(s) on site plan for all construction related vehicles (employee parking and construction equipment) throughout the construction period. If adequate parking cannot be provided on the construction sites, identify on the site plan or vicinity map the satellite parking location(s) that will be used.
    C. Prohibit impacts to accessing public transit access and movement of public transit vehicles. Identify on site plan all temporary or permanent access limitations, re-routes, lane closures, or limits to public transit movements or place a note on the site plan stating *"No temporary or permanent access limitations, re-routes, lane closures, or limits to public transit movement are permitted."*
    D. Prohibit roadway construction activities from reducing roadway capacity during Stanford major athletic and special events. Stanford shall not limit roadway capacity during special events or during major athletic events, which attract a large number of visitors to the campus.
    E. Provide written notification to Stanford Police and Palo Alto Fire Department regarding construction location and construction dates. Include in the notices alternate evacuation and emergency route designations to maintain response times during construction periods, if applicable. Provide one copy of the notices to the County.
    F. Provide written notification to all contractors and subcontractors regarding appropriate routes and weight limits and speed limits for local roads used to access construction sites. Provide one copy of the notices to the County Planning Office.
    G. Provide notification to the Cities of Palo Alto and Menlo Park of the construction schedule and include a copy of the Santa Clara County approved Construction and

Traffic Management Plan. Provide one copy of the notices to the County Planning Office.

27. The following tree removal/protection requirements shall apply:

    A. Relocation of three oak trees and one non-oak tree over 12 inches in diameter at 4.5 feet above grade is permitted with this project. No tree removal is proposed.
    B. All other trees in the project area shall remain and are protected after the approval of this ASA and Grading Approval, per plan L1.1 & L1.2 (Tree Protection and Disposition Plan) and plan L2.1 & L2.2 (Planting Plan).
    C. If any trees are proposed to be removed after the approval of the ASA, further review by the Planning Office may be required to assess the visual impact of the tree removal to the project and surrounding area.
    D. Final grading plans shall show the size and species of all trees over 12 inches in diameter (at 4.5 feet above grade) within the proposed work area for the project and clearly label all trees proposed for removal. This shall include all trees where construction will occur within the dripline of the tree.
    E. An I.S.A.-certified arborist shall review final grading plans. The objective shall be to ensure that all the trees adjacent to the improvements will not be damaged or removed.
    F. A certified arborist shall monitor the construction and provide written recommendations to preserve any potentially impacted trees associated with the proposed improvements. Submit a plan-review letter prior to the issuance of the final grading permit evaluating consistency of final grading plans with these mitigations and a construction-observation letter prior to the issuance of final occupancy summarizing implementation of these mitigation measures.

        i. Provide two copies of an arborist report that recommends effective tree protection measures for the site's existing trees that have not been slated for removal. Protection measures must be in place prior to construction activity commencing.
        ii. Submit to Land Development Engineering (LDE) an estimate, prepared by a licensed landscape architect, of the landscaping and associated irrigation and improvements. The amount of this estimate shall be included in the bond for the improvements administered by LDE per Section C12-206 of the County Ordinance Code.

28. Adequate signs shall be posted along the street frontages or in front of the project site, no smaller than 1,296 square inches in size, containing the name, telephone number, and email address of the appropriate Stanford person the public may contact to register a complaint about construction noise. Additionally, Stanford shall create an outreach and information portal to facilitate information and alerts to be delivered to the immediate neighborhoods on construction activities. Stanford shall keep a written record of all such complaints and shall provide copies of these records to the County Planning Office.

29. Preconstruction surveys for nesting raptors and migratory birds shall be conducted by a

qualified ornithologist to identify active nests that may be disturbed during project implementation. Between January 1 and April 30, preconstruction surveys shall be conducted no more than 14 days **prior to the initiation of construction activities or tree removal**. Between May 1 and August 31, preconstruction surveys no more than 30 days **prior to the initiation of these activities**. Stanford University shall conduct an additional preconstruction survey within 24 hours of initiation of construction activities, by the Campus Biologist, to verify no new nesting has occurred. If an active nest is found near, or in close proximity to, the construction area where the nest could be disturbed by these activities, the ornithologist or Campus Biologist, shall, in consultation with the California Department of Fish and Game, designate a construction free buffer zone (typically 250 feet) around the nest.

30. Landscape Plan:The requirements of Division B33 of the County Ordinance Code (Sustainable Landscape Ordinance) shall apply. As proposed, if the total landscape area exceeds 2,500 sq. ft., and a landscape documentation package shall be submitted **prior to grading permit issuance** for review and approval. New landscaping shall be similar to existing landscaping on-site and meet all Stanford Community Plan and General Use

    Permit requirements. The submittal shall include a landscaping plan and irrigation plan, stamped and signed by a licensed landscape architect. Submit two (2) copies of the final landscape plan and associated irrigation systems, prepared and stamped by a licensed landscape architect.

    The landscape ordinance and supporting information can be found on the Planning Department web site:

    https://www.sccgov.org/sitesidpd/PlansOrdinances/Landscape/Pages/weloapply.aspx

31. Incorporate any applicable water conservation and recycling measures into the project building plans, which may include but not be limited to: water efficient landscape, landscape water management, and public outreach.

32. Submit a detailed lighting plan which includes all new exterior lighting. The Lighting Plan shall provide light fixture details with lighting profiles and product-specific information that includes the following information:

    Depict the extent of illumination from all new outdoor lighting (photometric plan). Ensure absence of upward glow. Use “state-of-the-art” luminaries including those with high beam efficiency.

Land Development Engineering

33. Survey monuments shall be shown on the building plan to provide sufficient information to locate the proposed improvements and the property lines. Existing monuments must be exposed, verified and noted on the grading plans. Where existing monuments are below grade, they shall be field verified by the surveyor and the grade shall be restored and a temporary stake shall be placed identifying the location of the found monument. If existing

survey monuments are not found, temporary staking delineating the property line may be placed **prior to construction** and new monuments shall be set **prior to final acceptance of the improvements**. The permanent survey monuments shall be set pursuant to the State Land Surveyor's Act. The Land Surveyor / Engineer in charge of the boundary survey shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

34. The buildings plans shall include an Erosion and Sediment Control Plan that outlines seasonally appropriate erosion and sediment controls during the construction period). Include the County's Standard Best Management Practice Plan Sheets BMP-1 and BMP-2 with the Plan Set.

35. In the building plans, include at least one of the following site design measures in the project design: (a) direct hardscape and/or roof runoff onto vegetated areas, (b) collect roof runoff in cisterns or rain barrels for reuse, or (c) construct hardscape (driveway, walkways, patios, etc.) with permeable surfaces. For additional information, please refer to the C.3 Stormwater Handbook (June 2016) available at the following website:

    http://scvurppp.org/pdfs/1516/c3_handbook_2016/SCVURPPP_C.3_Technical_Guidance_Handbook_2016_Chapters.pdf

Fire Marshal's Office

36. The scope of this review is for fire protection water supply and fire department access only. An additional review for further compliance with the California Fire and Building Code will be performed by Fire Marshal office when a complete set of construction drawings is submitted for building permit application.

37. A written construction site safety plan shall be submitted directly to the Fire Marshal's Office prior to approval of any Land Development Engineering construction permit (if required) or prior to approval of the grading permit.

Fire Protection Water Supply:

Important: Fire protection water system shall be installed and inspected prior to approval of the foundation or final inspection for construction with completely noncombustible components. System shall be maintained in good working order and accessible throughout construction. A Stop-Work Order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.

38. Minimum fire-flow for this facility/structure shall be 1,500 gallons per minute (gpm) at 20 pounds per square inch (psi) for 2 hours NOTE: The fire-flow may be adjusted depending upon the final size of the structure shown on the building permit set of drawings. [REF: California Fire Code Table B105.1]

39. Standard hydrant(s) shall be provided within 400-ft. of all portions of the/all structure(s). The number of hydrants shall be determined by Table C105.1 and the number needed to meet the distance requirement. Hydrant placement shall be approved by this office. NOTE: a listed fire pump may be required.

40. At the time of plan submittal for building permit, provide written verification from the water company that these condition can be satisfied. NOTE: water company must supply location of nearest hydrant(s) in addition to available fire-flow at 20 psi. More than one hydrant may be used to satisfy this requirement if spacing does not exceed spacing per CFC Table C105.1.

41. A separate permit shall be obtained from the Fire Marshal's Office by a state licensed contractor prior to installation of hydrant system and any listed fire pump. Please allow for a minimum of 30 days for plan review.

Important: Fire protection water system shall be installed and inspected prior to approval of the foundation. System shall be maintained in good working order and accessible throughout construction. A Stop-Work order may be placed on the project if the required hydrant systems are not installed, accessible, and/or functioning.

Fire Department Access

Important: All required access roads, driveways, turnarounds, and turnouts shall be installed, and serviceable prior to approval of the foundation and shall be maintained throughout construction. A Stop-Work order may be placed on the project if required driving surfaces are not installed, accessible, and/or maintained.

42. These are minimum Fire Marshal standards. Should these standards conflict with any other local, state or federal requirement, the most restrictive shall apply. Construction of access roads and driveways shall use good engineering practice.

43. See CFMO-C7 for minimum requirements for access roads/driveways during construction.

44. Fire department Access Roads shall be provided within 150-ft. of all exterior portions of all structures. Access roads shall comply with the following:

    a) Width: Clear width of drivable surface of 20-ft.
    b) Vertical Clearance: 15-ft.
    c) Inside Curve Radius: 42-ft.
    d) Grade: Maximum grade shall not exceed 15%
    e) Surface: All driving surfaces shall be all-weather and capable of sustaining 75,000 pound gross vehicle weight.
    f) Dead-end Roads: Dead-end roads in excess of 150-ft. in length shall be provided with an approved turnaround meeting County Standard SD-16. All turnarounds shall have a slope of not more than 5% in any direction.
    g) Gates: Gates shall not obstruct the required width or vertical clearance of the driveway, and may require a Fire Department Lock Box/Gate Switch to allow for

fire department access. Installation shall comply with CFMO-A3.

h) All fire apparatus access roads meeting the minimum width shall have permanent "no parking fire lane" signs located so that all access roads are clearly identified and the required clearance maintained as per CFC 503.3.

i) A number address approved by the Building Inspection Office shall be placed on the building (or at the entrance to the facility) in such a position as to be plainly visible and legible from the street or road fronting the property. [REF: CFC §505.1]

Department of Environmental Health

45. **Prior to issuance of a building permit**, provide a water connection letter / will serve letter from Stanford Utilities.

46. **Prior to issuance of a building permit**, provide documentation indicating Stanford's sanitary sewer system has the capacity to incorporate the proposed use.

CONDITIONS OF APPROVAL TO BE COMPLETED PRIOR TO OCCUPANCY OR FINAL INSPECTION

Planning

47. Stanford shall provide documentation to verify that the partially below grade crawlspace on the eastern side of the Collaboration Building has been installed with the fire alarm terminal cabinet, telecommunications data rack, and other mechanical equipment, for mechanical/utility use, to support final GUP square footage calculation.

48. For each 11,763 net square feet of academic space built, Stanford shall either: (1) provide 1 affordable housing unit on the Stanford campus; or (2) make an appropriate cash payment in-lieu of providing the housing unit equal to the "BMR" payment that the City of Palo Alto is charging to commercial development projects when the project is built. The payment shall be made to an escrow account established and maintained by the County.

49. All grading materials and stockpiled materials shall be removed and disposed at an approved location.

50. Following completion of construction, contact the Planning Department (Charu Ahluwalia at 408-299-5740) **at least two weeks in advance** to set up an appointment to schedule a site visit to verify the development is per approved plans.

Land Development Engineering

51. Existing and set permanent survey monuments shall be verified by inspectors **prior to final acceptance of the improvements** by the County. Any permanent survey monuments

damaged or missing shall be reset by a licensed land surveyor or registered civil engineer authorized to practice land surveying and they shall file appropriate records pursuant to Business and Professions Code Section 8762 or 8771 of the Land Surveyors Act with the County Surveyor.

Fire Marshal's Office

Fire Sprinklers:

52. The required fire sprinkler system that shall comply with NFPA 13 standards shall be installed and finaled by this office **prior to occupancy**.

Department of Environmental Health

53. Provide proof of garbage service at the time of final occupancy sign-off. Garbage service in the unincorporated areas of Santa Clara County is mandatory.

Attachment C

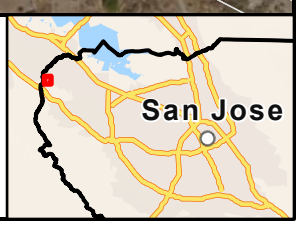
Location and Vicinity Map

Location and Vicinity Map

File: PLN20-048
APN 142-12-002

N

500
Feet



Attachment D

Proposed Plans -
Collaboration Building Project in the CASBS Complex

SHEET INDEX - ASX

Discipline	Sheet No.	Sheet Name
GENERAL		
	A0.00	GENERAL INFORMATION
CIVIL		
	C0.0	SITE SURVEY (FOR REFERENCE ONLY)
	C0.1	SITE SURVEY (FOR REFERENCE ONLY)
	C1.00	SITE UTILITY DEMOLITION PLAN
	C2.00	SITE UTILITY PLAN
	C3.00	SITE GRADING PLAN
	C4.00	SITE FIRE ACCESS PLAN
	C5.00	CIVIL DETAILS
	C5.10	CIVIL DETAILS
	C5.20	CIVIL DETAILS
	EX1.00	EXISTING SITE PERMEABILITY PLAN
	EX2.00	PROPOSED SITE PERMEABILITY PLAN
LANDSCAPE		
	L1.0	TREE PROTECTION, RELOCATION AND DEMOLITION NOTES
	L1.1	TREE PROTECTION, RELOCATION AND DEMOLITION
	L1.2	TREE PROTECTION, RELOCATION AND DEMOLITION
	L2.0	MATERIAL SCHEDULE AND NOTES
	L2.1	LANDSCAPE SITE PLAN
	L2.2	LANDSCAPE SITE PLAN
	L3.0	IRRIGATION LEGEND
	L3.1	IRRIGATION PLAN
	L3.2	IRRIGATION PLAN
	L3.3	IRRIGATION NOTES AND WELO CALCULATIONS
	L3.4	IRRIGATION DETAILS
	L3.5	IRRIGATION DETAILS
	L3.6	IRRIGATION DETAILS
	L4.0	PLANT LIST AND NOTES
	L4.1	PLANTING PLAN
	L4.2	PLANTING PLAN
	L5.0	DETAILS
	L5.1	DETAILS
	L5.2	DETAILS
ARCHITECTURAL		
	A1.00	SITE PLAN
	A2.01	FLOOR PLAN - LOWER LEVEL
	A2.02	FLOOR PLAN - MAIN LEVEL
	A2.03	ROOF PLAN
	A3.01	EXTERIOR ELEVATIONS
	A3.02	BUILDING SECTIONS

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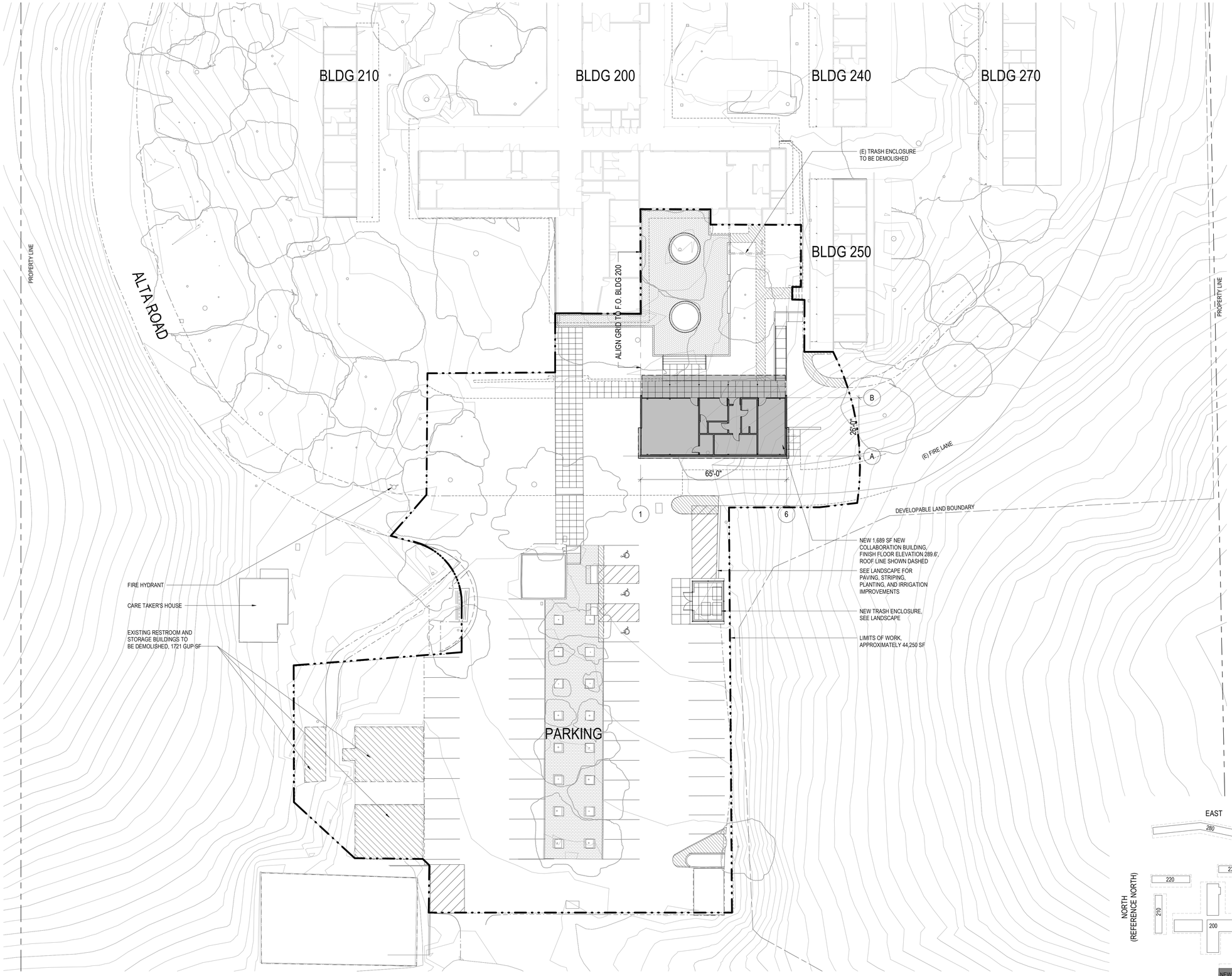

1 SITE PLAN
SCALE: 1" = 20'-0"

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checked by
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date 03/12/2019

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1	06/03/2020	ASX REV. 1

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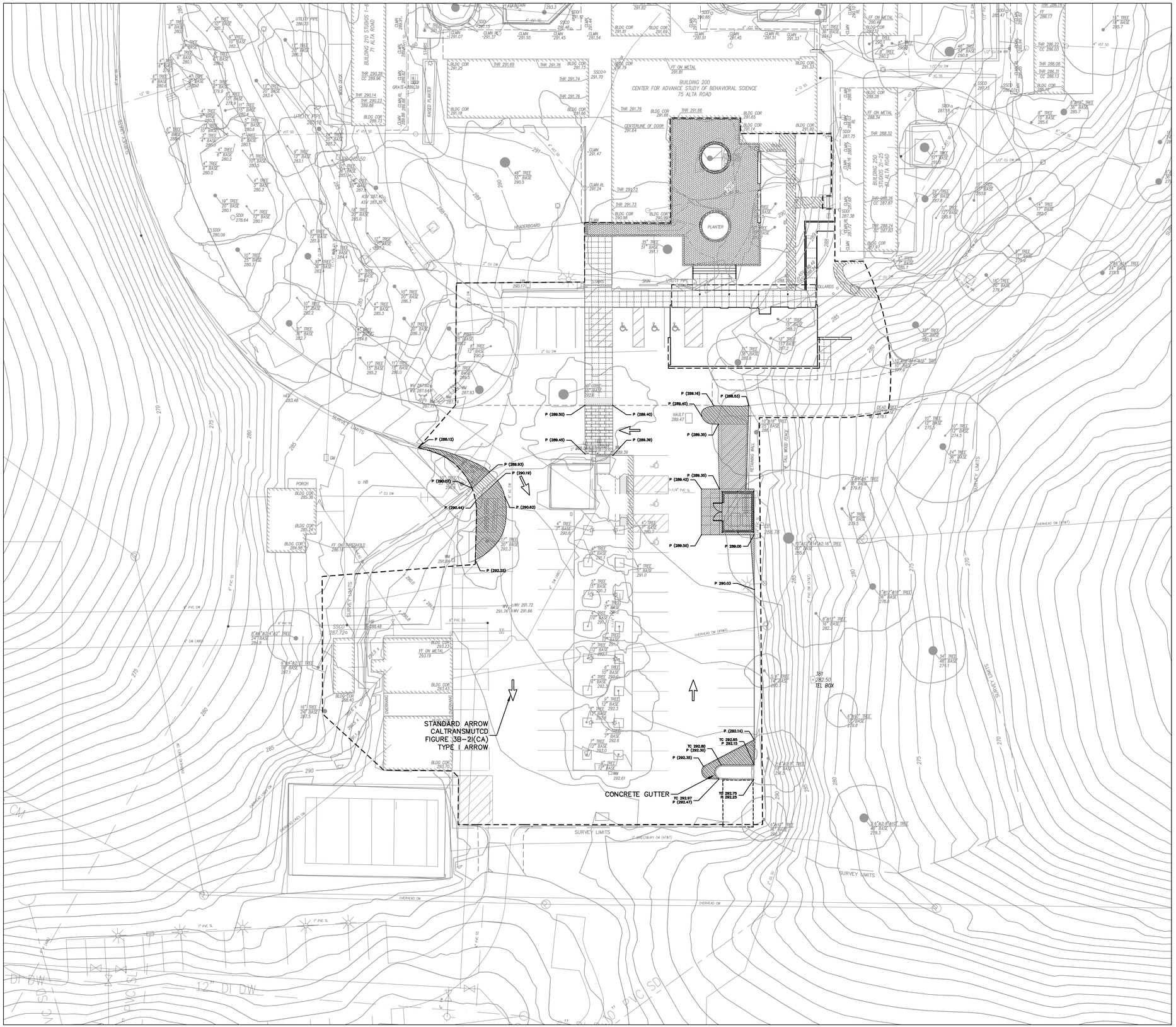
SITE PLAN

A1.00



LEGEND

PROPOSED CONCRETE PAVEMENT

PROPOSED ASPHALT CONCRETE

SAWCUT LINE

HARDSCAPE IMPROVEMENT NOTES

1. PROPOSED CONCRETE CURB AND GUTTER
2. PROPOSED ASPHALT CONCRETE PAVEMENT
3. PROPOSED SAWCUT LINE

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

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Author
checked by SH
job no. 16006
date 05/01/2019

revisions:

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SITE GRADING PLAN

C3.00

REMOVE WOOD DECK AT THE BUILDING

REMOVE (E) WOOD WALL

KEEP BRICK (E) PAVING

REMOVE (E) BRICK AND SAVE FOR NEW SITE PAVING

REMOVE (E) STEPS

(E) WALL TO KEEP

REMOVE (E) WALL SECTION

RELOCATE 31" CANARY ISLAND DATE PALM

RELOCATE 12" LIVE OAK

RELOCATE 12" LIVE OAK

REMOVE DEAD TREE

MATCH LINE L1.2

SALVAGE (E) UNIT PAVERS FOR REUSE

Scale 1" = 10' (0, 5, 10)

North

LEGEND

- EXISTING HARDSCAPE TO BE REMOVED
- EXISTING LANDSCAPE TO BE REMOVED
- TREE PROTECTION FENCE
- LIMIT OF WORK
- TREE TO BE REMOVED AND RELOCATED
- TREE TO BE REMOVED

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checked by W. HYNES
job no. STFS601
date 06/03/2020

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TREE PROTECTION, RELOCATION AND DEMOLITION

L1.1

MATCH LINE L1.1

REMOVE DEAD TREE

SALVAGE (E) UNIT PAVERS FOR REUSE

RELOCATE 17" LIVE OAK

(E) UNIT PAVERS TO REMAIN

BACKFILL (E) WALL AND KEEP EXISTING HOSE BIB AT GRADE

PARKING

TENNIS COURT

381
282.50
TEL BOX

Scale
0 5 10
1" = 10'

North

LEGEND

- EXISTING HARDSCAPE TO BE REMOVED
- EXISTING LANDSCAPE TO BE REMOVED
- TREE PROTECTION FENCE
- LIMIT OF WORK
- TREE TO BE REMOVED AND RELOCATED
- TREE TO BE REMOVED

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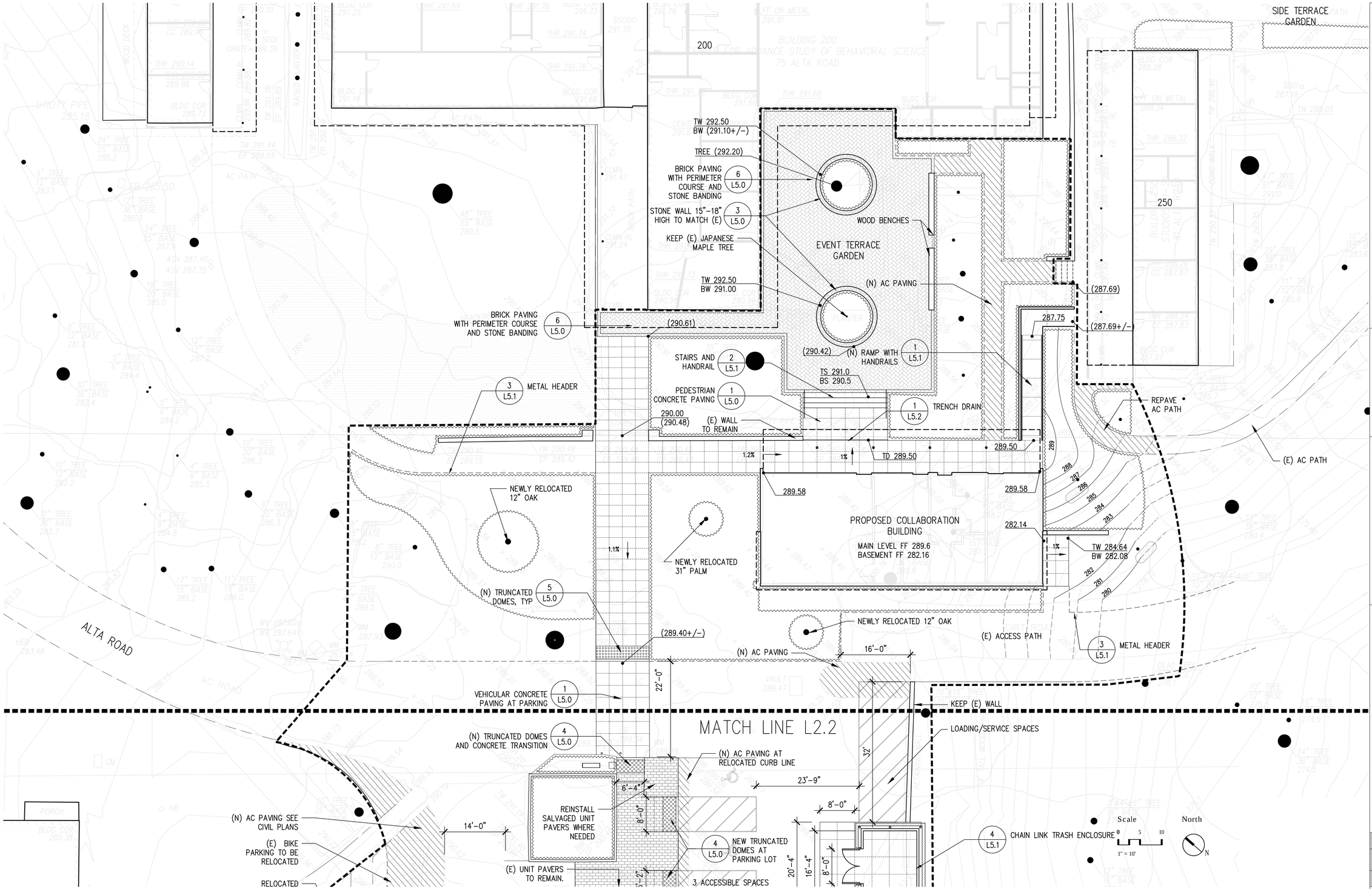
TREE PROTECTION, RELOCATION AND DEMOLITION

L1.2



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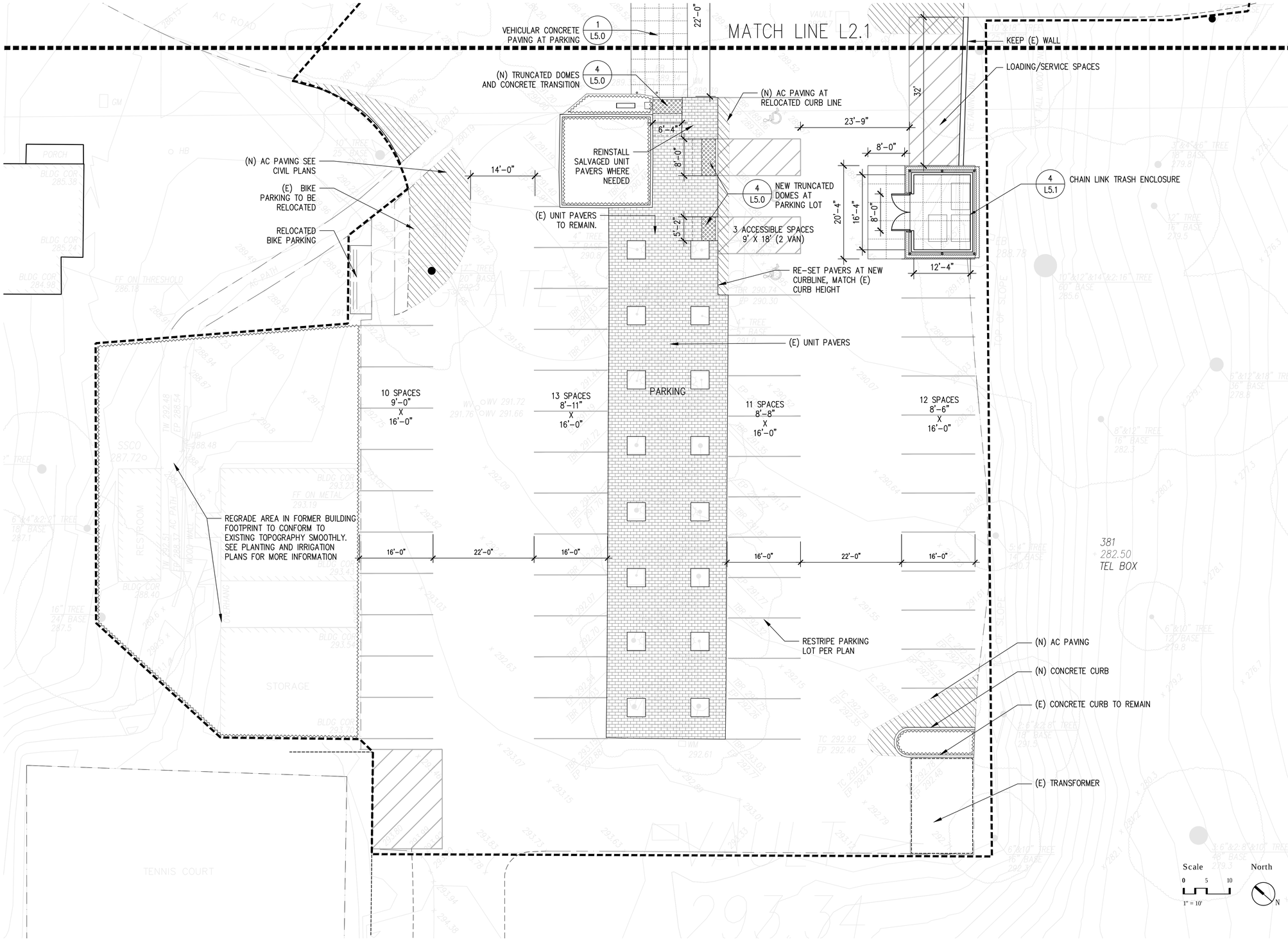
LANDSCAPE SITE PLAN

L2.1



LEGEND

- CONCRETE PAVING
- EXISTING UNIT PAVERS REUSE AT CURB RAMPS
- TRUNCATED DOMES
- BRICK PAVING SET ON SAND
- LIMIT OF WORK
- NEW AC PAVING

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LANDSCAPE SITE PLAN

L2.2

(E) EVERGREEN ELM

(E) JAPANESE MAPLES

(E) CUTLEAF JAPANESE MAPLE

-- | 5 GAL SHRUB/GROUNDCOVER 30" O.C. SPACING

8 | 15 GAL HEDGE PLANTING 30" O.C.

3 | 36" BOX ACER PALMATUM JAPANESE MAPLE

-- | 5 GAL SHRUB/GROUNDCOVER 30" O.C. SPACING

SHRUB/GROUDCOVER -- | 5 GAL 30" O.C. SPACING

GROUNDCOVER/SUCCULENT PLANTING -- | 5 GAL 30" O.C. SPACING

RELOCATED 12" COAST LIVE OAK

RELOCATED 31" CANARY ISLAND DATE PALM

-- | 5 GAL GROUNDCOVER/SUCCULENT PLANTING 30" O.C. SPACING

30 | 15 GAL HEDGE PLANTING AT 30" O.C.

RELOCATED 12" COAST LIVE OAK

3 | 24" BOX QUERCUS AGRIFOLIA COAST LIVE OAK

MITIGATION TREES AT 3:1 IF 17" COAST LIVE OAK REQUIRES REMOVAL

COORDINATE WITH STANFORD ARBORIST FOR SOIL REMEDIATION UNDER EXISTING OAK TREES

MATCH LINE L4.2

(E) SUCCULENT GARDEN TO BE PROTECTED

9 | 5 GAL VINES ON TRASH ENCLOSURE

Scale 1" = 10' (0, 5, 10)

North

LEGEND

- SHRUB / GROUNDCOVER PLANTING AREA
- HEDGE
- NATIVE HYDROSEED MIX
- BARK MULCH 3" DEPTH
- PROPOSED OR RELOCATED TREE PER PLAN
- VINE
- EXISTING TREE TO BE PROTECTED

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PLANTING PLAN

L4.1

COORDINATE WITH STANFORD ARBORIST FOR SOIL REMEDIATION UNDER EXISTING OAK TREES

MATCH LINE L4.1

(E) SUCCULENT GARDEN TO BE PROTECTED

9 | 5 GAL | VINES ON TRASH ENCLOSURE

RELOCATED 17" OAK

APPLY NATIVE HYDROSEED MIX FOR EROSION CONTROL. PROVIDE TEMPORARY ESTABLISHMENT IRRIGATION AS REQUIRED

-- | 5 GAL | NEW SHRUB /GROUNDCOVER

381
282.50
TEL BOX

TENNIS COURT

Scale
0 5 10
1" = 10'

North

LEGEND

- SHRUB / GROUNDCOVER PLANTING AREA
- HEDGE
- NATIVE HYDROSEED MIX
- BARK MULCH 3" DEPTH
- PROPOSED OR RELOCATED TREE PER PLAN
- VINE
- EXISTING TREE TO BE PROTECTED

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date 06/03/2020

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PLANTING PLAN

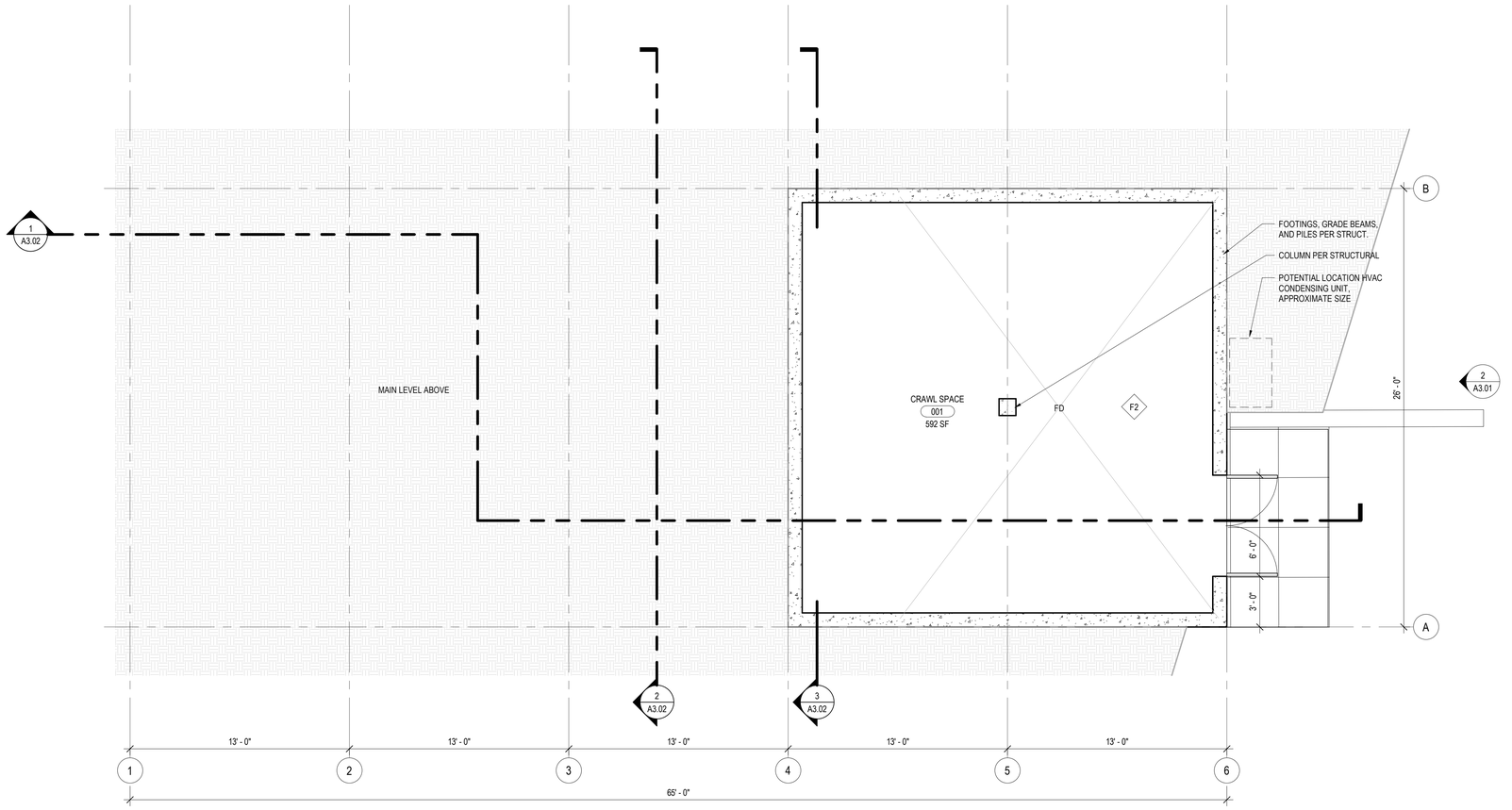
L4.2

GENERAL NOTES

1. ALL PLAN DIMENSIONS ARE TO GRID LINE, FACE OF FRAMING, OR FACE OF CONCRETE UNO.

2. DASHED FURNITURE = FURNISHED BY OWNER - INSTALLED BY CONTRACTOR (FOIC).

3. ALL DIMENSIONS TO EXISTING CONSTRUCTION ARE APPROXIMATE, TO BE VERIFIED IN FIELD (VIF).



1 LOWER LEVEL

SCALE: 1/4" = 1'-0"

0 1' 2' 3' 4' 8' 12' PROJ. N

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drawn by EH, NM
checked by
job no. 16006
date 03/12/2019

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FLOOR PLAN - LOWER LEVEL

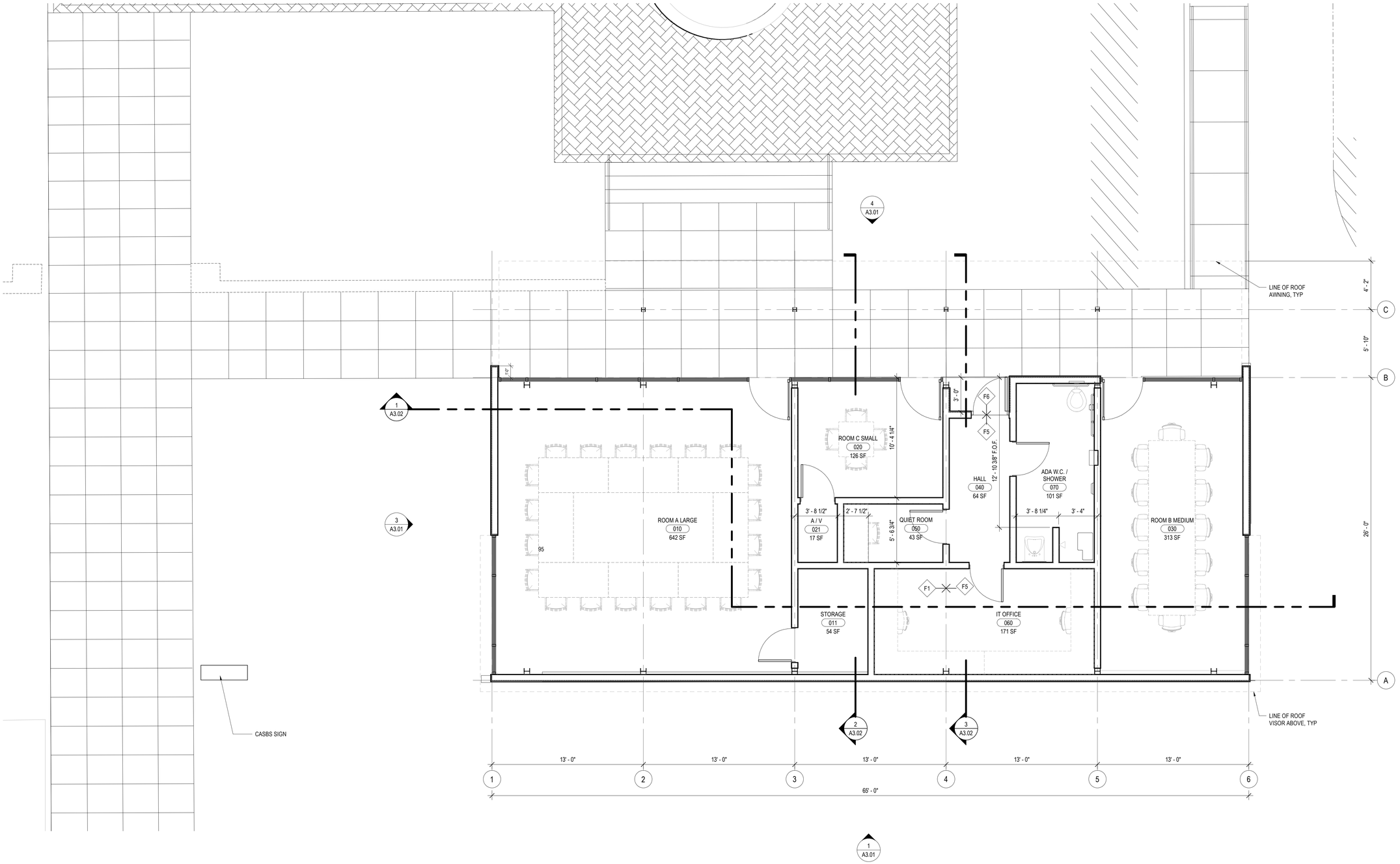
A2.01

GENERAL NOTES

1. ALL PLAN DIMENSIONS ARE TO GRID LINE, FACE OF FRAMING, OR FACE OF CONCRETE UNO.

2. DASHED FURNITURE = FURNISHED BY OWNER - INSTALLED BY CONTRACTOR (FOIC).

3. ALL DIMENSIONS TO EXISTING CONSTRUCTION ARE APPROXIMATE, TO BE VERIFIED IN FIELD (VIF).



1 MAIN LEVEL
SCALE: 1/4" = 1'-0"

0 1' 2' 3' 4' 8' 12' PROJ. N

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project manager DM
drawn by EH, NM
checked by
job no. 16006
date 03/12/2019

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FLOOR PLAN - MAIN LEVEL

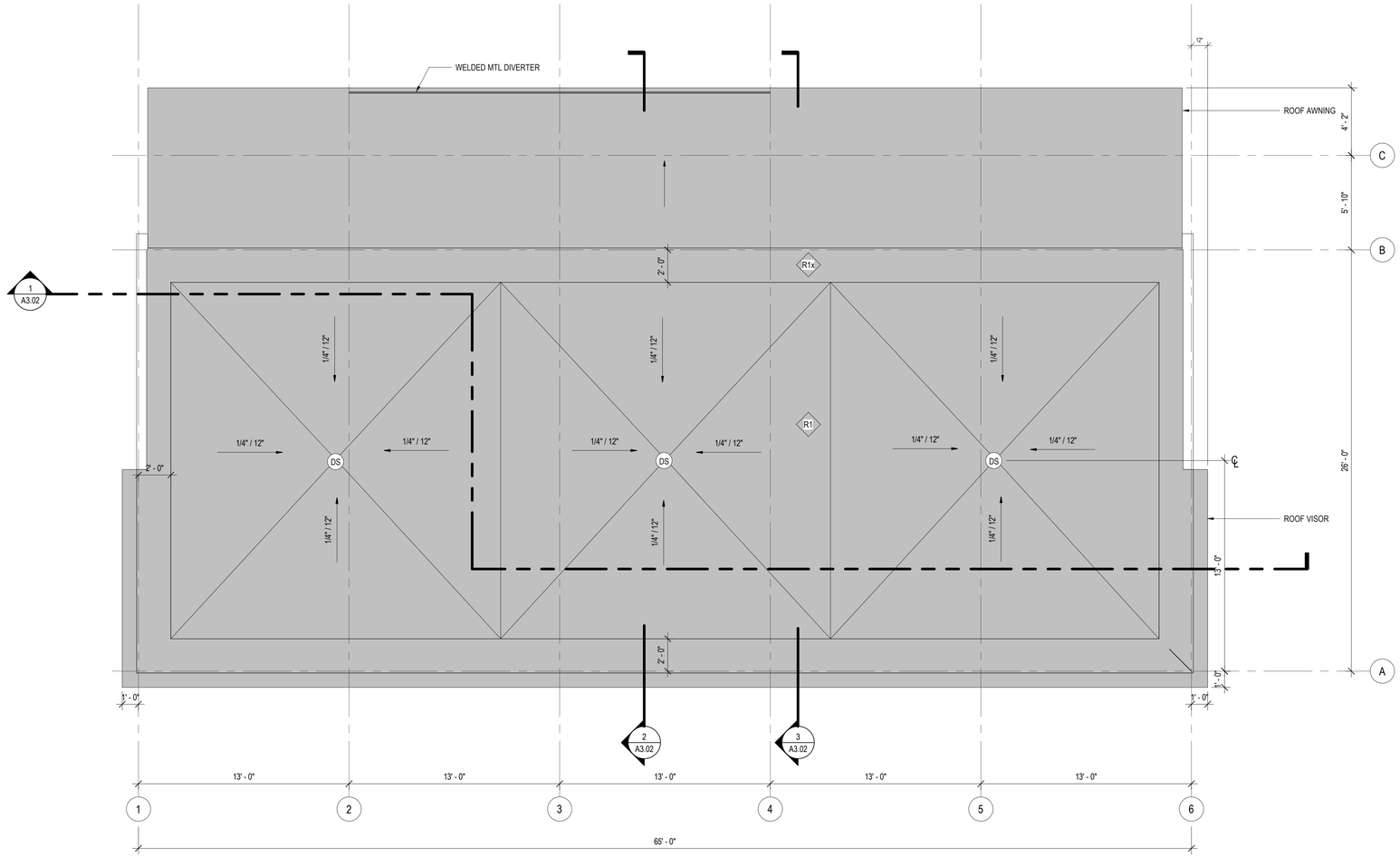
A2.02

GENERAL NOTES

1. ALL PLAN DIMENSIONS ARE TO GRID LINE, FACE OF FRAMING, OR FACE OF CONCRETE UNO.

2. DASHED FURNITURE = FURNISHED BY OWNER - INSTALLED BY CONTRACTOR (FOIC).

3. ALL DIMENSIONS TO EXISTING CONSTRUCTION ARE APPROXIMATE, TO BE VERIFIED IN FIELD (VIF).



1 ROOF PLAN
SCALE: 1/4" = 1'-0"

0 1' 2' 3' 4' 8' 12' PROJ. N

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checked by
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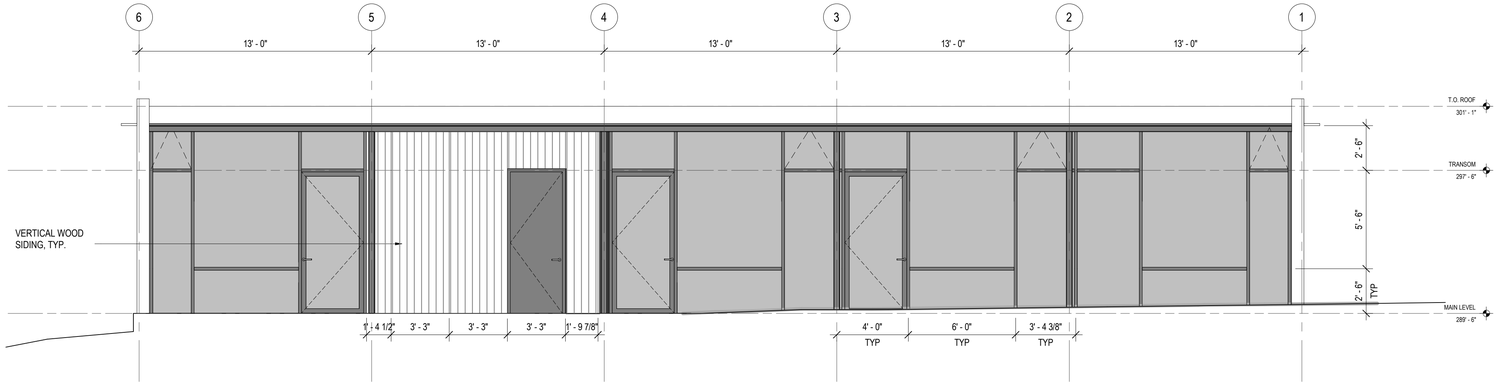
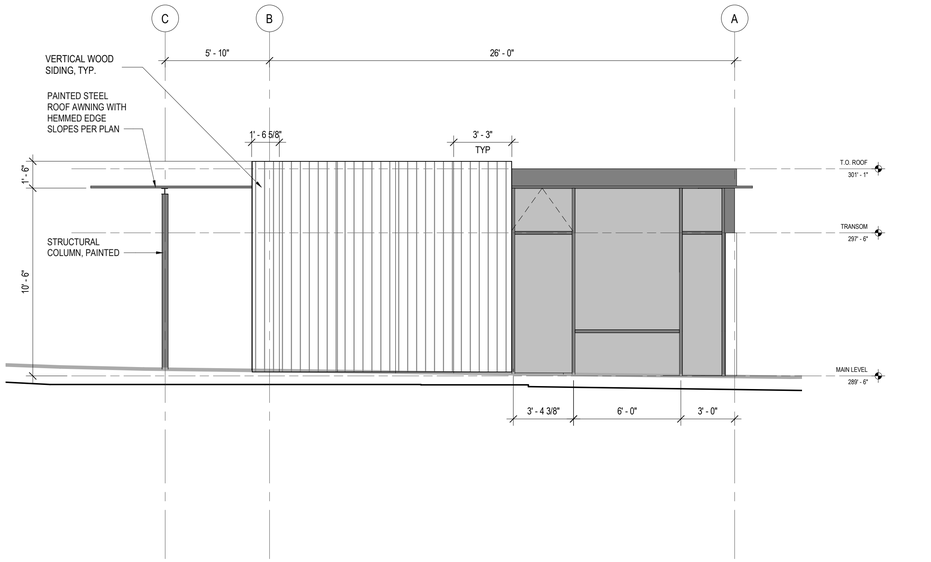
ROOF PLAN

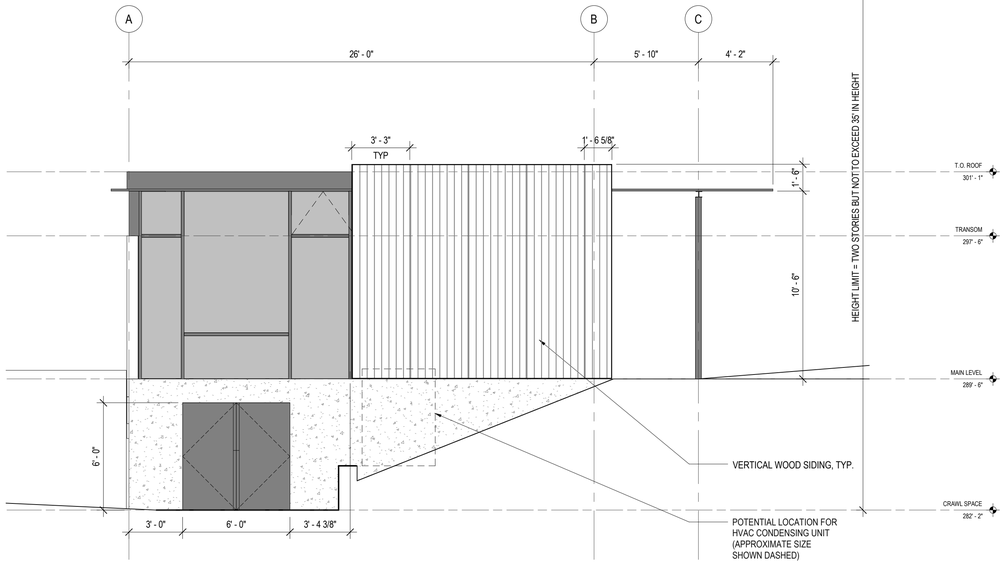
A2.03



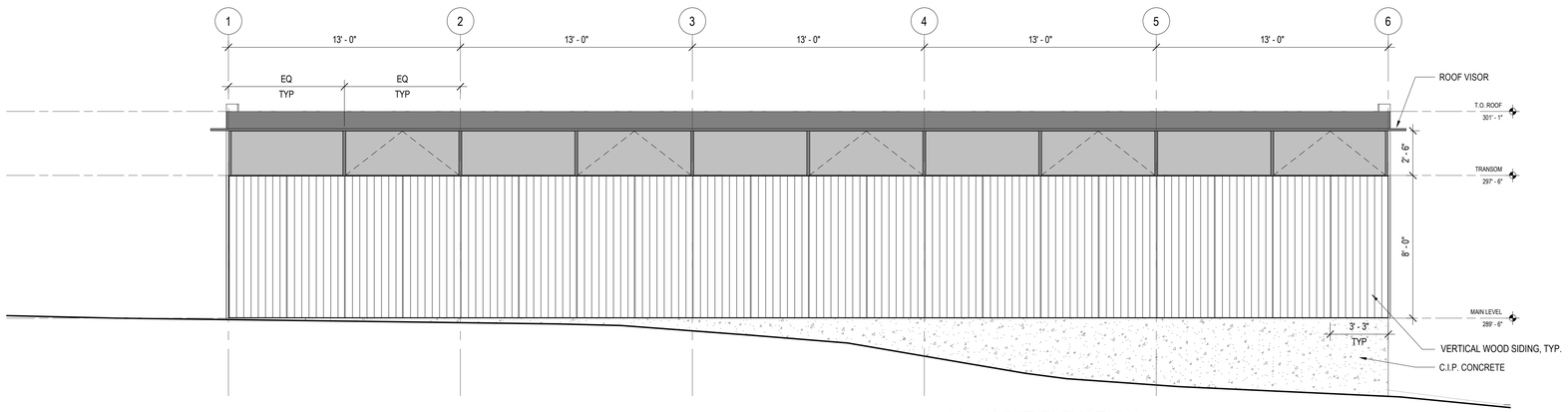
4 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

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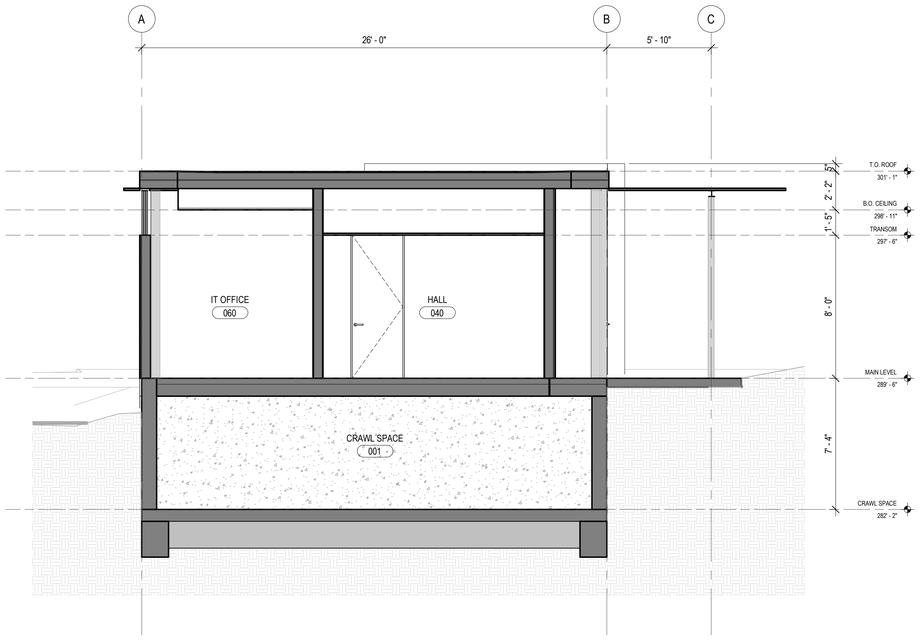
EXTERIOR ELEVATIONS

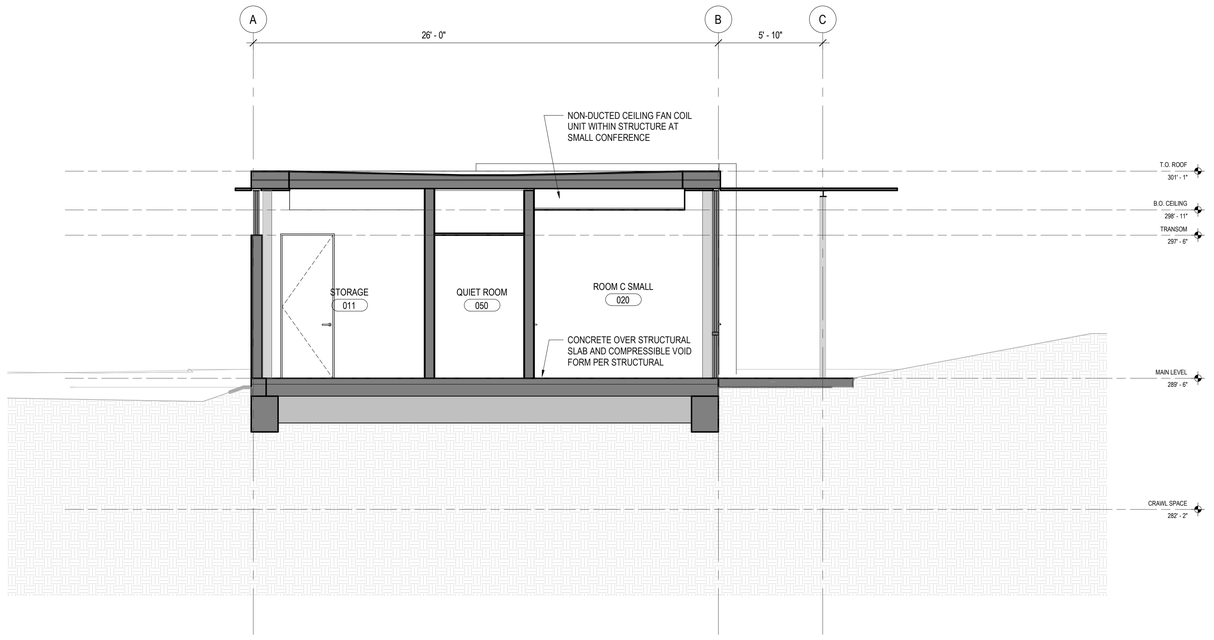
A3.01



3 EAST/WEST SECTION - SUPPORT

SCALE: 1/4" = 1'-0"

0 1' 2' 3' 4' 8' 12'



2 EAST/WEST SECTION - CONFERENCE

SCALE: 1/4" = 1'-0"

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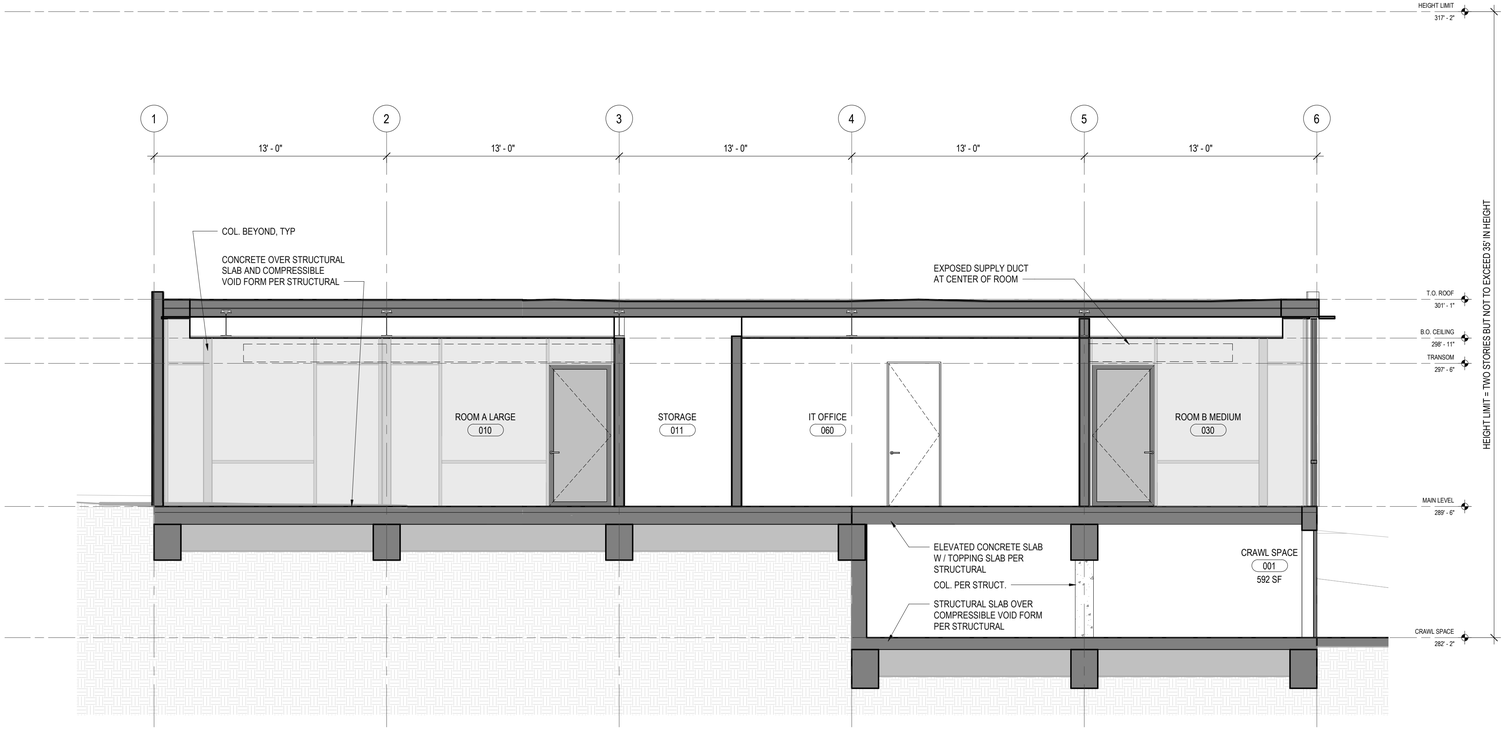

1 NORTH/SOUTH SECTION

SCALE: 1/4" = 1'-0"

0 1' 2' 3' 4' 8' 12'

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date 03/12/2019

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BUILDING SECTIONS

A3.02

ATTACHMENT E

DPR 523 Form
Center for Advanced Behavioral Sciences ("CASBS") Complex

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

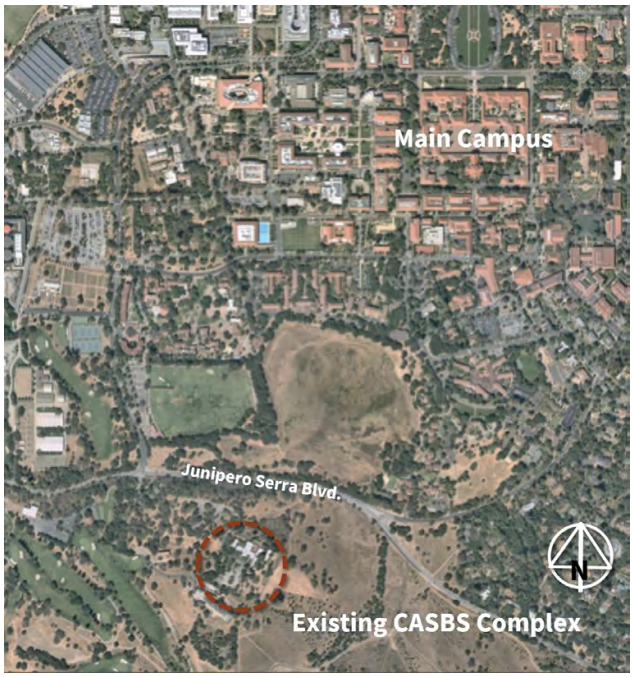
Other Listings
Review Code | Reviewer | Date

Page 1 **of** 76 ***Resource Name or #:** Center for Advanced Study in the Behavioral Sciences
P1. Other Identifier: CASBS
*__P2. Location:__ ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Santa Clara **and**
***b. USGS 7.5' Quad** Palo Alto **Date** 1997 **T** ___; **R** ___; ___ ☐ **of** ___ ☐ **of Sec** ___; _____ **B.M.**
c. Address 71, 73, 74, 75, 77, 79, 81, 83, 85, 87, 90 Alta Road City Stanford Zip 94305
d. UTM: Zone 10S, 572572 mE/ 4141151 mN
e. Other Locational Data: (none)

***P3a. Description:**
The Center for Advanced Study in the Behavioral Sciences (also known as CASBS) is located in the Stanford foothills about 500 feet south of Junipero Serra Boulevard. It is placed at the peak of a hill within an oak grove overlooking Lagunita reservoir and the Stanford campus. (continued on pg 4)

***P3b. Resource Attributes:** HP15 Educational Building
***P4.Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ■ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a.



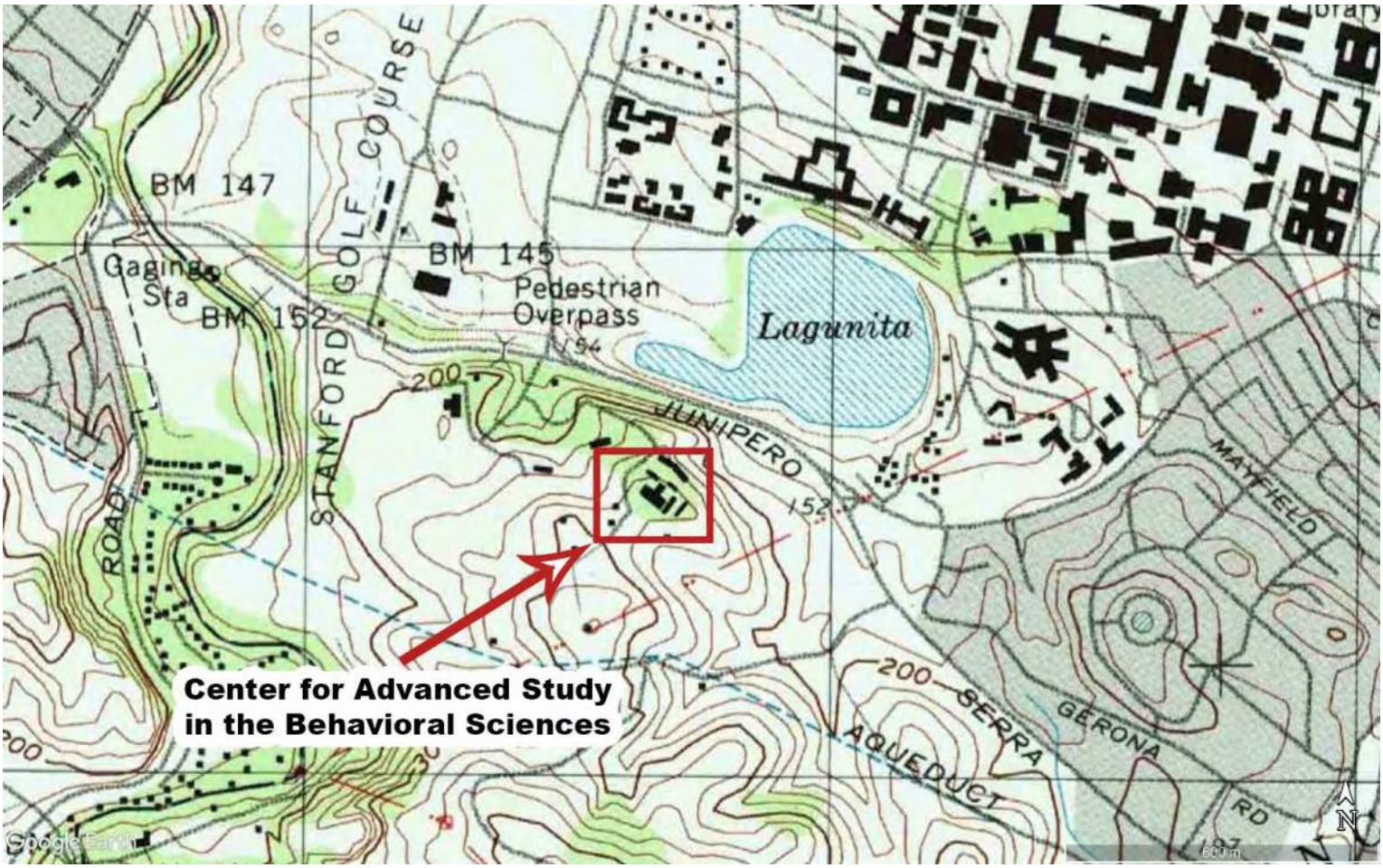
P5b. Description of Photo:
Aerial view, October 2020
***P6. Date Constructed/Age and Source:**
■ Historic ☐ Prehistoric
☐ Both
Before 1908 - 1965
***P7. Owner and Address:**
Board of Trustees, Stanford University
LBRE 415 Broadway, Academy Hall
Redwood City, CA 94063
***P8. Recorded by:**
N. Baradaranfallahkhair, L. Conway,
L. Jones, S. Marfatia
***P9. Date Recorded:** January 2021
***P10. Survey Type:** Intensive
***P11. Report Citation:**
District Record: Center for Advanced Study in the Behavioral Sciences. Stanford University. January 2021.

***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 □ Natural Resources Agency	Primary #
DEPARTMENT OF PARKS AND RECREATION	HRI#
LOCATION MAP	Trinomial

 ***Resource Name or #** (Assigned by recorder) CASBS

***Map Name:** USGS Palo Alto Quadrangle 7.5 ***Scale:** 1:24000 ***Date of map: 1997 USGS**



*Resource Name or #: Center for Advanced Study in the Behavioral Sciences
D1. Historic Name: Same D2. Common Name: CASBS

*D3. Detailed Description

Eight one-story wood-clad buildings in a rustic hilltop setting overlooking the Stanford campus, built to house a retreat for academic scholars. The complex was designed in Second Bay Tradition style in 1954 and 1955 by one of the most prominent design teams of this period: Wurster Bernardi and Emmons with landscape architect Thomas Church and has experienced excellent maintenance and very little in the way of alterations since its construction. All eight of the Wurster Bernardi and Emmons buildings, and their connecting landscape elements, are contributors to the district. Contributing elements include: eight buildings constructed in 1954 and 1955: 71, 73, 75, 77, 79, 81, 83, and 87 Alta Road.
Four pre-existing farm buildings and an ancillary restroom/shower building are present within the district boundary but are non-contributing as they do not contribute to the significance of the district. Non-contributing elements are: buildings located at 74, 85, 90a, 90b, and 90c Alta Road. Each of the thirteen buildings within the district boundary are described in detail in Primary Record forms below.

*D4. Boundary Description

An approximately 10-acre rectangular site extending from the southern edge of Junipero Serra Boulevard south to just below the crest of a hill. The district is bounded on the west side by an independent research building, the Institute for Research in Social Science at 30 Alta Rd, and to the south by the Carnegie Foundation for the Advancement of Teaching, constructed in 2001 at 51 Vista Lane. The eastern edge is a fence line with the Stanford "Dish" foothills area.

*D5. Boundary Justification

The property was developed as a lease to the Ford Foundation from Stanford University; the boundary is the area described by this lease and contains all the properties developed for this purpose. The boundary is concurrent with a single parcel, APN 142-12-002.

D6. Significance: Theme Mid-Century Modern and the Post-War Collegiate Campus
Area: San Francisco Bay Area
Period of Significance: 1954-55 Applicable Criteria: 3

See Continuation Sheets, beginning page .

*D7. References

Original construction documents: Stanford University Maps and Records.
Historic Context and Survey, Stanford University Campus. (Stanford University: Heritage Services, 2017).
See also notes, Continuation Sheet, Page .

*D8. Evaluator: L. Jones, S. Marfatia Date: January 2021

Affiliation and Address:
Stanford University, 477 Oak Road, Stanford, CA 94305

D3a. Description

CASBS Location. Source: Nearmap edited by Author

The CASBS complex contains thirteen structures:

- Four farm buildings constructed between 1908 and 1951: two sheds (90 Alta Rd), a cottage (74 Alta Rd), and the dairy building (85 Alta Rd).
- In 1954, seven buildings were built: the large cruciform main building located in the center (75 Alta Rd), and six rectangular studio buildings surrounding the main building: Studios 1-6 (71 Alta Rd), Studios 7-12 (73 Alta Rd), Studios 13-16 (79 Alta Rd), Studios 17-20 (83 Alta Rd), Studios 21-25 (81 Alta Rd), Studios 30-37 (87 Alta Rd).
- In 1955, an additional linear studio building was added to the complex: Studios 38-54 (77

Alta Rd).

- Finally, in 1965, the last building, a small shower and restroom facility was also added (90 Alta Rd).

Name (SU Bldg #)	Address	Date
Studios 1-6 (12-210)	71 Alta Rd	1954
Studios 7-12 (12-220)	73 Alta Rd	1954
Cottage (12-295)	74 Alta Rd	pre-1908
Main Building (12-200)	75 Alta Rd	1954
Studios 38-54 (12-280)	77 Alta Rd	1955
Studios 13-16 (12-230)	79 Alta Rd	1954
Studios 21-25 (12-250)	81 Alta Rd	1954
Studios 17-20 (12-240)	83 Alta Rd	1954
Studios 26-29 (12-260)	85 Alta Rd	pre-1908
Studios 30-37 (12-270)	87 Alta Rd	1954
North Shed (12-290a)	90a Alta Rd	pre-1951
South Shed (12-290b)	90b Alta Rd	pre-1951
Restroom/Showers (12-290c)	90c Alta Rd	1965

Contributor
Non-contributor

Site map numbered for entire document. Source: Nearmap edited by Author

D6. Significance
Historic and Architectural Context (boundary included)

The Alta Vista Estate
The 1908 survey maps the estate known as Alta Vista that comprised a main residence, gatehouse and multiple farm structures. Charles Gardner Lathrop, Jane Stanford's brother and the university business manager, built the main house in 1900. Charles Hodges, the university's resident architect, designed a large Victorian house sited on the crest of a hill.[1] The *San Francisco Chronicle* noted that the house "will command a magnificent view of the Santa Clara valley."[2] Located in the vicinity of the house was a peacock aviary and tennis court.

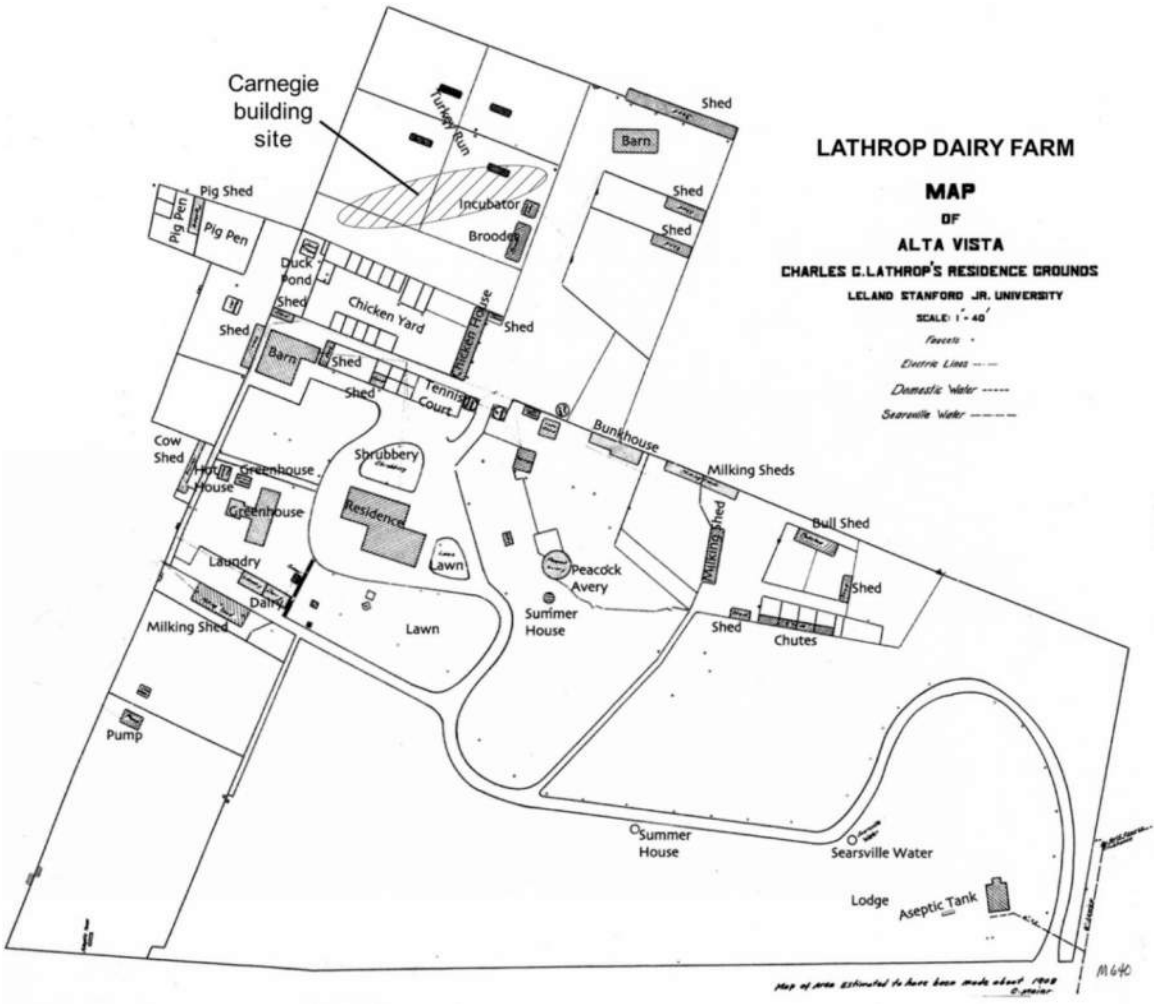
The Lathrop farm produced fruit and raised livestock: dairy cattle, poultry, and pigs. The large

greenhouse south of the main house was possibly where the Lathrop staff started trees that were later transferred to the orchard. Alongside the greenhouse were buildings that sustained the daily operations of the house and grounds, such as a dairy barn/creamery, a laundry building, and two milking sheds.[3]

The areas of Alta Vista located furthest from the main house contained outbuildings and fenced pens that allowed the Lathrops and their employees to raise livestock. Pig pens, pig sheds, and a "manure pit" were located at the south edge of the property. The western periphery contained facilities for poultry, including a fenced chicken yard, a duck pond, and a turkey run.[4] Additional outbuildings served the everyday maintenance and labor needs of a farm, including tool sheds and a "bunkhouse"—most likely quarters for hired labor. Near the entry gate to the property on County Road stood a "lodge" this building is currently known as the "gatehouse" but appears to have served as a secondary residence on Alta Vista.[5] Plans for the auxiliary buildings have not been found and the designer's identity is unknown.

The Lathrop family occupied the property from 1901 until Charles Lathrop's widow died in 1951. The property lease terminated with her death. Initially, since the property use was undetermined, the structures were used for storage by the university. The university considered several alternative uses for the estate and main house including academic use, inn, international house, rest home, and lease for residential use.[6] Since the property is located far from the main campus to be a viable site for classroom or student residence purposes, a portion of the original estate was leased in 1954 to the Ford Foundation for the construction of the Center for Advanced Study in the Behavioral Sciences. (The lease was terminated, and the Center was formally incorporated under Stanford's administration in 2008.)

While the main house and many ancillary farm structures were demolished in 1954, a few buildings from the original estate remained on site and were incorporated into the new design and marked in purple in the following map. The "lodge" chicken house lies outside the CASBS boundary and therefore will not be discussed further. Two sheds (90 Alta Rd) were relocated slightly south of their original location within the CASBS boundary and used by CASBS for storage.[7] [8] The cottage (74 Alta Rd) and the dairy building (85 Alta Rd), were retained in their original locations.[9] The dairy was converted to researcher studies.

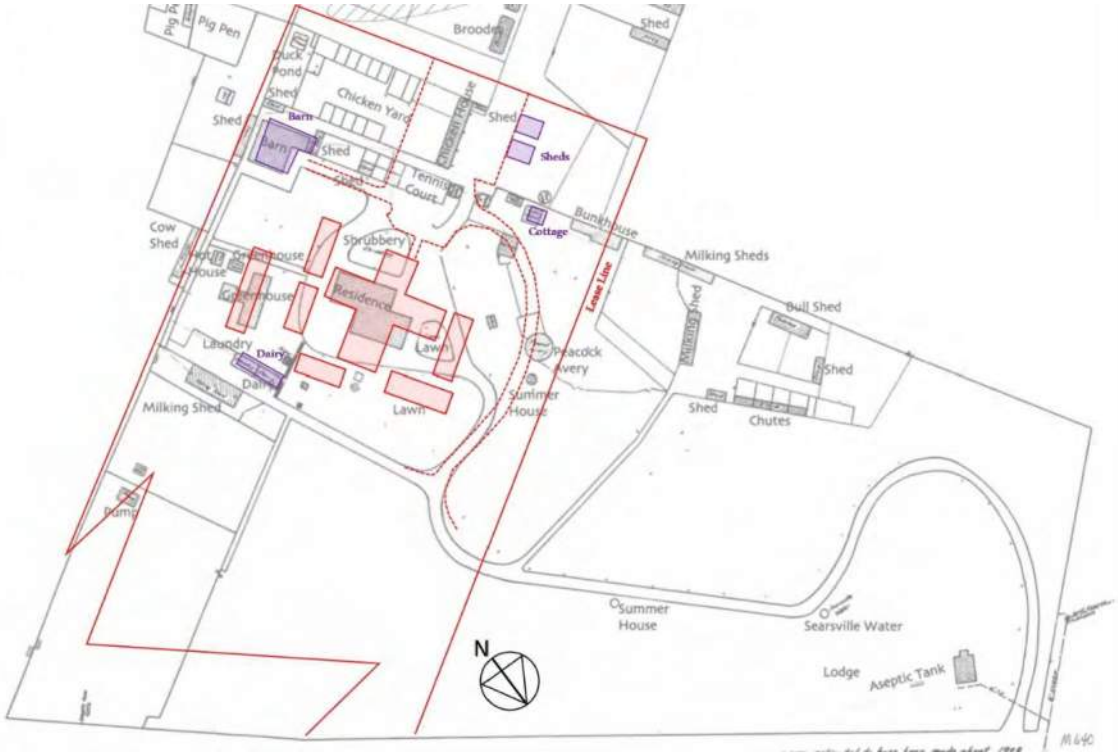


Map of Alta Vista, Charles G. Lathrop's residence and grounds, 1908. Source: Stanford University Archives.

Lathrop residence, GP5901 c.1954.

Lathrop residence, GP5902 c.1954.

CASBS lease line. Source: Stanford University Maps & Records.



CASBS (red) 1954 Phase 1 Overlay on Lathrop Residence & Grounds, 1908. Structures from Lathrop Estate within CASBS Lease Line (sheds, dairy, cottage, barn) marked in purple. Source: Stanford University Archives, edited by Author

The Center for Advanced Study in the Behavioral Sciences

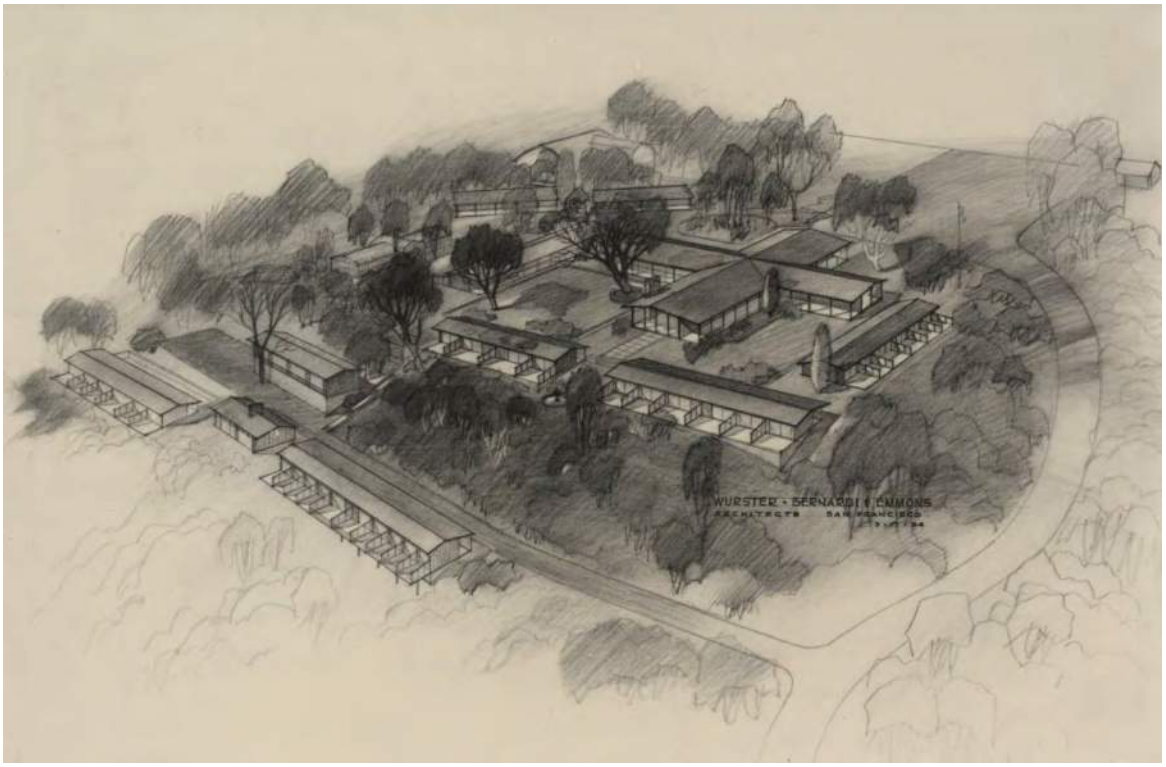
The Ford Foundation gave a $3.5 million grant to form a center for the study of the human behavior. Several sites were evaluated in the Bay Area close to university campuses. The locations considered included Hillsborough, Menlo Park, Berkeley, Oakland, and Stanford.[10] Stanford University's 11-acre site located on a hilltop above the surrounding terrain with a view of Lake Lagunita and the Stanford Campus was finally selected. Most existing buildings, including the main house, of the Lathrop residence and farm were demolished to accommodate the new center. Wurster, Bernardi and Emmons, the local architectural firm selected to design the facility, retained some agricultural buildings to provide a rural setting. A remodel of buildings was contemplated; but William Wurster claimed that a group of one-story buildings would be much better suited for the program and could be completed within a reasonable time schedule at the Stanford site.[11] The center, called "Scholar's Paradise" by Newsweek was built within budget and ready for occupation within four months.[12] The area of the lease is the boundary of the potential district.

CASBS complex developed in two-phases. The first phase comprised of one-story wood-framed buildings with a low-pitched gable roofs and deep eaves and included a large central cruciform main building, and

six linear studio buildings. The exterior walls were clad in wood siding interjected by large areas of glass that connect the outdoors with the indoors. The complex was unobtrusively set within an existing grove of trees with a larger administrative building at the entrance and a series of smaller rectangular studio buildings distributed around the site forming interior courtyards.

The **main administrative building** has a cross-shaped floorplan, and programmatically houses all the common spaces. The **studio buildings** surround it on three sides and house individual study spaces. The studio buildings are simple repetitive structures that share a common cross section but differed in length and orientation. Placement was determined by the site conditions to maximize views and maintain privacy. Each studio building comprises two sides: the side facing the common areas was designed to be opaque with solid doors directly accessible from a covered colonnade. By contrast, the opposite side of the building is completely transparent with large metal sliding doors, directly leading to a terrace or a wood deck.

The dual building typology was in response to the program: the studies served as a quiet respite for researchers to think while the central spaces served as collaborative and meeting areas to share the knowledge. Center Fellows can be alone in their individual studies or come together in the seminar rooms, and in indoor and outdoor spaces. The variety of spaces provided for exchange of knowledge while respecting the spaces required for quiet contemplation.



Wurster, Bernardi & Emmons. Source: Stanford University Archives[13].

The **main building** was located on the top of the hill, in the area where the land was relatively level. The entrance to the complex was located directly off the south-west parking lot. The main building was designed cross-shape and divided by circulation into smaller wings that shared a common roof. The north wing housed a library and a seminar room. The east wing comprised of a meeting and lounge room. The west wing was located by the main entrance and housed the administration suite and the restroom facilities. It was directly connected to the south wing which comprised the main social dining space and supporting kitchen facility. The building had a low-pitched composition roof with deep eaves and covered circulation walkways. The main building had a unique Wurster detail, the glue-laminated beams of the roof structure were exposed ending in rafter tails that tapered from the ridge line towards the edge of the eave.

Large, glazed areas were located at selected locations, connecting to the outdoors. These large openings allowed for views and made the spaces seem larger. In the Main Building the openings comprised steel sliding doors with a band of hopper windows located directly above. The study buildings are slightly shorter and have steel sliding doors spanning from floor to ceiling. Skylights are located in the open colonnade of the administrative area. The ventilation grills and service doors were purposefully concealed.

The **study/studio buildings** surround the Main Building on three sides. The buildings are simple repetitive

structures designed specifically for scholarly concentration. All studio buildings share a common cross section but differ in length and orientation. Building location was determined by site conditions to maximize views of nature while maintaining privacy. Each building comprises of two sides: the side facing the common areas is opaque with solid doors directly off the covered circulation colonnade, by contrast, the opposite side is completely glazed with large metal sliding doors, directly leading onto a terrace or a wood deck. Consequently, some studios had extraordinary views of the Stanford University campus while others faced oak groves on the foothills beyond. The interior division of each studio was sized identically, 12 by 14 feet.

The WBE designed buildings blended seamlessly and naturally into the existing site context and the existing agricultural building that were retained from the Lathrop Estate. In order to achieve a natural look, the new buildings had the following design features:

1. The buildings were all composed of low simple profiles with natural materials, the exterior walls were made of wide wood siding, arranged vertically.
2. The structures were distributed across the site and adapted easily to the undulating topography.
3. The buildings were located considering the views beyond while maintaining the existing mature vegetation.
4. The project consciously blurred the edges between the new development and the natural environment of the foothills beyond.

The CASBS layout took advantage of the improvements made by Lathrop to level the hillside site and largely occupied the footprint of the main Lathrop house. The design integrated some existing buildings in place (the dairy and cottage). However, Wurster's design called for the relocation of two shed structures to the edge of a new parking lot and for storage.[14]

Paths and stairs connect the studios and the Main Building, creating quiet spaces formed by low stone walls (sometimes curved). The landscape comprises of outdoor gathering rooms and circulation spaces created in response to the topography, program, views and exiting mature trees on site. A series of stairs and ramped pathways connects all outdoor rooms to the main building and studios. Four main outdoor spaces were designed surrounding the Main Building. The southern two were more public, as they were part of the entry sequence, whereas the two northern ones located centrally were more private and responded directly to the program housed in the buildings adjacent to the space. The landscape of the foothills is also gracefully incorporated revealing oaks on a steep hill with natural grasses blurring the boundary between the developed and the natural. It received an AIA First Honor Award in 1956 for its design.

Construction History

Date	Description
Pre-1908, pre-1951	Alta Vista Farm Structures, unknown architect
April 23, 1954	Demolition of the Lathrop residence and several farm structures. Construction of CASBS complex by Wurster Bernardi & Emmons
April 18, 1955	Addition (Wurster Bernardi & Emmons)
January 1, 1965	Addition Shower Facility unknown architect
December 11, 1970	CASBS automatic sprinkler plan
June 21, 1999	Accessibility upgrades & maintenance Cody Anderson & Wasney
June 2, 2009	Duct replacement
February 14, 2012	Emergency tower, blue phone duplicate
February 3, 2014	CASBS renovations upgrade PG&E transformer and switchgear
September 2, 2015	CASBS building HVAC upgrade
September 1, 2016	CASBS new fire alarm system replacement

Architectural Context: Collegiate Architecture in the San Francisco Bay Area[15]

Stanford University is one of more than seventy institutions of higher education in the San Francisco Bay Area region and shares a common mission, and common property types, with its sister institutions. The nine-county San Francisco Bay Area was selected as a geographic context because 1) it is a geographic unit recognized by local, state and federal agencies, 2) it has a social cohesion created by patterns of residence, recreation and employment that tie the region's communities to each other, and 3) it is a manageable sample for comparative purposes. This regional perspective captures the range of institutional types: state colleges and universities, community colleges, private sectarian institutions, for-profit professional schools, and private colleges and universities of varying scales. Fine architecture, influenced by common trends, and in many instances, common architects, can be found in all types of colleges and universities. Architecturally there may be subtle differences in plan but generally colleges and universities share a common list of property types and popular styles. The scholarly literature on architecture in higher education commonly uses "collegiate" to refer to various styles and we adopt that convention here.

The San Francisco Bay Area had easy access to lumber and stone, a mild climate, and a dynamic, diverse and egalitarian population in the mid nineteenth century as it entered the United States in 1850 as the 31st state. The earliest colleges in the region were founded in the 1850s and focused on training teachers for

public schools as the population swelled after the Gold Rush.[16] The San Francisco Bay Area continued to grow and higher education grew as well: today there are over 70 colleges and universities in the region.[17] The colleges and universities of the Bay Area often adopted national and international architectural styles – there are buildings at Bay Area campuses that would not be out of place in Paris or Pittsburgh. However, regionalism also flourished and produced great campus buildings and distinctive California styles. Stanford's iconic Main Quadrangle with its synthesis of California Mission and Richardsonian Romanesque, Bernard Maybeck and Julia Morgan's California Arts and Crafts buildings at UC Berkeley and Mills College, and the rustic modernism of Second Bay Tradition exemplify this regionalism in collegiate architecture.

Mid-Century Modern and the Post-War Collegiate Campus (1951-1975)

California suffered a brief period of economic instability at the end of World War II, as war material factories closed, and veterans returned to one of the highest unemployment rates in the nation.[18] The state government invested heavily in expanding access to public colleges and universities to reduce unemployment numbers and to take advantage of the G.I. Bill. Stanford University's enrollment also tripled between 1945 and 1950.[19] By 1950 the state's economy was growing again and the Cold War (1947-1991) created a flow of federal spending directed at higher education, particularly in science and engineering.

Most California colleges and universities expanded rapidly during this period to meet the rising demand of California's growing population. Some of the smaller private colleges were insulated from this trend; for example, religious institutions had no access to state or federal funding for expansion. Other institutions lacked sufficient land area for major expansion on their existing sites. But nearly all the public colleges and universities grew rapidly during this period, as did Stanford University.

Collegiate architecture during the postwar period took a turn towards Modernism as a new generation of architects entered the profession. On many campuses this style was simply added without much attention to a collection of pre-existing buildings of various periods and styles. On other campuses, including Stanford and UC Berkeley, students and alumni protested the addition of starkly modern buildings to their picturesque historic sites. Newly founded colleges and universities were often designed as master planned campuses, and many displays higher quality Modern architecture than older institutions.

Like the Beaux-Arts and Spanish Eclectic styles, Modern architecture includes a number of different substyles. These are variously labelled by different critics, but for our purposes three major styles dominate collegiate architecture during this period. First, the raw concrete, deeply recessed openings, and massive cubist forms of Brutalism had a following in the San Francisco Bay Area. Wurster Hall at UC Berkeley is a well-known example of this type. Second, Mid-Century Modern architecture, used flat or shed roof forms with projecting eaves, large windows (often floor-to-ceiling), direct expression of structural systems, and

horizontal massing.[20] Pacific Union College and the College of San Mateo feature fine examples of Mid-Century Modern architecture. Third, a variant of Modernism known as California Regionalism adapted the functionality of Modernism to the California climate and culture. Sloping roofs--rather than flat roofs--wide overhanging eaves and spaces blurring the boundary between indoors and outdoors are three characteristics of this style. Foothill College and the College of San Mateo both have award-winning examples of California Regionalism on their campuses.

The Center for Advanced Study in the Behavioral Sciences was designed by Wurster, Bernardi and Emmons in 1954 and enlarged by the same firm a year later. The architecture style is the Second Bay Tradition, prevalent in the San Francisco Bay Area between the 1930s to the 1960s.

The Second Bay Tradition was a subtype of the Modern style descendent of a regional vernacular architecture that originated in the San Francisco Bay Area; a style based on a rustic nature-based philosophy with "the sleek lines and machine aesthetic associated with European Modernism."[21] Second Bay Tradition Modernist architects referenced the site and climate, sourced local redwood, borrowed imagery from historic context, and incorporated these local contextual elements with the Modern movement and the International Style to create a unique architectural expression. The building has many of the characteristics of the style: wood cladding (redwood in this instance), large expanses of glass, overhanging eaves and flat or low-pitched roofs with an emphasis on access to and the use of outdoor spaces.

One of the most emblematic representations of the Second Bay Area Tradition Style is the Schuckl Canning Co, Sunnyvale 1942[22] this project designed by William Wurster was continuously illustrated and written as the ideal example of the second Bay Area Tradition). However, an example of the style and more similar to CASBS in its program and scale is the US Merchant Marine Cadet School of 1942 in Coyote Point by Gardiner Dailey. At Coyote Point the structures were sited within a grove of eucalyptus trees, the buildings and connecting links responded naturally to the contours of the site[23], the school shared many similarities to CASBS.

William Wurster, Schuckl Canning Co, 1942.

Creator: Wurster, Bernardi, and Emmons, Schuckl and Co, 1942. Source: ARTstor - Wayne Andrews

Gardner Dailey, US Merchant Marine School, 1942.

Designers Wurster Bernardi and Emmons and Thomas Church

William W. Wurster's (1895 – 1973) early architecture (1925-1931) displayed a considerable range of styles: revivals such as the Mediterranean Hagar House (1927), French Regency Smith House (1927), and Spanish Colonial Kellam House (1928) as well as the inception of the naturalistic designs which ultimately became a hallmark of Wurster's practice. Two key works that emerged during his early career were his Gregory Farmhouse in Santa Cruz (1928) widely considered the prototype for the post-war suburban ranch house, and projects in Pasatiempo (Church House and Studio 1931, Butler House 1935) that were designed with Thomas Church specifically for "extreme openness … [that] epitomized his early balancing of planned footholds of civilized landscape and features of the existing landscape."[24] Author Marc Treib notes that even his, "earliest work offered simplicity and restraint in form, a direct expression of materials, a careful regard for the climate, and economy of construction."[25]

WBE, UCSC Cowell College 1965.

Wurster's shift towards regionalism, modernism, and regional modernism evolved overtime and drew from the specific cultural landscape of the Bay Area. He was not the only architect on the area drawn by the Second Bay Area Tradition style, but he was one of its pioneers.[26] His association with Second Bay Tradition is considered influential, "Modernity, for Wurster, was itself an evolving enterprise … 'I like to think of the word as meaning 'of today'—which means it will be different tomorrow—a constant term applying to changing modes and mediums.'"[27] Some critics argue that the Bay Area Tradition architecture is not a style, but a shared approach of the Bay Area architects to puzzle out the design. It drew upon European modernism and rural California vernacular buildings and created a softer modernism (also called Picturesque Modernism) that was appropriate for California.[28]

Most of the architects designing in the Bay Area Tradition style worked closely with landscape architects due to the close relationship between the indoor/outdoor spaces typical of the style. Wurster forged a successful career-long association with master landscape architect Thomas Church.[29] They worked on projects both residential and institutional starting in the 1930s.[30] The collaboration between Church and Wurster was very strong and symbiotic. Their designs provided models for the regional architecture of California with natural low maintenance and livable gardens. In contrast with the current International Style that proposed either ultra-formal or naturalistic landscapes.[31] They both avoided theory and formalism and created gardens and architecture that sought simplicity in the fulfilment of function. They complemented each other. Church understood architecture, and that the space around the house is "made to produce living space, play space and workspace."[32] Similarly, Wurster understood landscape, and his designs made the transition from the inside to the outside feel seamless and natural.

The siting of a house designed by Wurster resulted from a discussion between architect and landscape architect that evaluated orientation, topography, vegetation, views, and connections to utilities. He described both disciplines as "being separated only as to materials and technique, not as a basic approach."[33] Their collaboration ranged from the large planning scale of Federal Public Agency Projects to the small scale of the design of the brick patterns. In 1932 Church inaugurated his office in San Francisco on a floor below Wurster's firm; their practices were interdependent for many decades. Eventually, Church achieved great prominence and their ties loosened but their later collaborations showed the same mutual respect and understanding as their earlier ones.[34]

In the years following the depression era, while peers were struggling for work Wurster successfully continued to design with modest budgets, a characteristic quality sharpened during the middle phase of this architectural maturity (1933-1938). During this period, his architectural designs: sought simplicity in the fulfillment of function, resourcefully utilized locally available materials, responded appropriately to the site and human factors, and emphasized indoor-outdoor relationships. Author Marc Treib notes "By the mid-1930s—Wurster's career was firmly established, His residential designs had been lauded, published, and premiated [*sic.*], and he was acknowledged as one of the leading architects on the West Coast."[35]

Wurster became very successful and extremely influential through his built and published works, exhibitions, and as the dean of architecture at UC Berkeley he extended his influence on the next generation of architects. In 1944, he partnered with Theodore Bernardi, Donn Emmons joined a year later, and the firm was renamed Wurster, Bernardi & Emmons. Although Wurster is most known for his small-scale residential architecture, he also planned and designed larger projects. The most successful of which are: Woodlake Apartments (San Mateo 1964), Golden Gateway Housing (San Francisco 1965), Ghirardelli Square (San Francisco 1967), and Cowell College (UC Santa Cruz 1965).[36] By the time CASBS was designed, in 1954, the firm of Wurster, Bernardi & Emmons was one of the leading architectural entities in the nation, winning numerous design awards for both residential and institutional architecture. CASBS received an AIA First Honor Award in 1956 for its design.

Criterion 1: *Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage.*

The Center for Advanced Study in the Behavioral Sciences was founded in 1953 with a grant from the Ford Foundation, one of three grants made by the foundation to promote research in the behavioral sciences (the first grant was given in 1950 to UC Berkeley, the second to the University of Chicago).[37] Ralph Tyler, then Chair of the Social Sciences Division at Chicago was appointed as the first director: "much of the inspiration for the Center for Advanced Study in the Behavioral Sciences was derived from the interdisciplinary approach to the study of human behavior that had been nurtured in the Chicago environment."[38] The Ford Foundation's program officer, Bernard Berelson, intended that the Center would become "a seminal spearhead of new developments in the behavioral sciences."[39]

CASBS was atypical for being organizationally independent from its host university, but this not a unique situation nor a particularly early occurrence. Three independent research centers had already located on lands leased from Stanford University (the Hoover Institution for War, Revolution and Peace; the Carnegie Institution of Washington; and the National Bureau of Economic Research), and other earlier examples exist such as the School for Advanced Research in Santa Fe, NM (founded 1907), and the Social Science Research Council in Brooklyn, NY (founded 1923), and RAND Corporation in Santa Monica, CA (1948).

A review of scholarly literature was conducted to assess whether the founding of CASBS and subsequent events have been identified as making a signification contribution to local or regional history or the cultural heritage of California or the United States. CASBS is mentioned in some sources as an influential model for a type of research center.[40] The Institute for Advanced Study in Princeton, NJ (founded in 1930) is recognized as the "flagship" of this type of institution and more significant in its impact on research and higher education.[41] By contrast, the Center's impact was diffused in part because of its shifting and eclectic priorities: hosting cohorts who discussed everything from whales to taxation theory and medieval history, the Center never formed an extended concentration that might have led to more significant discoveries. As Berelson noted, "While I am sure the Center was good for the fellows who went through it…I'm not sure it was a good for the behavioral sciences as it was meant to be…it became a sort of retreat for individual members and anything of the former that happened, was sort of accidental, and that's why I think it's been disappointing though very successful."[42]

CASBS is a prestigious location for individual scholars to spend a sabbatical year, and to enjoy the fellowship it offers. No significant contribution to history was identified related to the founding of CASBS or other events associated with the Center and therefore the property does not appear eligible for listing under Criterion 1.

Criterion 2: *Is associated with the lives of persons important in our past.*

The Center has a record of its visiting fellows going back to 1955. This list of over 2800 names was compared to lists of winners of the Nobel and Pulitzer prizes, and then further refined to identify persons who are no longer living. These were all highly successful people, with long, enduring associations to other institutions. The threshold for a significant association with CASBS is the strength of relationship between their award-winning project and their time at CASBS. The list was queried to identify those who were visiting fellows at CASBS prior to winning their award, and thus may have done something associated with the award-winning effort while in residence at the Center. Fourteen names were identified for further research.[43] All fourteen people received their awards between 1970 and 2009.Only one of these people received their award more than 50 years ago: Erik Erikson (Pulitzer Prize, 1970). The other thirteen individuals are discussed under the California Register Special Consideration 2 section.

The CASBS website suggests that Erik Erikson (1902-1994) worked on his 1970 Pulitzer-prize winning nonfiction book *Gandhi's Truth* while a fellow at the Center in 1964-65.[44] Erikson was a psychoanalyst

and faculty member associated with Harvard University from 1960 until his death in 1994. Erikson's biographer's detailed narrative of the research and writing of *Gandhi's Truth* acknowledges that Erikson began writing the book in 1964. However, the book was not completed until 1967 due to a lengthy period (in 1966 and 1967) in which Erikson struggled with evidence that Gandhi may have mistreated family members.[45] The consideration of Gandhi's family relationships led to major changes in the book after the time spent at CASBS. The book was completed at Erikson's homes in Cambridge, Stockbridge, and Cotuit (Massachusetts) during breaks from teaching at Harvard in 1967.[46] There is a stronger association between the *Gandhi's Truth* book and these sites in Massachusetts than with the CASBS location.

The Center has had ten directors. Five are still living. None of the directors, all highly successful scholars, earned a major prize for their research.[47] The most prominent former director, O. Meredith Wilson (director from 1966-75) was president of the University of Oregon (1954-60) and president of the University of Minnesota (1960-66) before joining CASBS and chairman of the Federal Reserve Bank in San Francisco after his term at CASBS. Wilson has been honored with a library in his name at the University of Minnesota, and a lecture series at the University of Utah. His papers are housed at the University of Oregon. Biographical sources identify Wilson as a "noted administrator," who served on many boards and committees and steered a number of organizations.[48] While Wilson was a successful and respected figure in higher education, his public career has been recognized at other sites and his administration of a private research institute does not appear closely associated with his career in public service.

The Center for Advanced Study in the Behavioral Sciences does not appear to be eligible for listing on the California Register under Criterion 2.

Criterion 3: *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.*

CASBS has many of the characteristics that Wurster developed in residential projects during his career,[i] its character defining features are:

1. Dual and programmatic response of the building. Wurster created a new building typology that responded to a specific program and included the spaces directly outside the building as part of the program. This was an innovative concept at the time to use the exterior spaces as living spaces. CASBS exhibits a duality of spaces that reveal themselves as one approach the more private spaces from the more public:
   (1) The large public spaces around the main building are designed for the CASBS scholars to gather and communicate.
   (2) The study buildings provide smaller private spaces. The individual studios that lead to balconies and decks are designed for the scholars to reflect.
2. Landscape and architecture relationship (Wurster and Church in collaboration)
   (1) Integration of the building with the site through the vegetation, topography, and views.

(i) Muting the structures decoratively: keeping their proportions low, bending and stepping them to respect the contours of the land resulted in a great intimacy with the landscape.[49]
(ii) most of surrounding vegetation was retained, the edges of the project were blurred and borrowed the vistas from neighboring environments.

(2) Indoor-outdoor relationship: the indoor spaces have floor to roof openings that connect to the exterior, both physically with large sliding doors and visually with the use of transparent glass.[50]
(3) outdoor rooms serve as gathering and contemplative spaces programmatically.[51]

3. Outdoor circulation. The building takes full advantage of the California climate and brings most the circulation outdoors to fully take advantage of the weather, materials and environment.
4. Materiality appropriate to surroundings[52]
(1) Single story, simple volumes adapted to the land contours
(2) Low-pitched shingle roofs and wide eaves
(3) Exterior redwood siding
(4) Interior wood paneling and exposed post and beams
(5) Fenestration formed by large panels of glass and steel sliding doors that connected to the exterior.
(6) extension of spaces that borrowed outdoor views, adding spaciousness to otherwise basic interior spaces that allowed the outdoor to flow indoors.

CASBS exemplifies the Second Bay Area Tradition style pioneered by William Wurster. The redwood siding, inside and out, the small scale and wide eaves, masterly adaptation to the landscape, views, large expanses of glass, outside circulation and outdoor living areas all are characteristic elements of the style and represents Wurster's contribution to the style.

The relative simplicity of the CASBS design is also a hallmark characteristic of the Second Bay Tradition and particularly of Wurster's well-noted preference for unpretentious and inexpensive materials. The greatest feature of the design is the integration of the landscape and the interdependency of the indoor-outdoor worlds, which effectively allowed the outside spaces to be used for social interaction and fulfill the programs mission. This smooth integration found between the architecture and the landscape architecture reflect the maturity of Wurster and Church's collaboration.

When CASBS was designed, Wurster Bernardi & Emmons was one of the leading architectural firms in the nation. CASBS was publicly acclaimed and was awarded the American Institute of Architects First Honor in 1956.

Furthermore, the leading designer, William Wurster, was awarded the Gold Medal from the American Institute of Architects in 1969, its most prestigious award, for his "significant body of work of lasting influence on the theory and practice of architecture." CASBS is one of William Wurster's most successful non-residential designs.[53] The property does appear to meet Criterion 3 as it embodies the distinctive characteristics of a type, period, region or method of construction: Mid-Century Modern collegiate architecture of the Second Bay Tradition style. It further meets Criterion 3 as a significant example of the design work of master architect William Wurster and landscape architect Thomas Church.

The 1954 buildings were designed to function as an interdependent set of facilities; thus they are eligible as a district and not individually eligible (if all but one was removed it would not be significant). The 1955 addition (Studios 38-54), constructed during the period of significance, was evaluated and found to be compatible and a character-defining feature of the property. The early detached accessory structures, built before the period of significance, have a utilitarian character and were evaluated and found to be compatible but not character-defining features of the property. The 1965 restroom building, built after the period of significance, has a utilitarian character and was evaluated and found to be neither compatible nor a character-defining feature of the property.

Criterion 4: *Has yielded, or may be likely to yield, information important in prehistory or history.*

This criterion is normally applied to archaeological deposits. There may be archaeological deposits associated with the Alta Vista Estate within the district boundary; these sites have not been located or assessed. The CASBS buildings do not display unusual or rare construction techniques that might prove of interest to future researchers. The CASBS District does not appear eligible under Criterion 4.

California Register of Historical Resources, Special Criteria Consideration 2: *A resource less than fifty years old may be considered for listing if it can be demonstrated that sufficient time has passed to understand its historical importance.*

While CASBS is more than fifty years old, this consideration is sometimes also applied to association with persons and events that took place in the more recent past at older properties. The review of prize-winning work by CASBS fellows (encompassing both events and persons) included work that was performed, and prizes that were awarded, throughout the history of the facility. This method – checking CASBS fellows' biographical information for mentions of the Center – was applied to the fourteen fellows who were awarded major prizes after their tenure at CASBS, and who are no longer living.[54] All but one of the fourteen received their awards in the last 50 years. Erik Erikson received a Pulitzer in 1970.

For example, Douglass C. North was a fellow at CASBS in 1988 and was awarded a Nobel Prize in Economics in 1993. However, review of North's autobiographical statement, his obituary and other sources regarding his prize-winning work do not mention CASBS as an important contributor to that work.[55] Several other locations are mentioned.

Similarly, Arthur Williamson was at CASBS in 1978 and was also awarded the Nobel Prize in Economics. Williamson won his Nobel in 2009. Williamson's biographies, interviews and obituaries mention a number of important sites in his career but do not mention CASBS.[56]

Writer Wallace Stegner was a fellow at CASBS in 1958 and won his Pulitzer Prize (for *Angle of Repose*) in 1972. Stegner's 68-page oral history interview does not mention CASBS.[57] A lengthy biographical essay provides many sites of inspiration for Stegner, but does not mention CASBS.[58] Another interviewer elicited several specific stories of places that inspired Stegner's work, but CASBS is not mentioned.[59]

In five cases among these thirteen fellows, there was a mention of CASBS in a biographical or autobiographical source: Kenneth Arrow, Ronald Coase, Gerard Debreu, Tjalling Koopmans, and George Stigler. These five individuals were further investigated.

Kenneth Arrow (Nobel Prize, 1972) makes a brief mention of his years at CASBS in a list of positions he had held, but clearly credits his time at the Cowles Commission for Research in Economics at the University of Chicago as the site for his Nobel-prize winning research.[60]

Ronald Coase (Nobel Prize, 1991) mentions his time at CASBS in his autobiographical sketch for the Nobel Prize: "during my year at the Center for Advanced Study in the Behavioral Sciences, I made a study of the Federal Communications Commission which regulated the broadcasting industry in the United States, including the allocation of the radio frequency spectrum."[61] However, Coase goes on to explain that subsequent work, undertaken at the University of Virginia, resulted in the publication cited by the Nobel Prize Committee ("The Problem of Social Cost").

Gerard Debreu (Nobel Prize, 1983) also briefly mentions CASBS in his Nobel Prize autobiographical statement: "The year 1960-61 was spent at the Center for Advanced Study in the Behavioral Sciences and devoted mostly to the complex proof that appeared in 1962 of a general theorem on the existence of an economic equilibrium."[62] Debreu mentions at least eleven locations where he did substantial research, and in his Nobel Lecture credits "three great universities" for hosting his work (University of Chicago, Yale and UC Berkeley).[63]

Tjalling Koopmans (Nobel Prize, 1975) mentions his research collaboration with Yale colleague J. Michael Montias while both were fellows at CASBS in his autobiographical statement; however this was not the research project that received the Nobel Prize.[64] Koopmans shared the Nobel Prize with Leonid Kantorovich for their "contributions to the theory of the optimum allocation of resources."[65] Koopmans began his work on optimization during his war service, helping to analyze shipping route between the US and Great Britain. That work was initiated in Washington, D.C., and then continued at the University of Chicago and Yale University.[66]

George Stigler (Nobel Prize, 1982) briefly mentions spending a "splendid year" at CASBS in 1958.[67] His research in "industrial structures, functioning of markets and causes and effects of public regulation," for

which he was awarded the Nobel Prize, took place at the University of Chicago, and began some years after his fellowship.[68]

There is no link between the important work done by these scholars and the facilities at CASBS, each of whom had an academic home elsewhere where they spent much more of their time and research efforts. CASBS does not appear eligible under Special Consideration 2 for significant associations within recent history.

Integrity

Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility, in this case Criterion 3, as a significant example of Second Bay Tradition collegiate architecture and the work of master designers Wurster Bernardi & Emmons (WBE) and Thomas Church. The period of significance is the overlap between the post-World War 2 period defined by the architectural context theme and this property: 1954-1975.

The contributing buildings (constructed in 1954 and 1955) within the CASBS District retain integrity in terms of **location, design and setting**. The CASBS District retains its original 1954 setting within the foothills with abundant open space surrounding the buildings. Some minor design and material changes have occurred over time (refer to the construction history) but overall, the integrity of **materials and craftsmanship** has been retained. The exterior siding, wood structure, and fenestration all remain from the original design. There have been some material changes since 1975: the paving under the arcade from asphalt to brick, replacement of railings at study-building decks, roofing updates and landscape modifications in 1999. The vegetation has matured since 1975, but overall, the landscape surrounding the district remains untouched, with views unblocked, and the quietude intact.

The **feeling and association** within the CASBS District are intact. The Center continues to be programmatically used in the same manner as it was originally envisioned under the same name. The buildings within the district show wear over time, but overall time seems to have stopped at CASBS.

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[1] Mary Montella and Roxanne Nilan, "Alta Vista: The house on the hill," in *Historic Houses VII: South San Juan Neighborhood and Stock Farm, Stanford University* (Stanford Historical Society, 2016), 51.
[2]"CHARLES G. LATHROP'S NEW HOME AT STANFORD." *San Francisco Chronicle (*Sep 02, 1899), 2.
[3] *Lathrop Barn Draft Historic Resource Evaluation Report*. Page & Turnbull, April 16, 2014. On file at Heritage Services, Stanford University.
[4] *Ibid*. See also DPR Form for Turkey Incubator Shed, demolished 2001. On file at Heritage Services, Stanford University.

[5] Mary Montella and Roxanne Nilan, "200 Junipero Serra Boulevard (The County Road)": Lathrop Lodge," in *Historic Houses VII: South San Juan Neighborhood and Stock Farm, Stanford University* (Stanford Historical Society 2016), 41-49.
[6] Stanford University, Vice President for Business Affairs, Records (SC0677). Department of Special Collections and University Archives, Stanford University Libraries, Stanford, Calif. Box 36, Lathrop folder
[7] *Ibid*. Letter from the Business Office to the Ford Foundation, dated December 3, 1954.
[8] *Ibid*. Letter from Wurster, Bernardi & Emmons to Lantzco, dated March 26, 1954.
[9] Institutional Box No. 05086 – Center for Advanced Research in the Behavioral Sciences, CASBS 75 Alta Road, (1) 1954-1959. Letter from the Business Office to Marsh & McLennan Insurance dated April 6, 1954.
[10] *San Francisco Chronicle,* April 1, 1954.
[11] *Arts & Architecture* (February 1955)*:* 13.
[12] "Scholar's Paradise." *Newsweek* 44, no. 19 (Nov 08, 1954): 102. ProQuest, https://www-proquest-com.stanford.idm.oclc.org/docview/1843950782?accountid=14026.
[13] Stanford University, Center for Advanced Study in the Behavioral Sciences, Photographs (PC0079). Department of Special Collections and University Archives, Stanford University Libraries, Stanford, Calif.
[14] Letter from Wurster, Bernardi and Emmons to Lantzco dated March 26, 1954.
[15] *Historic Context and Survey, Stanford University Campus.* (Stanford University: Heritage Services, 2017), x.
[16] *Ibid*., 89-92.
[17] *Ibid*., 77.
[18] John Douglass, *The California Idea and American Higher Education: 1850 to the 1960 Master Plan* (Stanford University Press, 2000), 195.
[19] *Ibid.*
[20] *San Francisco Modern Architecture and Landscape Design 1935-1970* (City and County of San Francisco, 2010), 128; *Growth, Efficiency and Modernism: GSA Buildings of the 1950s, 60s and 70s*. (General Services Administration, 2003), 14. Also called "Post-and-Beam" style in some surveys including *San Diego Modernism Historic Context Statement* (City of San Diego, 2007), 67-8; and *San Jose Modernism Historic Context Statement* (PAST Consultants for Preservation Action Council of San Jose, 2009), 81.
[21] *Ibid.*, 104.
[22] Marc Treib (ed.), *An Everyday Modernism: The Houses of William Wurster* (Berkeley: University of California Press, 1995), 172.
[23] *Ibid.,* 172.
[24] *Ibid.*, 28.
[25] *Ibid.,* 87.
[26] Wurster is recognized as one of the pioneers of the Second Bay Area Tradition, along with Mary Brown, *San Francisco Modern Architecture and Landscape Design, 1935-1970: Historic Context Statement* (San Francisco: Planning Department, 2010), 103.
[27] Marc Treib (ed.), *An Everyday Modernism: The Houses of William Wurster* (Berkeley: University of California Press, 1995), 31.
[28] David Weingarten, *Bay Area Style: Houses of the San Francisco Bay Area Region* (Rizzoli International Publications Inc, 2004*),*12-13.
[29] Thomas Church grew up in San Francisco and earned his degrees from UC-Berkeley and Harvard (1922). He taught at UC-Berkeley before going into practice for himself in 1932. Church was one of the most influential American landscape architect from the 1940s until his death in 1973, using spatial ideas drawn from modern architecture and insisting that people's desires should determine their use of the landscape, simultaneously embracing horticulture, a place for family activities and the view. Best known for writing "Gardens Are For People", a book that espoused indoor/outdoor living and is still widely popular today.
[30] Marc Treib (ed.), *An Everyday Modernism: The Houses of William Wurster* (Berkeley: University of California Press, 1995), 105.
[31] *Ibid*., 118.

[32] Church, "Transition: 1937-1948," in *Landscape Design*, 14-15.
[33] Marc Treib (ed.), *An Everyday Modernism: The Houses of William Wurster* (Berkeley: University of California Press, 1995), 114.
[34] *Ibid.*, 130, 131.
[35] *Ibid.*, 29.
[36] *Ibid.*, 96.
[37] Emily Hauptmann, *The Constitution of Behavioralism: The Influence of the Ford Foundation's Behavioral Sciences Program on Political Science*. 2009. Page 16.
[3838] Deborah Hammond, *The Science of Synthesis: Exploring the Social Implications of General Systems Research*. University Press of Colorado. 2010. Page 144.
[39] Bernard Berelson quoted in Hauptmann 2009, page 17.
[40] Britta Padberg, The Global Diversity of Institutes for Advanced Study. *Sociologica* 14(1):124. 2020.
[41] Ibid, pp 123, 156. See also Hammond 2010, page 8.
[42] Bernard Berelson. *Oral History*. New York: Ford Foundation Archives. 1972, page 57.
[43] Kenneth Arrow, Ronald Coase, Lawrence Cremin, Gerard Debreu, Erik Erikson, Milton Friedman, Leonid Hurwicz, Tjalling Koopmans, Wassily Leontief, Douglass North, Theodore Schultz, George Stigler, William Vickrey and Oliver Williamson.
[44] https://casbs.stanford.edu/about/explore-tyler-collection
[45] Friedman, Lawrence J. *Identity's Architect: A biography of Erik H. Erikson*. Harvard University Press, 1999. Page 371.
[46] Ibid.
[47] https://casbs.stanford.edu/about/leadership-history
[48] Historical Note. *O. Meredith Wilson papers, 1929-1989*. University of Oregon Libraries, Special Collections and University Archives. http://archiveswest.orbiscascade.org/ark:/80444/xv80390
[i] Alan R. Michelson. *Towards a Regional Synthesis: the Suburban and Country Residences of William Wilson Wurster, 1922-1964.* Ph.D. Thesis. (Stanford University, 1993), 309-313.
[49] As per the BSO record prepared January 23, 2017, "Low pitched roof & horizontal massing" were identified as character-defining features. Stanford University's Historic Resources Survey 2018 GUP application provides comprehensive context. Web
https://www.sccgov.org/sites/dpd/DocsForms/Documents/SU_2018GUP_App_Tab11a_Historic.pdf
https://www.sccgov.org/sites/dpd/DocsForms/Documents/SU_2018GUP_App_Tab11b_Historic_Appendices.pdf
[50] As per the BSO record prepared January 23, 2017, "Large expanses of glass forming window walls" were identified as character-defining features.
[51] As per the BSO record prepared January 23, 2017, "Linked to landscape through pergola and covered walkways" were identified as character-defining features.
[52] As per the BSO record prepared January 23, 2017, "Plain and simple with a rustic appearance,
Wood frame construction, Woodsy texture, Wood cladding, Exposed soffit and rafters, Overhanging eaves." were identified as character-defining features.
[53] Marc Treib (ed.), *An Everyday Modernism: The Houses of William Wurster* (Berkeley: University of California Press, 1995), 89.
[54] Kenneth Arrow, Ronald Coase, Lawrence A. Cremen, Gerard Debreu, Erik Erikson, Milton Friedman, Leonid Hurwicz, Tjaling Koopmans, Wassily Leontief, Douglass C. North, Theodore W. Schultz, George J. Stigler, William Vickery, and Oliver Williamson.
[55] Robert D. Hershey, Jr. "Douglass C. North, Maverick Economist and Nobel Laureate, Dies at 95." *New York Times,* November 24, 2015. North's autobiographical statement on the Nobel Prize site:
https://www.nobelprize.org/prizes/economic-sciences/1993/north/biographical/
[56] Glenn Rifkin, "Oliver Williamson, 87, Dies; Nobel Laureate Studied Organizations." *New York Times*, May 27, 2020. Williamson's autobiographical statement on the Nobel Prize site:
https://www.nobelprize.org/prizes/economic-sciences/2009/williamson/biographical/.

[57] *Wallace Stegner: The Artist as Environmental Advocate*. Sierra Club History Series, Regional Oral History Office, Bancroft Library, University of California at Berkeley. 1982.
[58] Patricia Rowe Willrich, A Perspective on Wallace Stegner. V*QR A National Journal of Literature and Discussion* 96(4), Winter 2020.
[59] Bill Henkin, "Time is Not Just a Chronology: an Interview with Wallace Stegner." *The Massachusetts Review* 20(1):127-139. Spring 1979.
[60] Arrow's autobiographical statement on the Nobel Prize site: https://www.nobelprize.org/prizes/economic-sciences/1972/arrow/biographical/.
[61] Coase's autobiographical statement on the Nobel Prize site: https://www.nobelprize.org/prizes/economic-sciences/1991/coase/biographical/.
[62] Debreu's autobiographical statement on the Nobel Prize site: https://www.nobelprize.org/prizes/economic-sciences/1983/debreu/biographical/.
[63] Gerard Debreu, *Economic Theory in the Mathematical Mode.* Nobel Memorial Lecture, 8 December 1983. Page 16.
[64] Koopmans' autobiographical statement on the Nobel Prize site: https://www.nobelprize.org/prizes/economic-sciences/1975/koopmans/biographical/
[65] https://www.nobelprize.org/prizes/economic-sciences/1975/koopmans/facts/
[66] Koopmans' autobiographical statement on the Nobel Prize site: https://www.nobelprize.org/prizes/economic-sciences/1975/koopmans/biographical/
[67] Stigler's autobiographical statement on the Nobel Prize site: https://www.nobelprize.org/prizes/economic-sciences/1982/stigler/biographical/
[68] Ibid.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 3CD

Other Listings
Review Code Reviewer Date

Page 29 **of** 76 ***Resource Name or #:** CASBS Studios 1-6
P1. Other Identifier: Stanford University Building Number 12-210
***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Santa Clara **and**
***b. USGS 7.5' Quad** Palo Alto **Date** 1997 **T** ; **R** ; ☐ **of** ☐ **of Sec** ; **B.M.**
c. Address 71 Alta Road City Stanford Zip 94305
d. UTM: Zone 10S, 572572 mE/ 414151 mN
e. Other Locational Data: (none)

***P3a. Description:**
Studio Building 12-210 has a rectangular plan and contains total of 7 rooms (three on each end of the rectangular plan and a middle room which is divided to two smaller rooms which have redwood doors to the mechanical and service rooms.
South elevation which opens to the colonnade, is comprised of six redwood doors to the offices and two narrower doors to the service rooms. The colonnade has white square columns and white eave. North elevation which is called view elevation by the architect has a porch that could be accessed from each single room by a black metal and glass sliding door. On the left side of each redwood entrance door to a room, there is a sign that holds the researcher's name and last name. East and west elevations are very simple; they both are made of redwood siding painted brown on the exterior side and you can see the pitched white profile of the roof on both elevations.
(continued on pg 29)

***P3b. Resource Attributes:** HP15 Educational Building
***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ■ Element of District ☐ Other (Isolates, etc.)

P5a.

P5b. Description of Photo:
West view, Nov 2020
***P6. Date Constructed/Age and Source:**
■ Historic ☐ Prehistoric
☐ Both
1954
***P7. Owner and Address:**
Board of Trustees, Stanford University
LBRE 415 Broadway, Academy Hall
Redwood City, CA 94063
***P8. Recorded by:**
N. Baradaranfallahkhair, L. Conway,
L. Jones, S. Marfatia
***P9. Date Recorded:** January 2021
***P10. Survey Type:** Intensive
***P11. Report Citation:**
District Record: Center for Advanced Study in the Behavioral Sciences. Stanford University. January 2021.

***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 □ Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** (Assigned by recorder) CASBS Studios 1-6

***Map Name:** USGS Palo Alto Quadrangle 7.5 ***Scale:** 1:24000 ***Date of map: 1997 USGS**

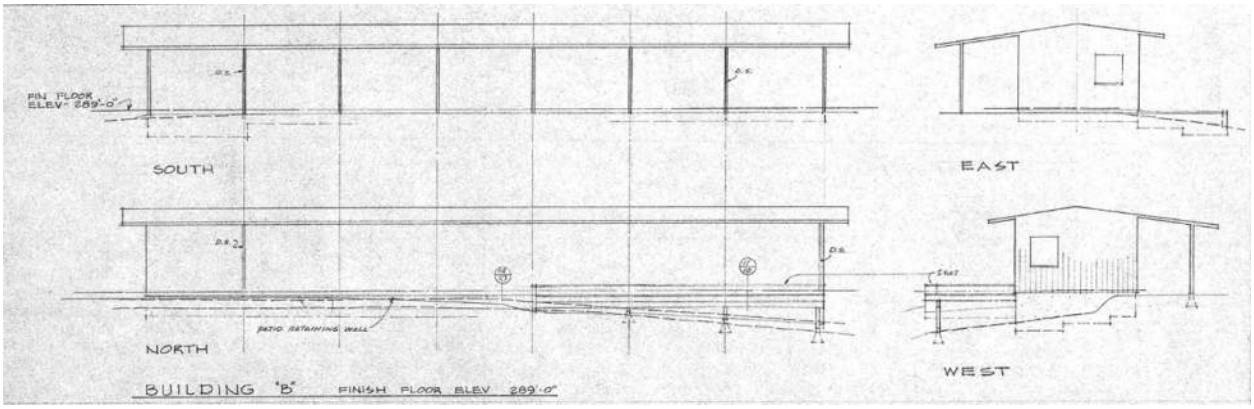
Studios 1-6 (Alta Rd)

South elevation of Studios 1-6. Source: UA/CPD November 2020.

South elevation of Studios 1-6. Source: UA/CPD November 2020.

North elevation of Studios 1-6. Source: UA/CPD November 2020.

North elevation of Studios 1-6. Source: UA/CPD November 2020.



Study building elevations. Source: WBE 1954.

On the east elevation, there is an colonnaded area on the left with wide white eave and white square columns that hold the eave. There is a square window on the right side of the elevation. There is a metal gutter on this elevation that is painted brown to match the color of redwood sidings. The west elevation of Studios 1-6 has the colonnaded area on the right, and a porch on the left. The porch is sitting on the hill with brown square columns. The parapet has a brown railing with still infill.

East elevation of Studios 1-6. Source: UA/CPD November 2020.

West elevation of Studios 1-6. Source: UA/CPD November 2020.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 3CD

Other Review Code | Reviewer | Date | Listings

 ***Resource Name or #:** CASBS Studios 7-12
P1. Other Identifier: Stanford University Building Number 12-220
*P2. **Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Santa Clara **and**
***b. USGS 7.5' Quad** Palo Alto **Date** 1997 **T** ; **R** ; ☐ **of** ☐ **of Sec** ; **B.M.**
c. Address 73 Alta Road City Stanford Zip 94305
d. UTM: Zone 10S, 572572 mE/ 414151 mN
e. Other Locational Data: (none)

***P3a. Description:**
Studios 7-12 has a rectangular plan and contains total of seven rooms (three on each end of the rectangular plan and a middle room which is divided to two smaller rooms which have redwood doors to the mechanical and service rooms. On the west elevation you will see three red doors on each end of the elevation that open to the offices, and two narrower doors in the middle that open to the mechanical and storage rooms. This elevation has the colonnaded area with white square columns and white eave. East elevation which is called view elevation by the architect has the porch that provided access to outside from each study room with floor to ceiling sliding doors. There is one metal gutter on this elevation that is painted brown to match the color of the siding. (continued on pg 33)

***P3b. Resource Attributes:** HP15 Educational Building
***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ■ Element of District ☐ Other (Isolates, etc.)

P5a.

P5b. Description of Photo:
East view, Nov 2020
***P6. Date Constructed/Age and Source:**
■ Historic ☐ Prehistoric ☐ Both
1954
***P7. Owner and Address:**
Board of Trustees, Stanford University
LBRE 415 Broadway, Academy Hall
Redwood City, CA 94063
***P8. Recorded by:**
N. Baradaranfallahkhair, L. Conway, L. Jones, S. Marfatia
***P9. Date Recorded:** January 2021
***P10. Survey Type:** Intensive
***P11. Report Citation:**
District Record: Center for Advanced Study in the Behavioral Sciences. Stanford University. January 2021.

***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):

LOCATION MAP

 ***Resource Name or #** (Assigned by recorder) CASBS Studios 7-12

***Map Name:** USGS Palo Alto Quadrangle 7.5 ***Scale:** 1:24000 ***Date of map: 1997 USGS**

Studios 7-12 (73 Alta Rd)

West elevation of Studios 7-12. Source: UA/CPD November 2020.

East elevation of Studios 7-12. Source: UA/CPD November 2020.

Although this building has the same plan and profile as Studios 1-6, due to the topography it looks different from outside. The north and south elevations are very simple: the south elevation has one square window on the left side; and north elevation has one square window on the right side. The profile of the low-pitched roof on north and south elevations is apparent; the roof is painted white to match the eave and create contrast with brown sidings.

North elevation of Studios 7-12. Source: UA/CPD November 2020.

South elevation of Studios 7-12. Source: UA/CPD November 2020.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Listings
Review Code | Reviewer | Date

Page 36 **of** 76 ***Resource Name or #:** CASBS Caretaker Cottage
P1. Other Identifier: Stanford University Building Number 12-295
***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Santa Clara **and**
***b. USGS 7.5' Quad** Palo Alto **Date** 1997 **T** ; **R** ; ☐ **of** ☐ **of Sec** ; **B.M.**
c. Address 74 Alta Road City Stanford Zip 94305
d. UTM: Zone 10S, 572572 mE/ 414151 mN
e. Other Locational Data (none)

***P3a. Description:**
The cottage is located south of Alta Road just before approaching the parking lot. It houses the center's caretaker. It is set apart from the CASBS 1954's buildings. The building is located within the footprint area of the Lathrop auto shed. But very little is known about this structure, it does not appear on the 1908 survey listed as a cottage. The house is very small and dominated by large trees and thus not easily distinguishable in available historic aerial photographs of this region. (continued on pg 36)

***P3b. Resource Attributes:** HP2 Single Family Property, HP3 Ancillary Building
***P4.Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a.

P5b. Description of Photo:
Front (north elevation), March 2015
***P6. Date Constructed/Age and Source:**
■ Historic ☐ Prehistoric
☐ Both
Before 1908
***P7. Owner and Address:**
Board of Trustees, Stanford University
LBRE 415 Broadway, Academy Hall
Redwood City, CA 94063
***P8. Recorded by:**
N. Baradaranfallahkhair, L. Conway, L. Jones, S. Marfatia
***P9. Date Recorded:** January 2021
***P10. Survey Type:** Intensive
***P11. Report Citation:**
District Record: Center for Advanced Study in the Behavioral Sciences. Stanford University. January 2021.

***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):

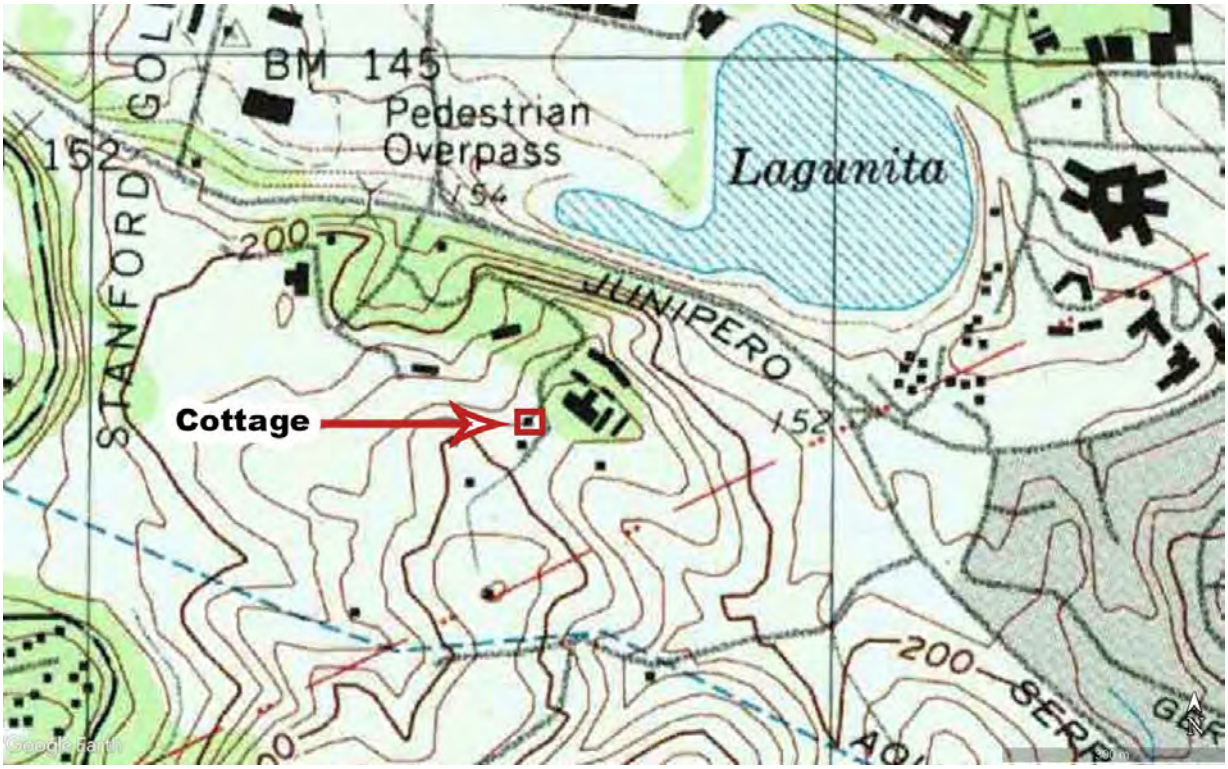
State of California □ Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** (Assigned by recorder) CASBS Caretaker Cottage

***Map Name:** USGS Palo Alto Quadrangle 7.5 ***Scale:** 1:24000 ***Date of map: 1997 USGS**



Cottage (74 Alta Rd)

The cottage is a simple one-story square (25'x25') structure clad in horizontal wood lap-siding and topped with a gable-ended roof finished in composition shingles. A small porch edged with a pair of diagonal cross-brace wood railings protrudes beyond the front north façade to pronounce the main entry door. A pair of openings are located directly adjacent to the main door on either side. The east and west elevations are similar, and each have a pair of openings symmetrically located. Since the grade drops, compared to the east elevation the west elevation is taller with a lattice apron to conceal the raised piers. All openings in the main structure are fitted with simple two-over-two double hang wood windows finished with a trim and sill.

The cottage has a modest rear-addition attached to the south elevation. The addition has a single opening in the south elevation fitted with a wood double-hang one-over-one sash window. The east elevation of the addition has a single door and is setback from the east elevation of the main building. The west elevation of the addition has a sliding aluminum door opening directly onto a small deck with metal railing. The aluminum door and metal railing are modern replacement materials.

Cottage north façade with entry porch. Source: UA/CPD March 2015.

East elevation with addition. Source: UA/CPD March 2015.

West elevation with lattice apron and south addition and deck. Source: UA/CPD March 2015.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 3CD

Other Review Code | Reviewer | Date | Listings

Page 39 **of** 76 ***Resource Name or #:** CASBS Main Building
P1. Other Identifier: Stanford University Building Number 12-200
***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Santa Clara **and**
***b. USGS 7.5' Quad** Palo Alto **Date** 1997 **T** ___; **R** ___; ___ ☐ **of** ___ ☐ **of Sec** ___; _____ **B.M.**
c. Address 75 Alta Road City Stanford Zip 94305
d. UTM: Zone 10S, 572572 mE/ 414151 mN
e. Other Locational Data: (none)

***P3a. Description:**
The Main Building is comprised of two intersecting rectangular sections that come together and form a cruciform roof. Each arm of the cruciform ends in a gable end with two-thirds composed of an enclosed structure and one-third composed of an open circulation walkway.
The West elevation of the building forms the main entrance to the complex. A glass door allows entry into the complex and provides a glimpse of the courtyards, the rest of the complex, and the lake beyond. The approach to the main door consists of a colonnade with square columns and white eaves. The building has a white low-pitched roof with gable ends that contrasts with brown walls and blue sky. (continued on pg 39)

***P3b. Resource Attributes:** HP15 Educational Building
***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ■ Element of District ☐ Other (Isolates, etc.)

P5a.

P5b. Description of Photo:
South view, Nov 2020
***P6. Date Constructed/Age and Source:**
■ Historic ☐ Prehistoric
☐ Both
1954
***P7. Owner and Address:**
Board of Trustees, Stanford University
LBRE 415 Broadway, Academy Hall
Redwood City, CA 94063
***P8. Recorded by:**
N. Baradaranfallahkhair, L. Conway, L. Jones, S. Marfatia
***P9. Date Recorded:** January 2021
***P10. Survey Type:** Intensive
***P11. Report Citation:**
District Record: Center for Advanced Study in the Behavioral Sciences. Stanford University. January 2021.

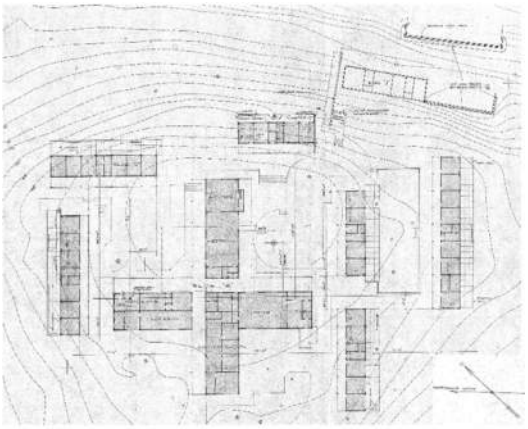
***Attachments:** ☐NONE ■Location Map ☐Continuation Sheet ☐Building, Structure, and Object Record ■Archaeological Record ☐District Record ☐Linear Feature Record ☐Milling Station Record ☐Rock Art Record ☐Artifact Record ☐Photograph Record ☐ Other (List):

LOCATION MAP

 ***Resource Name or #** (Assigned by recorder) CASBS Main Building

***Map Name** USGS Palo Alto Quadrangle 7.5 ***Scale:** 1:24000 ***Date of map: 1997 USGS**

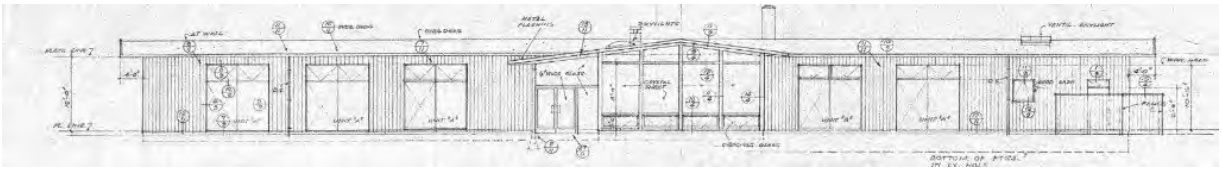
Main Building (75 Alta Rd)



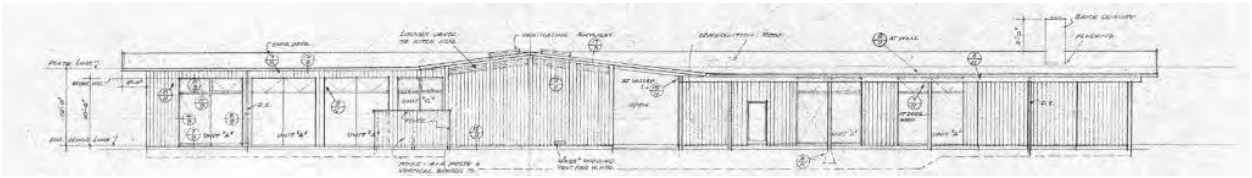
1954 Site plan, Wurster, Bernardi and Emmons Architects.

View to the west elevation of Main Building Source: UA/CPD November 2020.

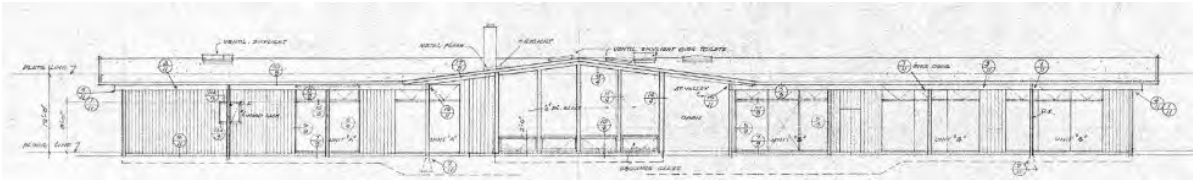
The elevation is clad in redwood sidings painted brown on the exterior. The roof ridgeline is interrupted with two skylights, and one chimney. Overall, the west elevation is composed of a glass and metal exterior wall with white pitched room and skylights interspersed with wood siding. The overall fenestration rhythm consists of five black metal and glass sliding doors (three on the left and two on the right), each door has hopper windows directly above the sliding panes for ventilation. The south section of the west elevation has one square window and a narrow door, this is the service side of the building.



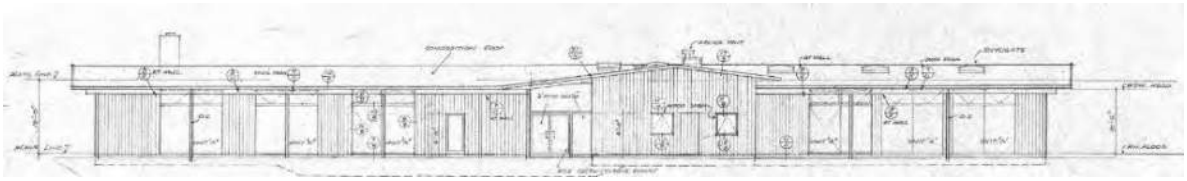
West elevation entry door located in the center. Source: WBE 1954.



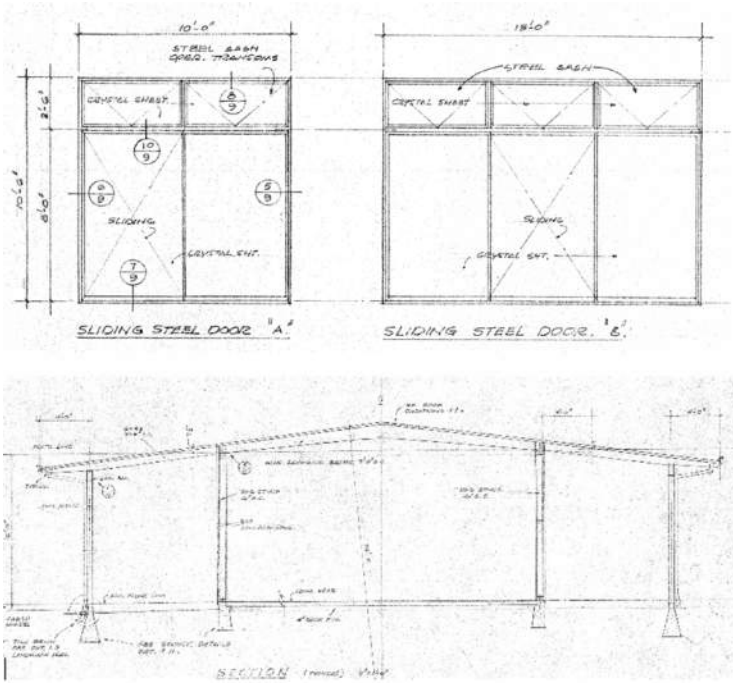
South elevation. Source: WBE 1954.



East elevation. Source: WBE 1954.



North elevation. Source: WBE 1954.



1954 Section Building A, Sliding Doors details. Source: WBE 1954.

South Elevation of the Main Building is a simple elevation comprised of two square windows. This elevation just like the other faces has redwood siding that is painted brown and arranged vertically.

North elevation of Main Building. Source: UA/CPD November 2020.

South elevation of Main Building. Source: UA/CPD November 2020.

South elevation of Main Building. Source: UA/CPD November 2020.

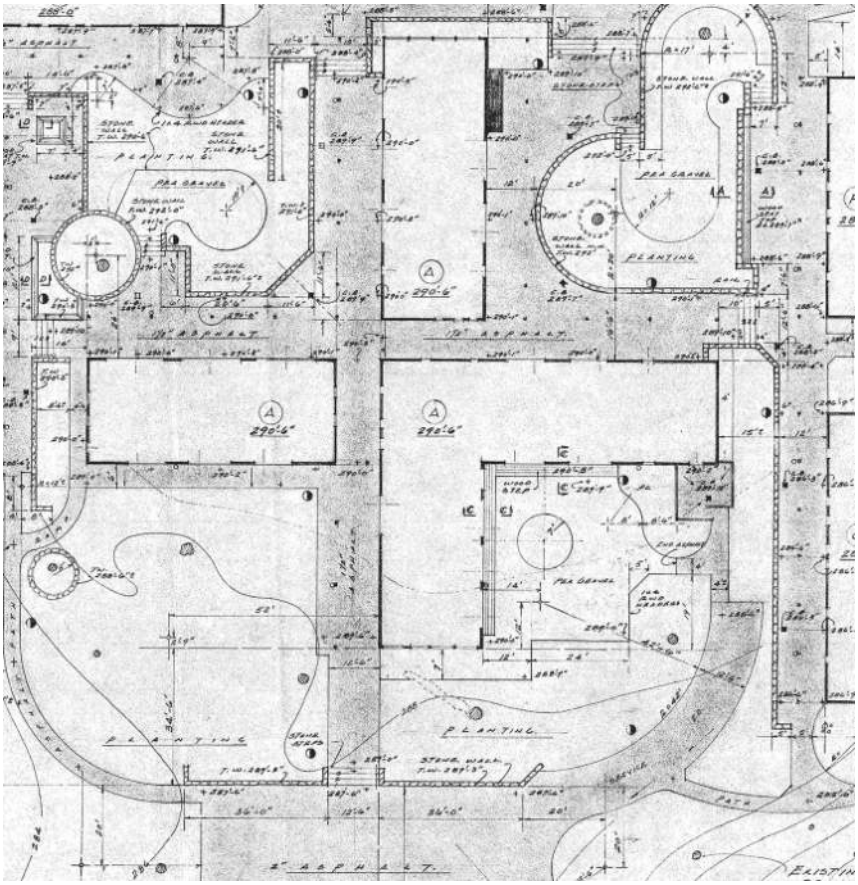
The south elevation is comprised of five black metal sliding glass doors that open directly into the patio outside: a red metal door, and one narrow glass door. This elevation is made up of redwood siding that is painted in brown color and has an colonnaded area with white square columns and white wide eaves. The fenestrations are all bronze glass. If you step back, you will see the white pitched roof a chimney.

East elevation of the Main Building contains five black metal sliding doors, one solid wood door, one redwood and glass door and one window.

East elevation of Main Building. Source: UA/CPD November 2020.

The north elevation is comprised of six black metal sliding doors, Three on each end; one wing glass door, two square windows; and redwood and glass door.

The Main Building defines four distinct courtyards each located within the quadrant created with the adjacent studio buildings. These courtyards are directly accessed via large sliding glass doors, exterior walkways, and other paths in the landscape and enhance the indoor-outdoor relationships that characterize the property. The northwest and northeast are better defined, whereas the southwest and southeast courtyards are open-ended and remain undefined by the parking lot. Each courtyard has a function. The northwest serves as a quite contemplative garden whereas the northeast dining terrace located directly contiguous to the main building dining hall that serves as the social heart of the CASBS complex. To accommodate the grade changes across the site both north courtyards have raised terraces at the center edged with typical Thomas Church stone walls. By contrast, the south terraces are leveled, the southwest courtyard is open and welcoming as part of the arrival and approach. The southeast courtyard does not have any main building circulation walkways along the perimeter and is therefore unused except for occasional service.



Landscape Plan. Source: Thomas Church 1954.

View of the entrance from the parking lot. Source: University Archives (PC0079) Baer, Morley, Photographer 1954.

View of the entrance and southwest courtyard. Source: University Archives (PC0079) Baer, Morley, Photographer 1954.

View of the entrance and southwest courtyard. Source: University Archives (PC0079) Baer, Morley, Photographer 1954.

View of the southwest courtyard from the west. Source: UA/CPD 2014.

View of the southwest courtyard and entrance. Source: UA/CPD 2014.

View of the northwest courtyard. Source: University Archives (PC0079) Baer, Morley, Photographer 1954.

Northeast courtyard dining terrace from south. Source: UA/CPD 2015.

Northeast courtyard dining terrace from the colonnade of Main Building. Source: UA/CPD 2014.

View of planters in front of Studios 21-25 from south. Source: UA/CPD 2015.

Main Building east elevation. Source: UA/CPD 2014.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 3CD

Other Review Code | Reviewer | Date | Listings

Page 48 **of** 76 ***Resource Name or #:** CASBS Studios 38-54
P1. Other Identifier: Stanford University Building Number 12-280
***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Santa Clara **and**
***b. USGS 7.5' Quad** Palo Alto **Date** 1997 **T** ; **R** ; ☐ **of** ☐ **of Sec** ; **B.M.**
c. Address 77 Alta Road City Stanford Zip 94305
d. UTM: Zone 10S, 572572 mE/ 414151 mN
e. Other Locational Data: (none)

***P3a. Description:**
Shortly after the opening the center was enlarged by the same team of architects. They added one long building at the northeast end of the site. This building follows the same section and wood deck but is longer than its predecessors (17 units) and bents slightly at the middle following the terrain.
West façade which is where you can enter the study rooms has seventeen red doors, each goes to a study room. There is a white board on the left side of each door that holds the researcher's name. This elevation opens to the colonnaded area, white square columns carry the roof and white eave. If you step back you from the building to see the whole façade, you can see seventeen square skylights that bring light to each individual study room. (continued on pg 48)

***P3b. Resource Attributes:** HP15 Educational Building
***P4.Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ■ Element of District ☐ Other (Isolates, etc.)

P5a.

P5b. Description of Photo:
West view, Nov 2020
***P6. Date Constructed/Age and Source:**
■ Historic ☐ Prehistoric
☐ Both
1955
***P7. Owner and Address:**
Board of Trustees, Stanford University
LBRE 415 Broadway, Academy Hall
Redwood City, CA 94063
***P8. Recorded by:**
N. Baradaranfallahkhair, L. Conway,
L. Jones, S. Marfatia
***P9. Date Recorded:** January 2021
***P10. Survey Type:** Intensive
***P11. Report Citation:**
District Record: Center for Advanced Study in the Behavioral Sciences. Stanford University. January 2021.

***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 □ Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

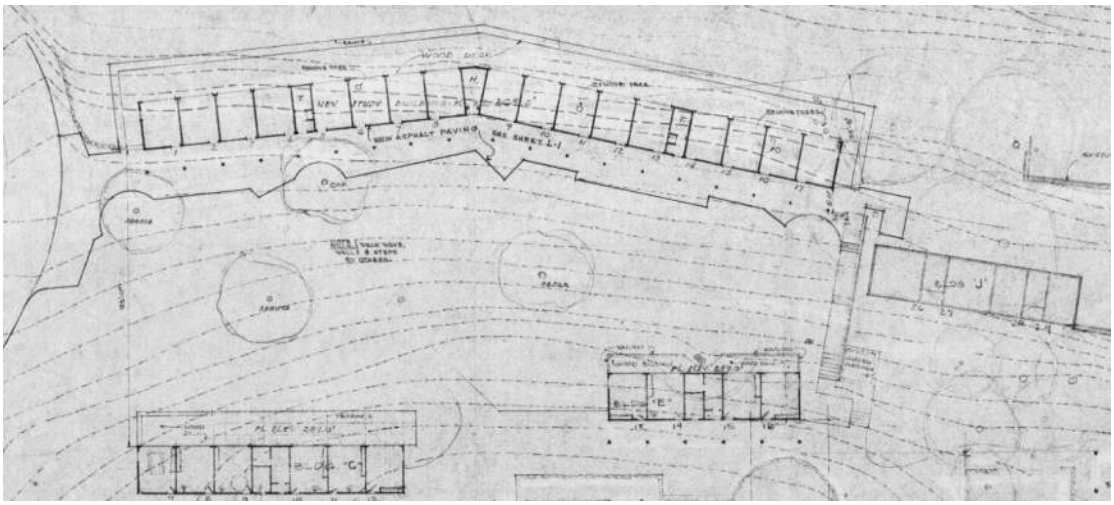
LOCATION MAP

Trinomial

Page 49 **of** 76 ***Resource Name or #** (Assigned by recorder) CASBS Studios 38-54

***Map Name:** USGS Palo Alto Quadrangle 7.5 ***Scale:** 1:24000 ***Date of map: 1997 USGS**

Studios 38-54 (77 Alta Rd)



Phase 2 addition. Source: WBE 1955.

The east elevation has the porch fronting seventeen ceiling to roof metal and glass sliding doors that connect each study room to the porch. The porch has brown square columns that are sitting on round concrete footings. The parapet has brown railing with still infill. Every other two columns are connected with a metal bracing, there are total of six metal bracings. You can see the back of the retaining wall on this elevation which is covered by redwood siding.

On the south elevation you can see the continuation of parapet and deck, and although there is no door on this elevation, there is one square window on the right side. You can see the white profile of pitched roof.

The north elevation is very simple, like the rest of the elevation is covered with redwood siding that is painted brown on the exterior and has one square window on the left side.

West elevation of Studios 38-54. Source: UA/CPD November 2020.

Colonnade walkway side view of Studios 38-54. UA/CPD November 2020.

East elevation of Studios 38-54. Source: UA/CPD November 2020.

Deck side view of Studios 38-54. Source: UA/CPD November 2020.

South elevation of Studios 38-54. Source: UA/CPD November 2020.

North elevation of Studios 38-54. Source: UA/CPD November 2020.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 3CD

Other Review Code | Reviewer | Date | Listings

 * **Resource Name or #:** CASBS Studios 13-16

P1. Other Identifier: Stanford University Building Number 12-230

*P2. **Location:** ☐ **Not for Publication** ■ **Unrestricted**

*a. **County** Santa Clara **and**

*b. **USGS 7.5' Quad** Palo Alto **Date** 1997 **T** ___; **R** ___; ___ ☐ **of** ___ ☐ **of Sec** ___; _____ **B.M.**

c. Address 79 Alta Road City Stanford Zip 94305

d. UTM: Zone 10S, 572572 mE/ 414151 mN

e. Other Locational Data: (none)

***P3a. Description:**

Studios 13-16 has a total of five rooms, two on each end and the middle room is divided into two rooms to be used as storage and mechanical rooms.

The west elevation of Studios 13-16 has a total of six doors, two doors on each end take you to the study rooms and two narrower doors lead to storage and mechanical rooms. This elevation is called entrance elevation which has the colonnaded area in front of it. White square columns carry the white eave. There is a white board on the left side of each study room entrance door that carries the researchers name on it. You can see the four skylights on the ceiling of this elevation that bring natural light to each individual room. (continued on pg 52)

***P3b. Resource Attributes:** HP15 Educational Building

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

P5a.

P5b. Description of Photo:
South view, Nov 2020

***P6. Date Constructed/Age and Source:**
■ Historic ☐ Prehistoric ☐ Both
1954

***P7. Owner and Address:**
Board of Trustees, Stanford University
LBRE 415 Broadway, Academy Hall
Redwood City, CA 94063

***P8. Recorded by:**
N. Baradaranfallahkhair, L. Conway, L. Jones, S. Marfatia

***P9. Date Recorded:** January 2021

***P10. Survey Type:** Intensive

***P11. Report Citation:**
District Record: Center for Advanced Study in the Behavioral Sciences. Stanford University. January 2021.

***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 □ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

***Resource Name or #** (Assigned by recorder) CASBS Studios 13-16

***Map Name:** USGS Palo Alto Quadrangle 7.5 ***Scale:** 1:24000 ***Date of map: 1997 USGS**

Studios 13-16 (79 Alta Rd)

The east elevation has the porch which is sitting on the hill with brown wood columns. Each office has a floor to ceiling sliding door that opens to the porch. The porch itself has a parapet that has a brown railing and steel infill.

East elevation of Studios 13-16. Source: UA/CPD November 2020.

West elevation of Studios 13-16. Source: UA/CPD November 2020.

North and South elevations are very simple, in both you can see the profile of the piched roof; north elevation has a square window on the right corner and south elevation has a square window on the left corner.

North elevation of Studios 13-16. Source: UA/CPD November 2020.

South elevation of Studios 13-16. Source: UA/CPD November 2020.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 3CD

Other Review Code | Reviewer | Date | Listings

 ***Resource Name or #:** CASBS Studios 21-25
P1. Other Identifier: Stanford University Building Number 12-250
***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Santa Clara **and**
***b. USGS 7.5' Quad** Palo Alto **Date** 1997 **T** ___; **R** ___; ___ ☐ **of** ___ ☐ **of Sec** ___; _____ **B.M.**
c. Address 81 Alta Road City Stanford Zip 94305
d. UTM: Zone 10S, 572572 mE/ 414151 mN
e. Other Locational Data: (none)

***P3a. Description:**
This building is rectangular on plan and has total of six rooms, two rooms on the east corner and three rooms on the west corner are study rooms, the room in the middle is divided to three smaller rooms that are being used as mechanical and storage rooms.
The South elevation from which one enters the study rooms has five doors that take you to the study rooms and two narrower doors that take you to the the machanical/ storage rooms. Each door has a board on the right side of the door that hold the current researcher's name. From the North elevation, five metal glass sliding doors open to the porch that gives beautiful views from each individual study room. The east and west elevations of this building are very simple, you can see the profile of the pitched white roof from these two elevations. The east elevation has a square window on the right side and west elevation has a square window on the left side.
(continued on pg 55)

***P3b. Resource Attributes:** HP15 Educational Building
***P4.Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ■ Element of District ☐ Other (Isolates, etc.)

P5a.

P5b. Description of Photo:
South view, Nov 2020
***P6. Date Constructed/Age and Source:**
■ Historic ☐ Prehistoric
☐ Both
1954
***P7. Owner and Address:**
Board of Trustees, Stanford University
LBRE 415 Broadway, Academy Hall
Redwood City, CA 94063
***P8. Recorded by:**
N. Baradaranfallahkhair, L. Conway, L. Jones, S. Marfatia
***P9. Date Recorded:** January 2021
***P10. Survey Type:** Intensive
***P11. Report Citation:**
District Record: Center for Advanced Study in the Behavioral Sciences. Stanford University. January 2021.

***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): _____

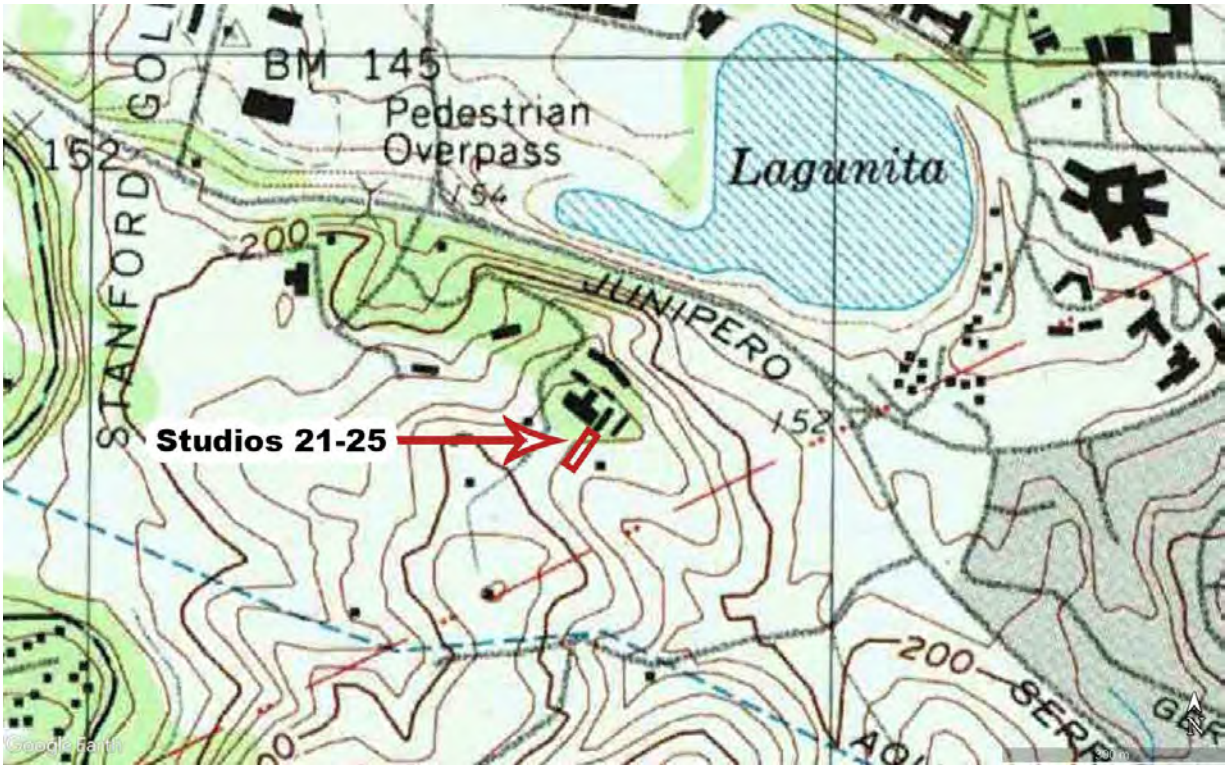
State of California □ Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** (Assigned by recorder) CASBS Studios 21-25

***Map Name:** USGS Palo Alto Quadrangle 7.5 ***Scale:** 1:24000 ***Date of map: 1997 USGS**



Studios 21-25 (81 Alta Rd)

East elevation of Studios 21-25. Source: UA/CPD November 2020.

West elevation of Studios 21-25. Source: UA/CPD November 2020.

North elevation of Studios 21-25. Source: UA/CPD November 2020.

South elevation of Studios 21-25. Source: UA/CPD November 2020.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 3CD

Other Review Code | Reviewer | Date | Listings

Page 58 **of** 76 * **Resource Name or #:** CASBS Studios 17-20
P1. Other Identifier: Stanford University Building Number 12-240
*P2. **Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Santa Clara **and**
***b. USGS 7.5' Quad** Palo Alto **Date** 1997 **T** ; **R** ; ☐ **of** ☐ **of Sec** ; **B.M.**
c. Address 83 Alta Road City Stanford Zip 94305
d. UTM: Zone 10S, 572572 mE/ 414151 mN
e. Other Locational Data: (none)

***P3a. Description:**
The south elevation has two doors at each end which open to study rooms and there are two narrower doors that open to the middle room which is divided to three smaller rooms which are being used as mechanical and storage rooms. The elevation carries the colonnaded area that has white square columns and white eave.
The north elevation of building 12-240 has four black metal, floor to ceiling sliding doors. The sliding doors open to a porch that has a white trellis. The elevation is being held by white square columns that have round concrete footing.
The east and west elevations are very simple, you can see the profile of the pitched white roof from these two elevations. The east elevation has a square window on the left side and west elevation has a square window on the right side. (continued on pg 58)

***P3b. Resource Attributes:** HP15 Educational Building
***P4.Resources Present:** ■Building ☐ Structure ☐ Object ☐ Site ☐ District ■ Element of District ☐ Other (Isolates, etc.)

P5a.

P5b. Description of Photo:
North view, Nov 2020
***P6. Date Constructed/Age and Source:**
■ Historic ☐ Prehistoric
☐ Both
1954
***P7. Owner and Address:**
Board of Trustees, Stanford University
LBRE 415 Broadway, Academy Hall
Redwood City, CA 94063
***P8. Recorded by:**
N. Baradaranfallahkhair, L. Conway,
L. Jones, S. Marfatia
***P9. Date Recorded:** January 2021
***P10. Survey Type:** Intensive
***P11. Report Citation:**
District Record: Center for Advanced Study in the Behavioral Sciences. Stanford University. January 2021.

***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 □ Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** (Assigned by recorder) CASBS Studios 17-20

***Map Name:** USGS Palo Alto Quadrangle 7.5 ***Scale:** 1:24000 ***Date of map: 1997 USGS**

Studios 17-20 (83 Alta Rd)

North elevation of Studios 17-20. Source: UA/CPD November 2020.

North elevation of Studios 17-20. Source: UA/CPD November 2020.

West elevation of Studios 17-20. Source: UA/CPD November 2020.

East elevation of Studios 17-20. Source: UA/CPD November 2020.

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

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Review Code | Reviewer | Date | Listings

 * **Resource Name or #:** CASBS Studios 26-29
P1. Other Identifier: Stanford University Building Number 12-260, Dairy
*P2. **Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Santa Clara **and**
***b. USGS 7.5' Quad** Palo Alto **Date** 1997 **T** ___; **R** ___; ___ ☐ **of** ___ ☐ **of Sec** ___; _____ **B.M.**
c. Address 85 Alta Road City Stanford Zip 94305
d. UTM: Zone 10S, 572572 mE/ 414151 mN
e. Other Locational Data: (none)

***P3a. Description:**
The dairy building is a two-story structure was part of the Alta Vista Farm that was integrated into the CASBS design by the architects Wurster, Bernardi and Emmons in 1954. It served as the study building J that housed 4 study rooms, a toilet room and storage space in the upper floor and service spaces in the lower. Minor changes were done to the building, only a new path and stairs were introduced at that time.
The structure (70' x 20') was carved into a steep hill making the south façade appear only one-story tall whereas the north façade is two stories tall. Both stories are connected to the ground at different levels. The roof is gabled with a low pitch and is composed of asphalt shingles. (continued on pg 61)

***P3b. Resource Attributes:** HP15 Educational Building, HP33 Farm/Ranch
***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a.

P5b. Description of Photo:
North view, March 2015
***P6. Date Constructed/Age and Source:**
■ Historic ☐ Prehistoric
☐ Both
Pre-1908
***P7. Owner and Address:**
Board of Trustees, Stanford University
LBRE 415 Broadway, Academy Hall
Redwood City, CA 94063
***P8. Recorded by:**
N. Baradaranfallahkhair, L. Conway,
L. Jones, S. Marfatia
***P9. Date Recorded:** January 2021
***P10. Survey Type:** Intensive
***P11. Report Citation:**
District Record: Center for Advanced Study in the Behavioral Sciences. Stanford University. January 2021.

***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 □ Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 62 **of** 76 ***Resource Name or #** (Assigned by recorder) CASBS Studios 26-29

***Map Name:** USGS Palo Alto Quadrangle 7.5 ***Scale:** 1:24000 ***Date of map: 1997 USGS**

Studios 26-29 (Dairy Building, 85 Alta Rd)

Studios 26-29 south-east entry. Source: UA/CPD October 2014.

Studios 26-29 south-west entry. Source: UA/CPD April 2012.

Studios 26-29 west elevation. Source: UA/CPD March 2015.

Studios 26-29 east elevation. Source: UA/CPD March 2015.

Studios 26-29 north elevation. Source: UA/CPD March 2015.

The exterior walls of the top story are clad in dark painted wood shingles whereas the lower story is made of exposed grey concrete cinderblocks. The south façade has two gabled porches with slightly curved ends. The windows on this façade are double-hung with a one-over-one sash and white trim. By contrast, the top story of the other three elevations have the double hung windows paired. The lower story has three doors that open to a narrow concrete path with an oak tree and great views to the campus.

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DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 3CD

Other Review Code | Reviewer | Date | Listings

 * **Resource Name or #:** CASBS Studios 30-37

P1. Other Identifier: Stanford University Building Number 12-270

*P2. **Location:** ☐ **Not for Publication** ■ **Unrestricted**

*a. **County** Santa Clara **and**

*b. **USGS 7.5' Quad** Palo Alto **Date** 1997 **T** ___; **R** ___; ___ ☐ **of** ___ ☐ **of Sec** ___; _____ **B.M.**

c. Address 87 Alta Road City Stanford Zip 94305

d. UTM: Zone 10S, 572572 mE/ 414151 mN

e. Other Locational Data: (none)

***P3a. Description:**

This building is rectangular on plan and has a total of six rooms, three rooms on the east corner and three rooms on the west corner are study rooms, the room in the middle is divided into three smaller rooms that are being used as mechanical and storage rooms.
The south elevation, has six doors that take you to the study rooms and two narrower doors that take you to the mechanical/storage rooms. Each door has a board on the right side of the door that holds the current researcher's name.
The north elevation has six metal glass sliding doors that open to the porch that gives beautiful views to each individual study room.
The east and west elevations on this building are very simple, you can see the profile of the pitched white roof from these two elevations.
The east elevation has a square window on the left side and west elevation has a square window on the right side. (continued on pg 65)

***P3b. Resource Attributes:** HP15 Educational Building

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

P5a.

P5b. Description of Photo:
South view, Nov 2020

***P6. Date Constructed/Age and Source:**
■ Historic ☐ Prehistoric ☐ Both
1954

***P7. Owner and Address:**
Board of Trustees, Stanford University
LBRE 415 Broadway, Academy Hall
Redwood City, CA 94063

***P8. Recorded by:**
N. Baradaranfallahkhair, L. Conway, L. Jones, S. Marfatia

***P9. Date Recorded:** January 2021

***P10. Survey Type:** Intensive

***P11. Report Citation:**
District Record: Center for Advanced Study in the Behavioral Sciences. Stanford University. January 2021.

***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 □ Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** (Assigned by recorder) CASBS Studios 30-37

***Map Name:** USGS Palo Alto Quadrangle 7.5 ***Scale:** 1:24000 ***Date of map: 1997 USGS**

Studios 30-37 (87 Alta Rd)

West elevation of Studios 30-37. Source: UA/CPD November 2020.

South elevation of Studios 30-37. Source: UA/CPD November 2020.

North elevation of Studios 30-37. Source: UA/CPD November 2020.

East elevation of Studios 30-37. Source: UA/CPD November 2020.

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

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Review Code | Reviewer | Date | Listings

 *** Resource Name or #:** CASBS North Shed
P1. Other Identifier: Stanford University Building Number 12-290
***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Santa Clara **and**
***b. USGS 7.5' Quad** Palo Alto **Date** 1997 **T** ___; **R** ___; ___ ☐ **of** ___ ☐ **of Sec** ___; _____ **B.M.**
c. Address 90 Alta Road City Stanford Zip 94305
d. UTM: Zone 10S, 572572 mE/ 414151 mN
e. Other Locational Data: (none)

***P3a. Description:**
The North Shed (12-290A) is clad in board-and-batten and has a rectangular addition with a flat roof attached to the rear-west facade. The building is symmetrical with a single opening centered on each side of the north and south façade. The rear-west facade has two openings symmetrically located on either side of the addition. All four openings have a three-over-three paned wood and glass sash windows. These windows are inoperable and have no visible hardware but could have been hopper or awning windows in the past.
(continued on pg 68)

***P3b. Resource Attributes:** HP4 Ancillary Building
***P4.Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a.

P5b. Description of Photo:
Northwest view, Oct 2014
***P6. Date Constructed/Age and Source:**
■ Historic ☐ Prehistoric
☐ Both
Unknown (pre-1955)
***P7. Owner and Address:**
Board of Trustees, Stanford University
LBRE 415 Broadway, Academy Hall
Redwood City, CA 94063
***P8. Recorded by:**
N. Baradaranfallahkhair, L. Conway,
L. Jones, S. Marfatia
***P9. Date Recorded:** January 2021
***P10. Survey Type:**
Intensive
***P11. Report Citation:**
District Record: Center for Advanced Study in the Behavioral Sciences. Stanford University. January 2021.

***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):

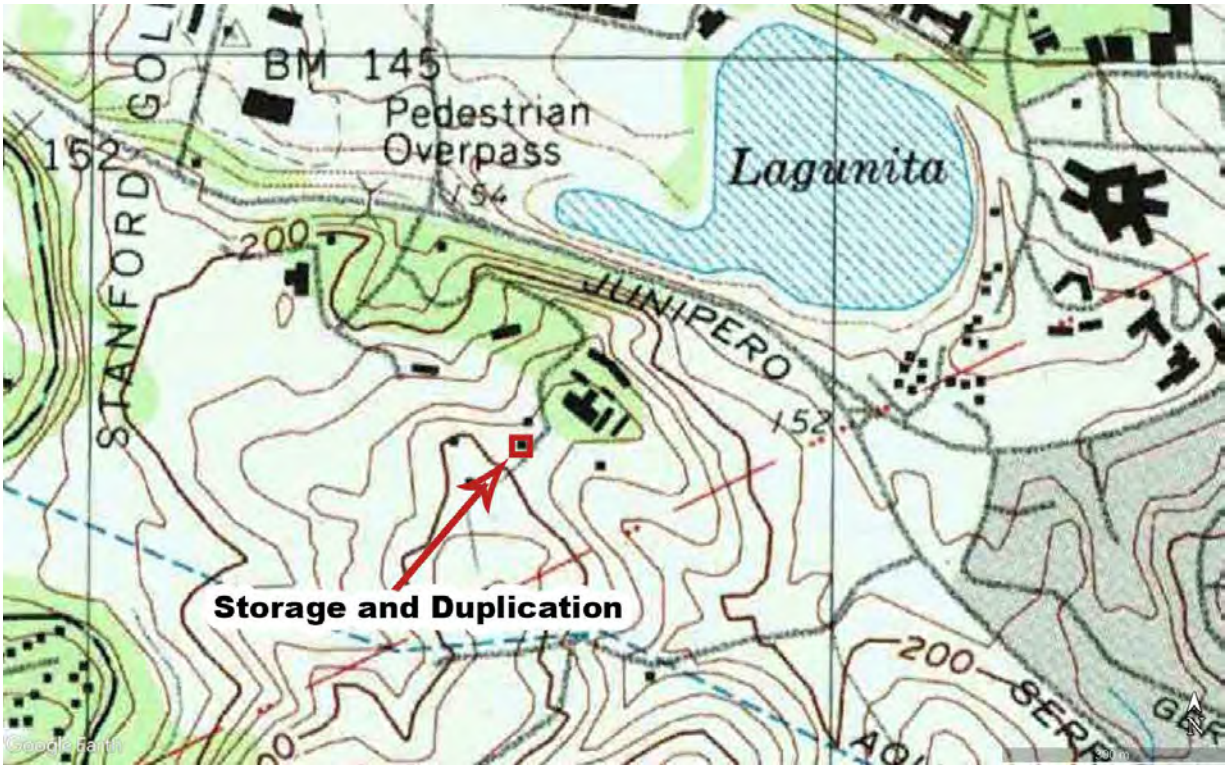
State of California □ Natural Resources Agency
DEPARTMENT OF PARKS AND RECREATION

LOCATION MAP

Primary #
HRI#
Trinomial

***Resource Name or #** (Assigned by recorder) CASBS North Shed

***Map Name:** USGS Palo Alto Quadrangle 7.5 ***Scale:** 1:24000 ***Date of map: 1997 USGS**



North Shed (90 Alta Rd)

One of two accessory structures flanking the parking lot at CASBS. These two structures are vernacular in design and of unknown construction date (they do not appear on the circa 1908 Lathrop Estate survey but do appear as "existing" buildings in 1954). Similar in design, both display a front gabled roof with small cupola vent, ornamental bracketing at the eaves and roofline, and four narrow pebbled glass windows on the front elevation. The current entry doors are each located at the front right edge of the building. (Both buildings appear to have had much larger doors on the front elevation that were later filled with plywood panels and narrow pebbled glass windows.)

The North Shed is clad in board-and-batten siding and displays three-over-three paned wood sash windows. These windows are inoperable, painted shut, and have no visible hardware but may have been hopper or awning windows. One window is centered on each side, and two windows appear on the rear elevation.

Rear elevation of North Shed with small addition and window. Source: LUEP June 2020.

Rear elevation of North Shed. Source: LUEP June 2020.

The side elevations of the North Shed are not accessible due to shrubbery, materials and equipment leaning against and blocking the walls. There is a flat roof of corrugated plastic braced between the North and South Sheds.

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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Review Code | Reviewer | Date | Listings

Page 71 **of** 76 * **Resource Name or #:** CASBS South Shed
P1. Other Identifier: Stanford University Building Number 12-291
*P2. **Location:** ☐ **Not for Publication** ■ **Unrestricted**
*a. **County** Santa Clara **and**
*b. **USGS 7.5' Quad** Palo Alto **Date** 1997 **T** ; **R** ; ☐ **of** ☐ **of Sec** ; **B.M.**
c. Address 90 Alta Road City Stanford Zip 94305
d. UTM: Zone 10S, 572572 mE/ 414151 mN
e. Other Locational Data: (none)

***P3a. Description:**
The South Shed (12-290B) is clad in corrugated metal on all four sides. The rear-west façade has two openings that have been boarded with plywood. The south facade displays a single opening than has been boarded with plywood. The building is directly adjacent to the CASBS volleyball court and signs celebrating volleyball victories in the recent past are displayed on the plywood. The building is in a state of disrepair with a cracked slab and the exterior siding that has been removed and replaced. The building is currently used as a storage shed. (continued on pg 70)

***P3b. Resource Attributes:** HP4 Ancillary Building
***P4. Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a.

P5b. Description of Photo:
West view, Oct 2014

***P6. Date Constructed/Age and Source:**
■ Historic ☐ Prehistoric ☐ Both
Unknown (pre-1955)

***P7. Owner and Address:**
Board of Trustees, Stanford University
LBRE 415 Broadway, Academy Hall
Redwood City, CA 94063

***P8. Recorded by:**
N. Baradaranfallahkhair, L. Conway, L. Jones, S. Marfatia

***P9. Date Recorded:** January 2021

***P10. Survey Type:**
Intensive

***P11. Report Citation:**
District Record: Center for Advanced Study in the Behavioral Sciences. Stanford University. January 2021

***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):

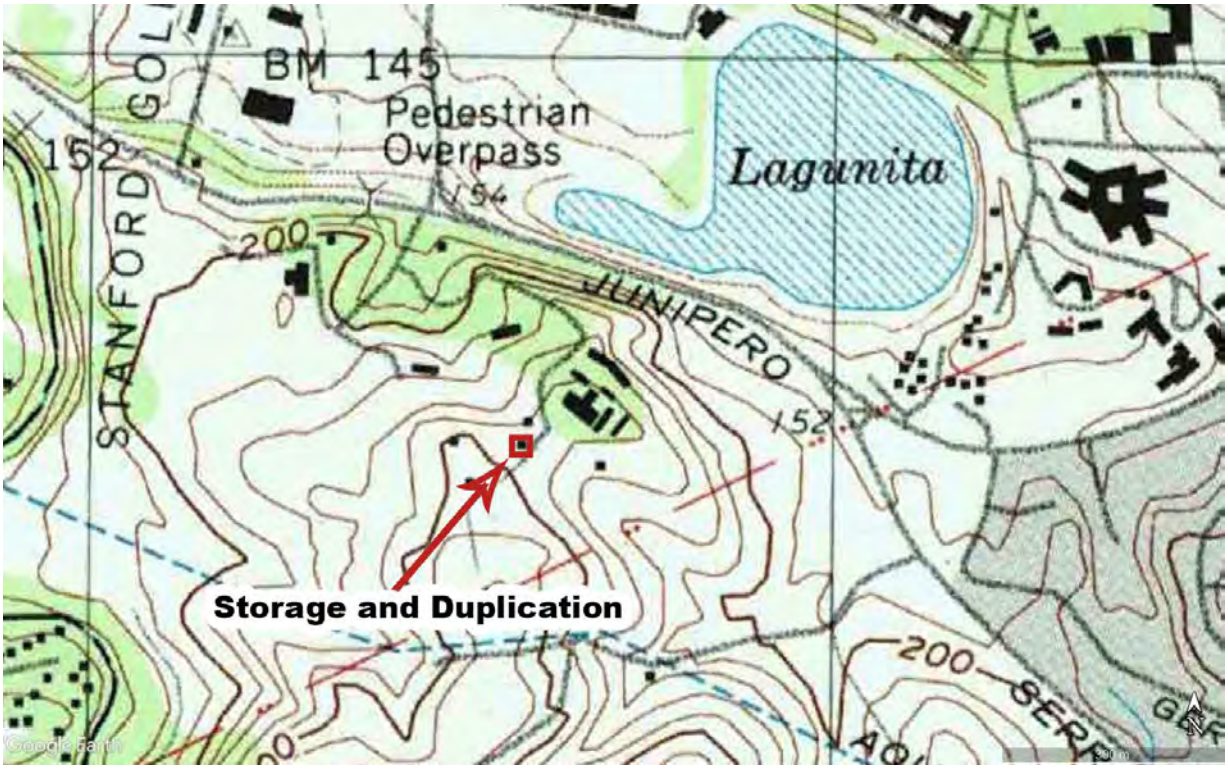
State of California □ Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

 ***Resource Name or #** (Assigned by recorder) CASBS South Shed

***Map Name:** USGS Palo Alto Quadrangle 7.5 ***Scale:** 1:24000 ***Date of map: 1997 USGS**



South Shed (90 Alta Rd)

One of two accessory structures flanking the parking lot at CASBS. These two structures are vernacular in design and of unknown construction date (they do not appear on the circa 1908 Lathrop Estate survey but do appear as "existing" buildings in 1954). Similar in design, both display a front gabled roof with small cupola vent, ornamental bracketing at the eaves and roofline, and four narrow pebbled glass windows on the front elevation. The current entry doors are each located at the front right edge of the building. (Both buildings appear to have had much larger doors on the front elevation that were later filled with plywood panels and narrow pebbled glass windows.)

South Shed with corrugated metal siding. Source: UA/CPD March 2015.

There is a flat roof of corrugated plastic braced between the North and South Sheds.

Rear-west elevation of South Shed. Source: LUEP March 2020.

South elevation of South Shed. Source: LUEP March 2020.

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DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code: 6Z

Other Review Code | Reviewer | Date | Listings

 *** Resource Name or #:** CASBS Showers
P1. Other Identifier: Stanford University Building Number 12-291
***P2. Location:** ☐ **Not for Publication** ■ **Unrestricted**
***a. County** Santa Clara **and**
***b. USGS 7.5' Quad** Palo Alto **Date** 1997 **T** ___; **R** ___; ___ ☐ **of** ___ ☐ **of Sec** ___; _____ **B.M.**
c. Address 90 Alta Road City Stanford Zip 94305
d. UTM: Zone 10S, 572572 mE/ 414151 mN
e. Other Locational Data: (none)

***P3a. Description:**
In 1965, a small restroom building was constructed west of the sheds, built to serve the volleyball court. The restroom has a flat tar and gravel roof, exposed wood rafters, and clerestory windows. The restroom building does not appear on the 1954 construction plan and no construction documents have been located for this structure. (continued on pg 74)

***P3b. Resource Attributes:** HP4 Ancillary Building
***P4.Resources Present:** ■ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a.

P5b. Description of Photo:
East view
***P6. Date Constructed/Age and Source:**
■ Historic ☐ Prehistoric
☐ Both
1965
***P7. Owner and Address:**
Board of Trustees, Stanford University
LBRE 415 Broadway, Academy Hall
Redwood City, CA 94063
***P8. Recorded by:**
N. Baradaranfallahkhair, L. Conway,
L. Jones, S. Marfatia
***P9. Date Recorded:** January 2021
***P10. Survey Type:**
Intensive
***P11. Report Citation:**
District Record: Center for Advanced Study in the Behavioral Sciences. Stanford University. January 2021.

***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):

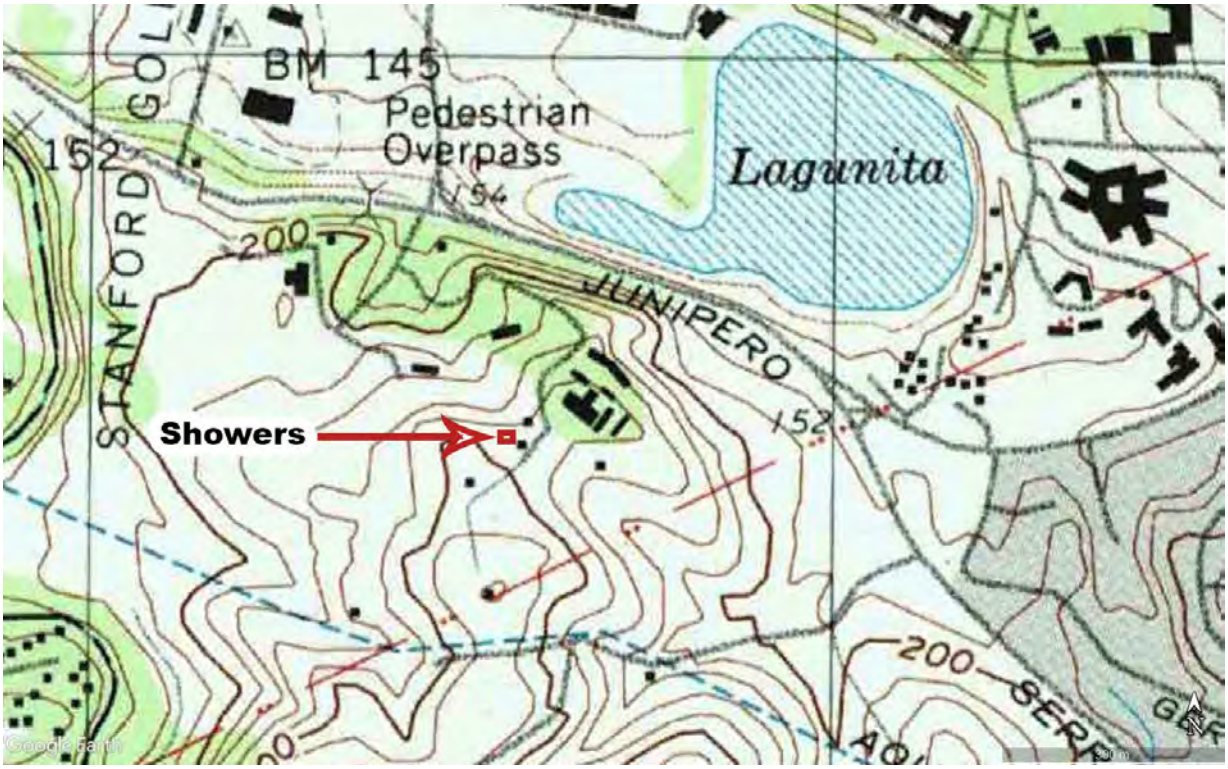
State of California □ Natural Resources Agency Primary #
DEPARTMENT OF PARKS AND RECREATION HRI#

LOCATION MAP

Trinomial

Page 75 **of** 76 ***Resource Name or #** (Assigned by recorder) CASBS Showers

***Map Name:** USGS Palo Alto Quadrangle 7.5 ***Scale:** 1:24000 ***Date of map: 1997 USGS**



Shower/Restroom Building (90 Alta Rd)

The east elevation of the Shower/Restroom building is comprised of two horizontal sections; lower/ wider red masonry section that has three narrow white doors; and upper/ narrower section that has a continuous row of clerestory windows at each corner and a solid white infill opaque section. The infill is the same size as a clerestory window and holds the building number. A continuous horizontal trim piece separates the clearstory from the masonry section.

The west elevation is as simple as the east elevation; it is divided to two horizontal sections as the east elevation. The lower/ wider section is very simple and comprised of only red masonry units. The upper/ narrower section has two clerestory windows at each corner and a solid white section the same size as the clerestory window in the center.

The north and south elevations are identical; like the east elevation, a continuous horizontal trim divides the elevation into an upper and lower section. The lower section is wider and is made of red masonry units; the upper level is narrower and is divided to two clerestory openings, but the openings are filled with solid white wood pieces.

Shower/Restroom building east façade. Source: UACPD November 2020.

North elevation of Shower/Restroom building. Source: UA/CPD November 2020.

South elevation of Shower/Restroom building. Source: UA/CPD November 2020.

Attachment 2: TPS Preservation Brief #14 – New Exterior Additions to Historic Buildings: Preservation Concerns.

14 PRESERVATION BRIEFS

New Exterior Additions to Historic Buildings: Preservation Concerns

Anne E. Grimmer and Kay D. Weeks

National Park Service
U.S. Department of the Interior
Technical Preservation Services

A new exterior addition to a historic building should be considered in a rehabilitation project only after determining that requirements for the new or adaptive use cannot be successfully met by altering non-significant interior spaces. If the new use cannot be accommodated in this way, then an exterior addition may be an acceptable alternative. Rehabilitation as a treatment "is defined as the act or process of making possible a compatible use for a property through repair, alterations, and *additions* while preserving those portions or features which convey its historical, cultural, or architectural values."

The topic of new additions, including rooftop additions, to historic buildings comes up frequently, especially as it relates to rehabilitation projects. It is often discussed and it is the subject of concern, consternation, considerable disagreement and confusion. Can, in certain instances, a historic building be enlarged for a new use without destroying its historic character? And, just what is significant about each particular historic building that should be preserved? Finally, what kind of new construction is appropriate to the historic building?

The vast amount of literature on the subject of additions to historic buildings reflects widespread interest as well as divergence of opinion. New additions have been discussed by historians within a social and political framework; by architects and architectural historians in terms of construction technology and style; and by urban planners as successful or unsuccessful contextual design. However, within the historic preservation and rehabilitation programs of the National Park Service, the focus on new additions is to ensure that they preserve the character of historic buildings.

Figure 1. The addition to the right with its connecting hyphen is compatible with the Collegiate Gothic-style library. The addition is set back from the front of the library and uses the same materials and a simplified design that references, but does not copy, the historic building. Photo: David Wakely Photography.

Most historic districts or neighborhoods are listed in the National Register of Historic Places for their significance within a particular time frame. This period of significance of historic districts as well as individually-listed properties may sometimes lead to a misunderstanding that inclusion in the National Register may prohibit any physical change outside of a certain historical period—particularly in the form of exterior additions. National Register listing does not mean that a building or district is frozen in time and that no change can be made without compromising the historical significance. It does mean, however, that a new addition to a historic building should preserve its historic character.

Figure 2. The new section on the right is appropriately scaled and reflects the design of the historic Art Deco-style hotel. The apparent separation created by the recessed connector also enables the addition to be viewed as an individual building.

Guidance on New Additions

To meet Standard 1 of the *Secretary of the Interior's Standards for Rehabilitation*, which states that "a property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment," it must be determined whether a historic building can accommodate a new addition. Before expanding the building's footprint, consideration should first be given to incorporating changes—such as code upgrades or spatial needs for a new use—within secondary areas of the historic building. However, this is not always possible and, after such an evaluation, the conclusion may be that an addition is required, particularly if it is needed to avoid modifications to character-defining interior spaces. An addition should be designed to be compatible with the historic character of the building and, thus, meet the *Standards for Rehabilitation*. Standards 9 and 10 apply specifically to new additions:

> (9) "New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."
>
> (10) "New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

The subject of new additions is important because a new addition to a historic building has the potential to change its historic character as well as to damage and destroy significant historic materials and features. A new addition also has the potential to confuse the public and to make it difficult or impossible to differentiate the old from the new or to recognize what part of the historic building is genuinely historic.

The intent of this Preservation Brief is to provide guidance to owners, architects and developers on how to design a compatible new addition, including a rooftop addition, to a historic building. A new addition to a historic building should preserve the building's *historic character.* To accomplish this and meet the *Secretary of the Interior's Standards for Rehabilitation*, a new addition should:

- Preserve significant historic materials, features and form;
- Be compatible; and
- Be differentiated from the historic building.

Every historic building is different and each rehabilitation project is unique. Therefore, the guidance offered here is not specific, but general, so that it can be applied to a wide variety of building types and situations. To assist in interpreting this guidance, illustrations of a variety of new additions are provided. Good examples, as well as some that do not meet the Standards, are included to further help explain and clarify what is a compatible new addition that preserves the character of the historic building.

Figure 3. The red and buff-colored parking addition with a rooftop playground is compatible with the early-20th century school as well as with the neighborhood in which it also serves as infill in the urban setting.

Preserve Significant Historic Materials, Features and Form

Attaching a new exterior addition usually involves some degree of material loss to an external wall of a historic building, but it should be minimized. Damaging or destroying significant materials and craftsmanship should be avoided, as much as possible.

Generally speaking, preservation of historic buildings inherently implies minimal change to primary or "public" elevations and, of course, interior features as well. Exterior features that distinguish one historic building or a row of buildings and which can be seen from a public right of way, such as a street or sidewalk, are most likely to be the most significant. These can include many different elements, such as: window patterns, window hoods or shutters; porticoes, entrances and doorways; roof shapes, cornices and decorative moldings; or commercial storefronts with their special detailing, signs and glazing patterns. Beyond a single building, entire blocks of urban or residential structures are often closely related architecturally by their materials, detailing, form and alignment. Because significant materials and features should be preserved, not damaged or hidden, the first place to consider placing a new addition is in a location where the least amount of historic material and character-defining features will be lost. In most cases, this will be on a secondary side or rear elevation.

Figure 4. This glass and brick structure is a harmonious addition set back and connected to the rear of the Colonial Revival-style brick house. Cunningham/Quill Architects. Photos: © Maxwell MacKenzie.

One way to reduce overall material loss when constructing a new addition is simply to keep the addition smaller in proportion to the size of the historic building. Limiting the size and number of openings between old and new by utilizing existing doors or enlarging windows also helps to minimize loss. An often successful way to accomplish this is to link the addition to the historic building by means of a hyphen or connector. A connector provides a physical link while visually separating the old and new, and the connecting passageway penetrates and removes only a small portion of the historic wall. A new addition that will abut the historic building along an entire elevation or wrap around a side and rear elevation, will likely integrate the historic and the new interiors, and thus result in a high degree of loss of form and exterior walls, as well as significant alteration of interior spaces and features, and will not meet the Standards.

Compatible but Differentiated Design

In accordance with the Standards, a new addition must preserve the building's historic character and, in order to do that, it must be differentiated, but compatible, with the historic building. A new addition must retain the essential form and integrity of the historic property. Keeping the addition smaller, limiting the removal of historic materials by linking the addition with a hyphen, and locating the new addition at the rear or on an inconspicuous side elevation of a historic building are techniques discussed previously that can help to accomplish this.

Rather than differentiating between old and new, it might seem more in keeping with the historic character

simply to repeat the historic form, material, features and detailing in a new addition. However, when the new work is highly replicative and indistinguishable from the old in appearance, it may no longer be possible to identify the "real" historic building. Conversely, the treatment of the addition should not be so different that it becomes the primary focus. The difference may be subtle, but it must be clear. A new addition to a historic building should protect those visual qualities that make the building eligible for listing in the National Register of Historic Places.

The National Park Service policy concerning new additions to historic buildings, which was adopted in 1967, is not unique. It is an outgrowth and continuation of a general philosophical approach to change first expressed by John Ruskin in England in the 1850s, formalized by William Morris in the founding of the Society for the Protection of Ancient Buildings in 1877, expanded by the Society in 1924 and, finally, reiterated in the 1964 Venice Charter—a document that continues to be followed by the national committees of the International Council on Monuments and Sites (ICOMOS). The 1967 *Administrative Policies for Historical Areas of the National Park System* direct that "...a modern addition should be readily distinguishable from the older work; however, the new work should be harmonious with the old in scale, proportion, materials, and color. Such additions should be as inconspicuous as possible from the public view." As a logical evolution from these Policies specifically for National Park Service-owned historic structures, the 1977 *Secretary of the Interior's Standards for Rehabilitation*, which may be applied to **all** historic buildings listed in, or eligible for listing in the National Register, also state that "the new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment."

Preserve Historic Character

The goal, of course, is a new addition that preserves the building's historic character. The historic character of each building may be different, but the methodology of establishing it remains the same. Knowing the uses and functions a building has served over time will assist in making what is essentially a physical evaluation. But, while written and pictorial documentation can provide a framework for establishing the building's history, to a large extent the historic character is embodied in the physical aspects of the historic building itself—shape, materials, features, craftsmanship, window arrangements, colors, setting and interiors. Thus, it is important to identify the historic character before making decisions about the extent—or limitations—of change that can be made.

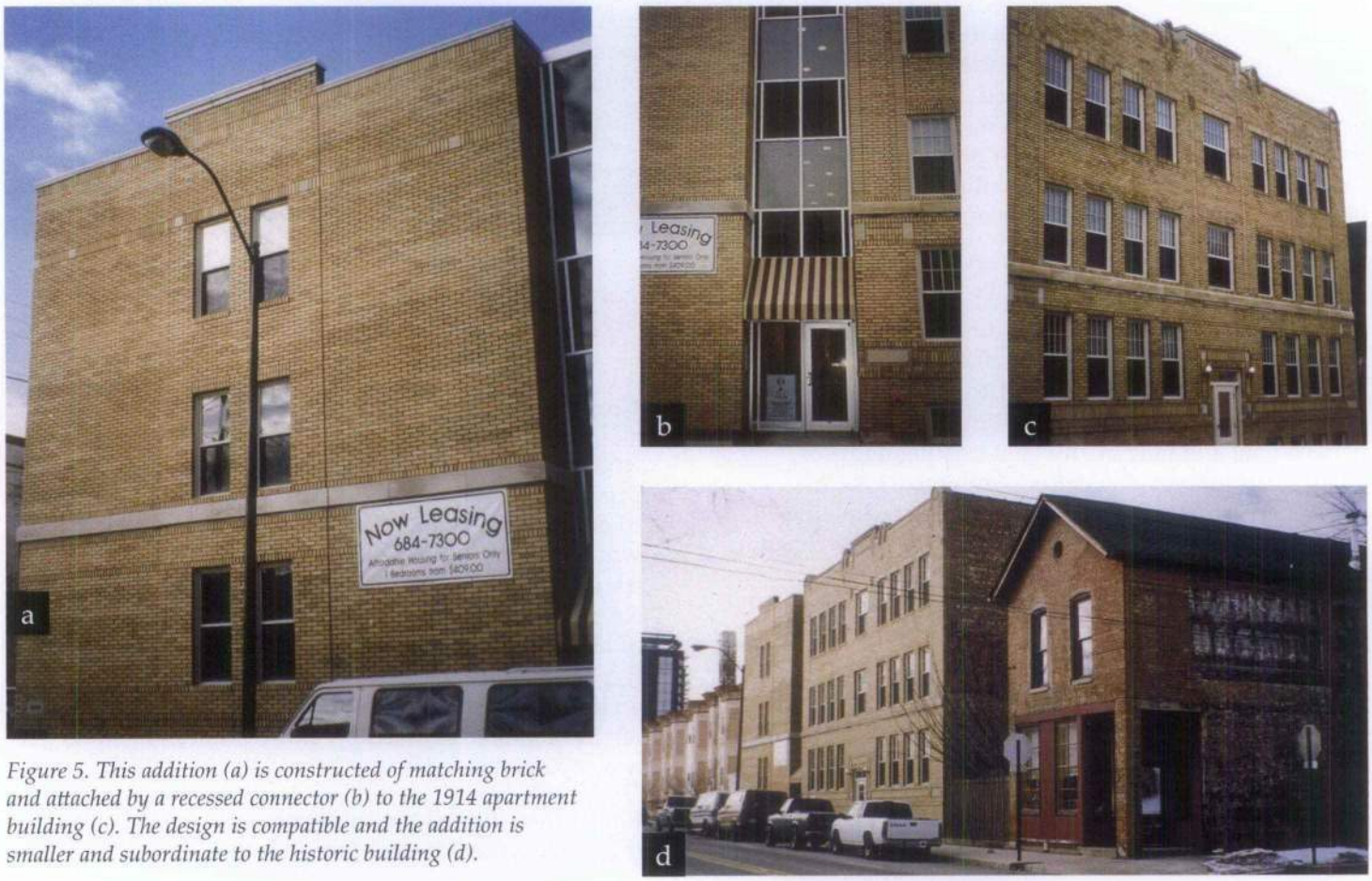


Figure 5. This addition (a) is constructed of matching brick and attached by a recessed connector (b) to the 1914 apartment building (c). The design is compatible and the addition is smaller and subordinate to the historic building (d).

Figure 6. A new addition (left) is connected to the garage which separates it from the main block of the c. 1910 former florist shop (right). The addition is traditional in style, yet sufficiently restrained in design to distinguish it from the historic building.

A new addition should always be subordinate to the historic building; it should not compete in size, scale or design with the historic building. An addition that bears no relationship to the proportions and massing of the historic building—in other words, one that overpowers the historic form and changes the scale—will usually compromise the historic character as well. The appropriate size for a new addition varies from building to building; it could never be stated in a square or cubic footage ratio, but the historic building's existing proportions, site and setting can help set some general parameters for enlargement. Although even a small addition that is poorly designed can have an adverse impact, to some extent, there is a predictable relationship between the size of the historic resource and what is an appropriate size for a compatible new addition.

Generally, constructing the new addition on a secondary side or rear elevation—in addition to material preservation—will also preserve the historic character. Not only will the addition be less visible, but because a secondary elevation is usually simpler and less distinctive, the addition will have less of a physical and visual impact on the historic building. Such placement will help to preserve the building's historic form and relationship to its site and setting.

Historic landscape features, including distinctive grade variations, also need to be respected. Any new landscape features, including plants and trees, should be kept at a scale and density that will not interfere with understanding of the historic resource itself. A traditionally landscaped property should not be covered with large paved areas for parking which would drastically change the character of the site.

Despite the fact that in most cases it is recommended that the new addition be attached to a secondary elevation, sometimes this is not possible. There simply may not be a secondary elevation—some important freestanding buildings have significant materials and features on all sides. A structure or group of structures together with its setting (for example, a college campus) may be of such significance that any new addition would not only damage materials, but alter the buildings' relationship to each other and the setting. An addition attached to a highly-visible elevation of a historic building can radically alter the historic form or obscure features such as a decorative cornice or window ornamentation. Similarly, an addition that fills

Figure 7. A vacant side lot was the only place a new stair tower could be built when this 1903 theater was rehabilitated as a performing arts center. Constructed with matching materials, the stair tower is set back with a recessed connector and, despite its prominent location, it is clearly subordinate and differentiated from the historic theater.

Figure 8. The rehabilitation of this large, early-20th century warehouse (left) into affordable artists' lofts included the addition of a compatible glass and brick elevator/stair tower at the back (right).

Figure 9. A simple, brick stair tower replaced two non-historic additions at the rear of this 1879 school building when it was rehabilitated as a women's and children's shelter. The addition is set back and it is not visible from the front of the school.

Figure 10. The small size and the use of matching materials ensures that the new addition on the left is compatible with the historic Romanesque Revival-style building.

in a planned void on a highly-visible elevation (such as a U-shaped plan or a feature such as a porch) will also alter the historic form and, as a result, change the historic character. Under these circumstances, an addition would have too much of a negative impact on the historic building and it would not meet the Standards. Such situations may best be handled by constructing a separate building in a location where it will not adversely affect the historic structure and its setting.

In other instances, particularly in urban areas, there may be no other place but adjacent to the primary façade to locate an addition needed for the new use. It may be possible to design a lateral addition attached on the side that is compatible with the historic building, even though it is a highly-visible new element. Certain types of historic structures, such as government buildings, metropolitan museums, churches or libraries, may be so massive in size that a relatively large-scale addition may not compromise the historic character, provided, of course, the addition is smaller than the historic building. Occasionally, the visible size of an addition can be reduced by placing some of the spaces or support systems in a part of the structure that is underground. Large new additions may sometimes be successful if they read as a separate volume, rather than as an extension of the historic structure, although the scale, massing and proportions of the addition still need to be compatible with the historic building. However, similar expansion of smaller buildings would be dramatically out of scale. In summary, where any new addition is proposed, correctly assessing the relationship between actual size and relative scale will be a key to preserving the character of the historic building.

Figure 11. The addition to this early-20th century Gothic Revival-style church provides space for offices, a great hall for gatherings and an accessible entrance (left). The stucco finish, metal roof, narrow gables and the Gothic-arched entrance complement the architecture of the historic church. Placing the addition in back where the ground slopes away ensures that it is subordinate and minimizes its impact on the church (below).

Design Guidance for Compatible New Additions to Historic Buildings

There is no formula or prescription for designing a new addition that meets the Standards. A new addition to a historic building that meets the Standards can be any architectural style—traditional, contemporary or a simplified version of the historic building. However, there must be a balance between differentiation and compatibility in order to maintain the historic character and the identity of the building being enlarged. New additions that too closely resemble the historic building or are in extreme contrast to it fall short of this balance. *Inherent in all of the guidance is the concept that an addition needs to be subordinate to the historic building.*

A new addition **must preserve significant historic materials, features and form**, and **it must be compatible but differentiated from the historic building**. To achieve this, it is necessary to carefully consider the **placement or location** of the new addition, and its **size, scale and massing** when planning a new addition. To preserve a property's historic character, a new addition must be visually distinguishable from the historic building. This does not mean that the addition and the historic building should be glaringly different in terms of design, materials and other visual qualities. Instead, the new addition should take its design cues from, but not copy, the historic building.

A variety of design techniques can be effective ways to differentiate the new construction from the old, while respecting the architectural qualities and vocabulary of the historic building, including the following:

- Incorporate a simple, recessed, small-scale hyphen to physically separate the old and the new volumes or set the addition back from the wall plane(s) of the historic building.
- Avoid designs that unify the two volumes into a single architectural whole. The new addition may include simplified architectural features that reflect, but do not duplicate, similar features on the historic building. This approach will not impair the existing building's historic character as long as the new structure is subordinate in size and clearly differentiated and distinguishable so that the identity of the historic structure is not lost in a new and larger composition. The historic building must be clearly identifiable and its physical integrity must not be compromised by the new addition.

Figure 12. This 1954 synagogue (left) is accessed through a monumental entrance to the right. The new education wing (far right) added to it features the same vertical elements and color and, even though it is quite large, its smaller scale and height ensure that it is secondary to the historic resource.

Figure 13. A glass and metal structure was constructed in the courtyard as a restaurant when this 1839 building was converted to a hotel. Although such an addition might not be appropriate in a more public location, it is compatible here in the courtyard of this historic building.

Figure 14. This glass addition was erected at the back of an 1895 former brewery during rehabilitation to provide another entrance. The addition is compatible with the plain character of this secondary elevation.

- Use building materials in the same color range or value as those of the historic building. The materials need not be the same as those on the historic building, but they should be harmonious; they should not be so different that they stand out or distract from the historic building. (Even clear glass can be as prominent as a less transparent material. Generally, glass may be most appropriate for small-scale additions, such as an entrance on a secondary elevation or a connector between an addition and the historic building.)

- Base the size, rhythm and alignment of the new addition's window and door openings on those of the historic building.

- Respect the architectural expression of the historic building type. For example, an addition to an institutional building should maintain the architectural character associated with this building type rather than using details and elements typical of residential or other building types.

These techniques are merely examples of ways to differentiate a new addition from the historic building while ensuring that the addition is compatible with it. Other ways of differentiating a new addition from the historic building may be used as long as they maintain the primacy of the historic building. Working within these basic principles still allows for a broad range of architectural expression that can range from stylistic similarity to contemporary distinction. The recommended design approach for an addition is one that neither copies the historic building exactly nor stands in stark contrast to it.

Revising an Incompatible Design for a New Addition to Meet the Standards

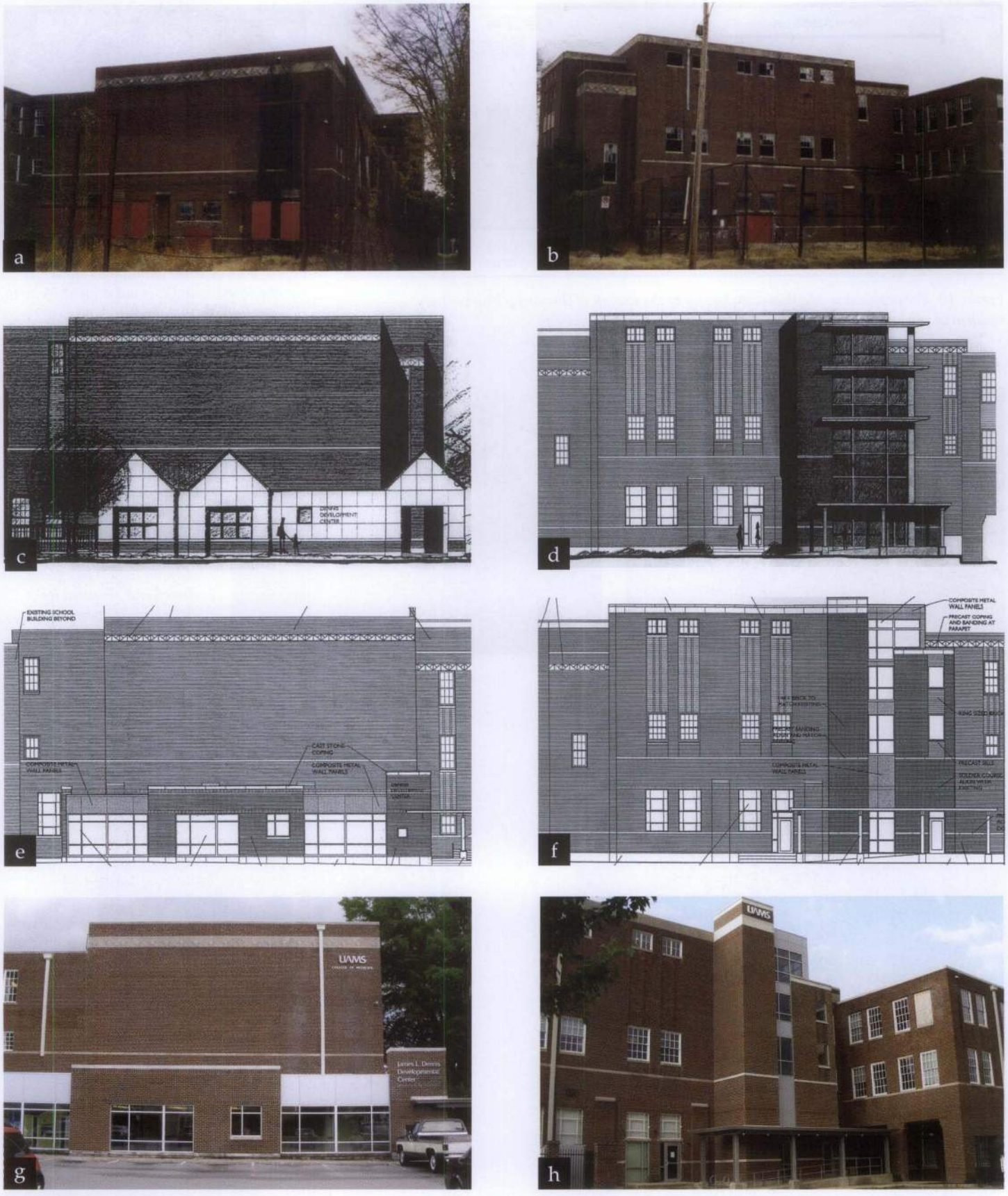


Figure 15. The rehabilitation of a c. 1930 high school auditorium for a clinic and offices proposed two additions: a one-story entrance and reception area on this elevation (a); and a four-story elevator and stair tower on another side (b). The gabled entrance (c) first proposed was not compatible with the flat-roofed auditorium and the design of the proposed stair tower (d) was also incompatible and overwhelmed the historic building. The designs were revised (e-f) resulting in new additions that meet the Standards (g-h).

Incompatible New Additions to Historic Buildings

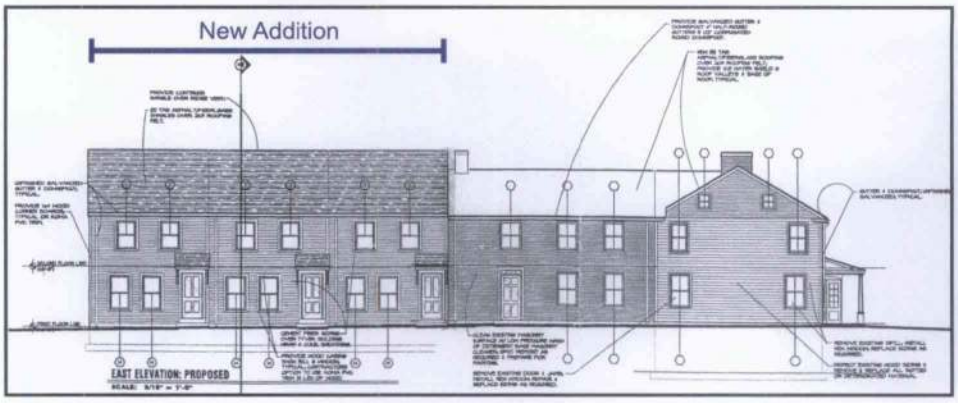


Figure 16. The proposal to add three row houses to the rear ell of this early-19th century residential property doubles its size and does not meet the Standards..

Figure 17. The small addition on the left is starkly different and it is not compatible with the eclectic, late-19th century house.

Figure 18. The expansion of a one- and one-half story historic bungalow (left) with a large two-story rear addition (right) has greatly altered and obscured its distinctive shape and form.

Figure 19. The upper two floors of this early-20th century office building were part of the original design, but were not built. During rehabilitation, the two stories were finally constructed. This treatment does not meet the Standards because the addition has given the building an appearance it never had historically.

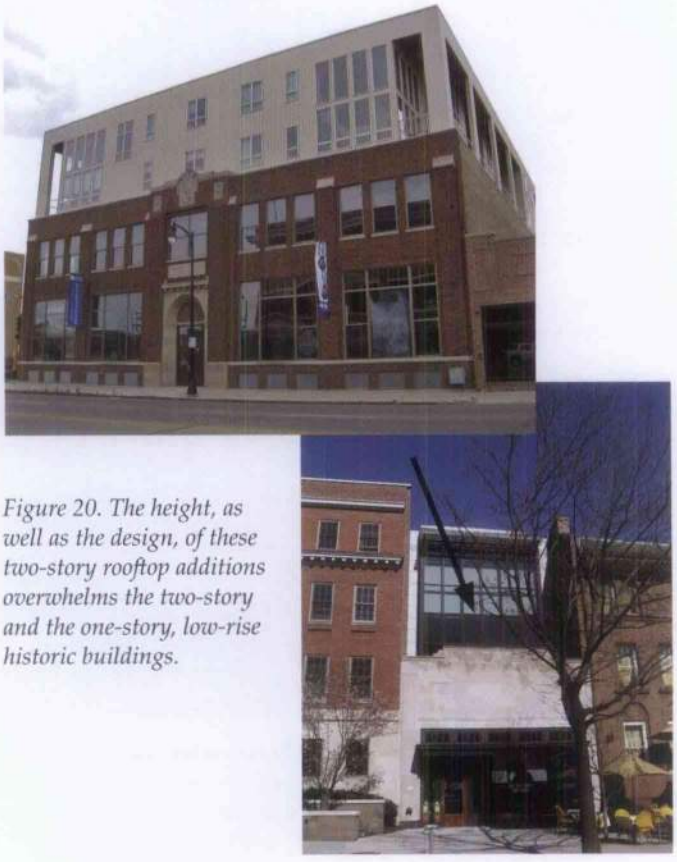


Figure 20. The height, as well as the design, of these two-story rooftop additions overwhelms the two-story and the one-story, low-rise historic buildings.

New Additions in Densely-Built Environments

In built-up urban areas, locating a new addition on a less visible side or rear elevation may not be possible simply because there is no available space. In this instance, there may be alternative ways to help preserve the historic character. One approach when connecting a new addition to a historic building on a primary elevation is to use a hyphen to separate them. A subtle variation in material, detailing and color may also provide the degree of differentiation necessary to avoid changing the essential proportions and character of the historic building.

A densely-built neighborhood such as a downtown commercial core offers a particular opportunity to design an addition that will have a minimal impact on the historic building. Often the site for such an addition is a vacant lot where another building formerly stood. Treating the addition as a separate or infill building may be the best approach when designing an addition that will have the least impact on the historic building and the district. In these instances there may be no need for a direct visual link to the historic building. Height and setback from the street should generally be consistent with those of the historic building and other surrounding buildings in the district. Thus, in most urban commercial areas the addition should not be set back from the façade of the historic building. A tight urban setting may sometimes even accommodate a larger addition if the primary elevation is designed to give the appearance of being several buildings by breaking up the facade into elements that are consistent with the scale of the historic building and adjacent buildings.

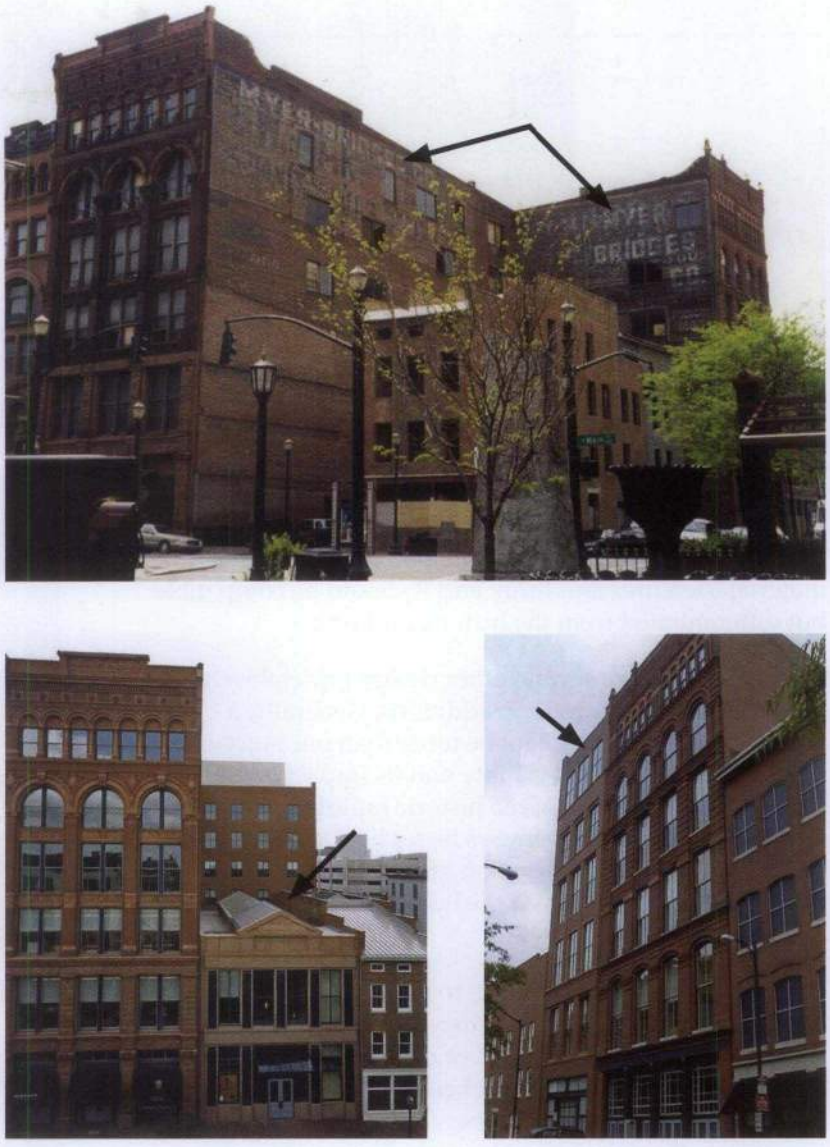


Figure 21. Both wings of this historic L-shaped building (top), which fronts on two city streets, adjoined vacant lots. A two-story addition was constructed on one lot (above, left) and a six-story addition was built on the other (above, right). Like the historic building, which has two different facades, the compatible new additions are also different and appear to be separate structures rather than part of the historic building.

Figure 22. The proposed new addition is compatible with the historic buildings that remain on the block. Its design with multiple storefronts helps break up the mass.

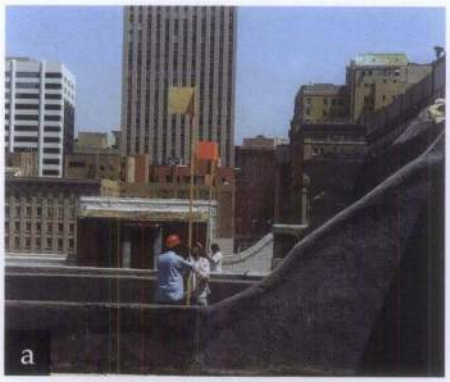


Figure 23. Colored flags marking the location of a proposed penthouse addition (a) were placed on the roof to help evaluate the impact and visibility of an addition planned for this historic furniture store (b). Based on this evaluation, the addition was constructed as proposed. It is minimally visible and compatible with the 1912 structure (c). The tall parapet wall conceals the addition from the street below (d).

Rooftop Additions

The guidance provided on designing a compatible new addition to a historic building applies equally to new rooftop additions. A rooftop addition should preserve the character of a historic building by preserving historic materials, features and form; and it should be compatible but differentiated from the historic building.

However, there are several other design principles that apply specifically to rooftop additions. Generally, a rooftop addition should not be more than one story in height to minimize its visibility and its impact on the proportion and profile of the historic building. A rooftop addition should almost always be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is free-standing or highly visible.

It is difficult, if not impossible, to minimize the impact of adding an entire new floor to relatively low buildings, such as small-scale residential or commercial structures, even if the new addition is set back from the plane of the façade. Constructing another floor on top of a small, one, two or three-story building is seldom appropriate for buildings of this size as it would measurably alter the building's proportions and profile, and negatively impact its historic character. On the other hand, a rooftop addition on an eight-story building, for example, in a historic district consisting primarily of tall buildings might not affect the historic character because the new construction may blend in with the surrounding buildings and be only minimally visible within the district. A rooftop addition in a densely-built urban area is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

A number of methods may be used to help evaluate the effect of a proposed rooftop addition on a historic building and district, including pedestrian sight lines, three-dimensional schematics and computer-generated design. However, drawings generally do not provide a true "picture" of the appearance and visibility of a proposed rooftop addition. For this reason, it is often necessary to construct a rough, temporary, full-size or skeletal mock up of a portion of the proposed addition, which can then be photographed and evaluated from critical vantage points on surrounding streets.

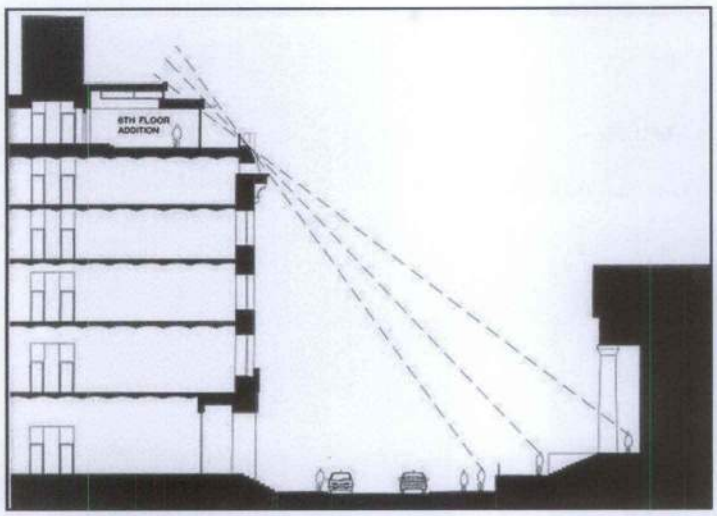


Figure 24. ***How to Evaluate a Proposed Rooftop Addition.*** *A sight-line study (above) only factors in views from directly across the street, which can be very restrictive and does not illustrate the full effect of an addition from other public rights of way. A mock up (above, right) or a mock up enhanced by a computer-generated rendering (below, right) is essential to evaluate the impact of a proposed rooftop addition on the historic building.*

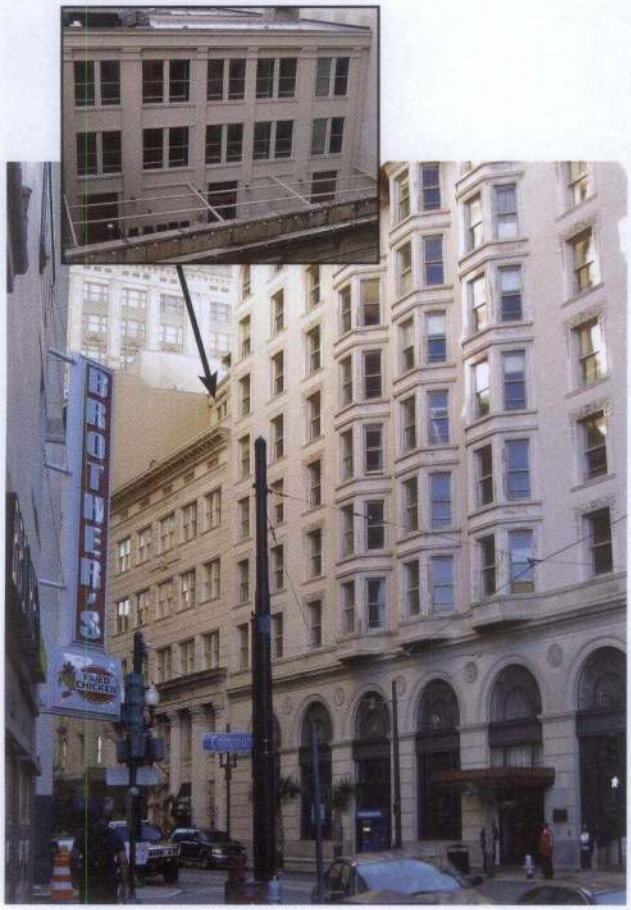


Figure 25. It was possible to add a compatible, three-story, penthouse addition to the roof of this five-story, historic bank building because the addition is set far back, it is surrounded by taller buildings and a deep parapet conceals almost all of the addition from below.

Figure 26. A rooftop addition would have negatively impacted the character of the primary facade (right) of this mid-19th century, four-story structure and the low-rise historic district. However, a third floor was successfully added on the two-story rear portion (below) of the same building with little impact to the building or the district because it blends in with the height of the adjacent building.

Figure 27. Although the new brick stair/elevator tower (left) is not visible from the front (right), it is on a prominent side elevation of this 1890 stone bank. The compatible addition is set back and does not compete with the historic building. Photos: Chadd Gossmann, Aurora Photography, LLC.

Designing a New Exterior Addition to a Historic Building

This guidance should be applied to help in designing a compatible new addition that that will meet the *Secretary of the Interior's Standards for Rehabilitation*:

- A new addition should be simple and unobtrusive in design, and should be distinguished from the historic building—a recessed connector can help to differentiate the new from the old.
- A new addition should not be highly visible from the public right of way; a rear or other secondary elevation is usually the best location for a new addition.
- The construction materials and the color of the new addition should be harmonious with the historic building materials.
- The new addition should be smaller than the historic building—it should be subordinate in both size and design to the historic building.

The same guidance should be applied when designing a compatible **rooftop** addition, plus the following:

- A rooftop addition is generally not appropriate for a one, two or three-story building—and often is not appropriate for taller buildings.
- A rooftop addition should be minimally visible.
- Generally, a rooftop addition must be set back at least one full bay from the primary elevation of the building, as well as from the other elevations if the building is freestanding or highly visible.
- Generally, a rooftop addition should not be more than one story in height.
- Generally, a rooftop addition is more likely to be compatible on a building that is adjacent to similarly-sized or taller buildings.

Figure 28. A small addition (left) was constructed when this 1880s train station was converted for office use. The paired doors with transoms and arched windows on the compatible addition reflect, but do not replicate, the historic building (right).

Figure 29. This simple glass and brick entrance (left) added to a secondary elevation of a 1920s school building (right) is compatible with the original structure.

Summary

Because a new exterior addition to a historic building can damage or destroy significant materials and can change the building's character, an addition should be considered only after it has been determined that the new use cannot be met by altering non-significant, or secondary, interior spaces. If the new use cannot be met in this way, then an attached addition may be an acceptable alternative if carefully planned and designed. A new addition to a historic building should be constructed in a manner that preserves significant materials, features and form, and preserves the building's historic character. Finally, an addition should be differentiated from the historic building so that the new work is compatible with—and does not detract from—the historic building, and cannot itself be confused as historic.

Additional Reading

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Figure 30. The small addition on the right of this late-19th century commercial structure is clearly secondary and compatible in size, materials and design with the historic building.

Figure 31. An elevator/stair tower was added at the back of this Richardsonian Romanesque-style theater when it was rehabilitated. Rough-cut stone and simple cut-out openings ensure that the addition is compatible and subordinate to the historic building. Photo: Chuck Liddy, AIA.

Acknowledgements

Anne E. Grimmer, Senior Architectural Historian, Technical Preservation Services Branch, National Park Service, revised *Preservation Brief 14*, written by Kay D. Weeks and first published in 1986. The revised Brief features all new illustrations and contains expanded and updated design guidance on the subject of new additions that has been developed by the Technical Preservation Services Branch since the original publication of the Brief. Several individuals generously contributed their time and expertise to review the revision of this *Preservation Brief*, including: Sharon C. Park, FAIA, Chief, Architectural History and Historic Preservation, Smithsonian Institution; Elizabeth Tune and Karen Brandt, Department of Historic Resources, Commonwealth of Virginia; and Phillip Wisley and David Ferro, Division of Historical Resources, Florida Department of State. The Technical Preservation Services professional staff, in particular Michael J. Auer, Jo Ellen Hensley, Gary Sachau and Rebecca Shiffer, also provided important guidance in the development of this publication. All illustrations are from National Park Service files unless otherwise credited. Front cover image: Detail of new addition shown in Figure 4. Photo: © Maxwell MacKenzie.

This publication has been prepared pursuant to the National Historic Preservation Act of 1966, as amended, which directs the Secretary of the Interior to develop and make available information concerning historic properties. The Technical Preservation Services Branch, National Park Service, prepares standards, guidelines and other educational materials on responsible historic preservation treatments for a broad public audience. Additional information about the programs of Technical Preservation Services is available on the website at www.nps.gov/history/hps/tps. Comments about this publication should be addressed to: Charles E. Fisher, Technical Preservation Publications Program Manager, Technical Preservation Services-2255, National Park Service, 1849 C Street, NW, Washington, DC 20240.

ISBN: 978-0-16-085869-7
U.S. Government Printing Office Stock Number: 024-005-01280-0 August 2010

Attachment 3: Stanford University - Design Philosophy for Architectural Compatibility – April 2020

Stanford University - Design Philosophy for Architectural Compatibility

Stanford University is a place for learning, discovery, innovation, expression, and discourse. Since the opening of the university in 1891, Stanford's physical campus has played a vital role to support and enhance the university's mission and vision. Although the university's endeavors and physical campus have continued to evolve, many of the principles that have shaped the campus planning and design have remained consistent.

Stanford Campus Character

The original architecture and campus master plan have shaped the character of Stanford's built environment. Programming, planning, and architecture first and foremost support the university's academic and research mission, with a secondary goal of enriching the sense of place for the Stanford community.

Components of Stanford's general planning and architecture principles that advance the campus identity include:

- **Campus framework plan and vision**: Stanford generally sites buildings in a manner that is informed by the precepts of the original Frederick Law Olmsted Campus Plan that including a strong axial entry sequence, a framework of north/south and east/west

malls and roads, and an east/west series of quadrangles that provide order and create dynamic exterior spaces. Residential neighborhoods, as well as areas that house unique programs such as the recreation and athletics, are often organized in a less formal manner.

- **Scale & massing**: A general planning principle is to develop the campus in a compact manner with buildings designed at a sensitive human scale. Buildings are planned with a special attention to how the bases of the buildings address the ground plane, the roof and lid profiles meet the sky, and program spaces engage the landscape.
- **Exterior material consistency**: While Stanford encourages a range of architectural styles on campus , a consistent exterior palette of materials in warm earth-tone colors contributes to a sense of campus continuity.
- **Sense of place**: In new buildings and redevelopment of existing buildings, Stanford focuses on creating connections between the interior and exterior environments as well as creating hubs that relate to the programs. Standards for signs, waste and recycling containers, site furniture, lighting, and landscape details strengthen the overall consistency of the campus. Campus connective elements and standards are periodically updated to address new program needs (e.g. recycling receptacles, LED light fixtures, etc.).

Architectural Compatibility

The main Stanford campus sits predominantly in unincorporated Santa Clara County and the county guidelines (Guideline for Architecture and Site Approval, Chapter 1-Design, Section A-Architecture, Compatibility with Neighbors) are consistent with the way Stanford thinks about architectural compatibility; properly siting buildings, establishing appropriate massing, and using quality exterior materials in earth tone color palettes, serves Stanford well to ground the planning and architecture on its campus.

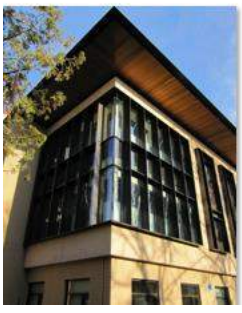
Many memories of the iconic Stanford campus are rooted in the architecture of the Main Quad which continues to anchor and represent the heart of the university. The Main Quad features sandstone buildings connected by arcades, hipped clay tile roofs, and an ordered rhythm of deep punched window openings. From the origins of the Main Quad, the main campus has developed to support emerging trends in academics, research, and residential life. A wide range of architectural styles and motifs has been approved by Stanford leadership as well as the County, yielding buildings that are architecturally harmonious, but also reflect a variety of individual approaches that support academics, accelerate research efforts, and sustain residential life. A key aspect of maintaining architectural integrity is to design and construct buildings of our time; architecture that complements the existing context, but also provides an inspirational nod to the future.









STANFORD CAMPUS COMPATIBLITY

The **Knight Management Center**, which houses the Graduate School of Business, is a recent example of an assemblage of buildings that is grounded in the campus planning and design principles. Hipped clay tile roofs, buff colored precast cladding, ordered rhythms of rectangular openings and fenestration, and a network of arcades connect the multiple programs housed within. A distinctive pavilion and associated trellis anchor a vibrant courtyard that generates a memorable sense of place along Jane Stanford Way.

Knight Management Center (2011)

In addition to considering compatibility from a neighborhood architectural perspective, Stanford also focuses upon and respects the context and setting of its significant historic resources. The university's practices in determining whether new construction is compatible with adjacent historic buildings is guided by the **Secretary of Interior Standards**, which outlines the means to be compatible with historic properties. Since the standards recommend differentiation of the new construction from the existing historic resources, Stanford is careful to protect the integrity of its adjacent historic architecture by practicing restraint when using stylistic motifs like ornamentation, arches, decorative columns, etc. to avoid architectural mimicry which can devalue the historic resource.

Key Guidelines - Secretary of Interiors Standards

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.

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

New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would not be impaired.

Peterson Lab Renovation/Addition (2009)

Early Example of Compatibility with a Historic Building: Encina Hall and Encina Commons

An illustration of one of the earliest examples of architectural compatibility on the Stanford campus is the addition of **Encina Commons** (1922) to **Encina Hall** (1891). Encina Hall, the original men's residence hall complemented the architecture of the Main Quad with its Richardsonian vocabulary that included arched windows and arcades, rusticated sandstone, and prominent hipped clay tile roofs. The residence hall was set on a plinth with a grand set of granite stairs leading to the primary entry. Encina Commons was constructed as the dining hub and its design complemented but was deferential to the architecture of Encina Hall. While a single arched portal in the entry tower designated the Commons entry, the arcades were not articulated by arched openings, but by simple, regularly spaced rectangular openings composed of piers supported by buttresses. In lieu of the signature rusticated sandstone, Encina Commons was clad in smooth stucco and its gable roofs were low pitched clay tile.

Encina Commons (1922)

Encina Hall (1891)

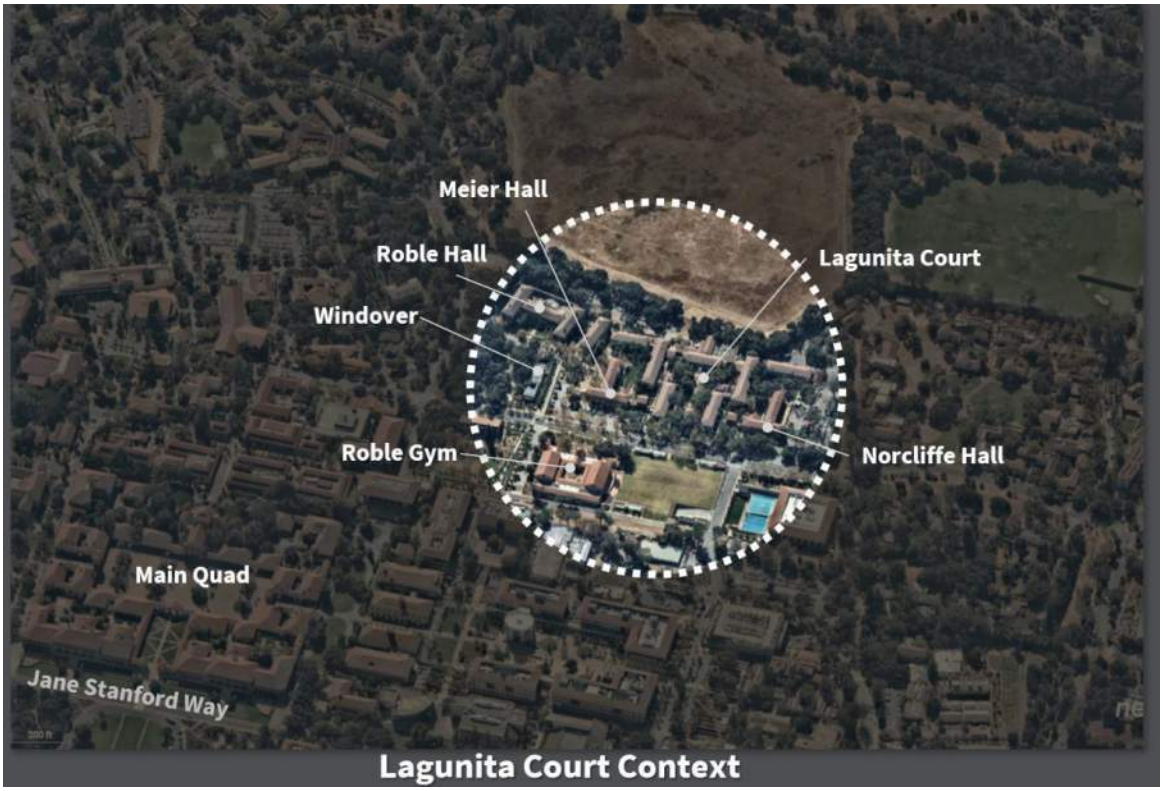
More Recent Examples of Compatibility with Historic Buildings

The following Stanford projects, constructed within the last 15 years following review and approval by Santa Clara County, further illustrate this respect for history. Many of these projects have been lauded by experts in the design and preservation industry for their sensitive design solutions. These exemplary projects demonstrate that there is not a single approach or set of rules that is or should be applied to all new construction. Rather, the Secretary of Interior Standards provide leeway to allow the university to elect how to achieve compatible design through siting, massing, and other features, while also ensuring differentiation so as not to replicate the motifs of the historic structure.

Meier Hall and Norcliffe Hall at Lagunita Court

The first example is set within the neighborhood of **Lagunita Court** (1934), a residential dorm complex that is a historic resource. Two residence hall additions (216 new undergraduate beds) were completed in 2016.

Lagunita Court, the original residence hall, has a simple but elegant series of 3-story stucco wings with double hung windows, hipped clay tile roofs and well-proportioned courtyards. An arched portal highlights the primary entry and arched windows differentiate the dining commons.



Lagunita Court Context

Lagunita Court (1934)

Meier Hall, and its sibling, **Norcliffe Hall** were designed to complement the scale, materiality, and architectural simplicity of the original Lagunita Court. The building massing, the clay tile roofs, and double-hung windows reflect the historical design. It was intentional that each of the primary entries for Meier Hall and Norcliffe Hall was not an arched expression to ensure that these buildings would not compete with and diminish the original Lagunita Court.

Meier Hall (2016)

Roble Hall and Windhover Contemplative Center

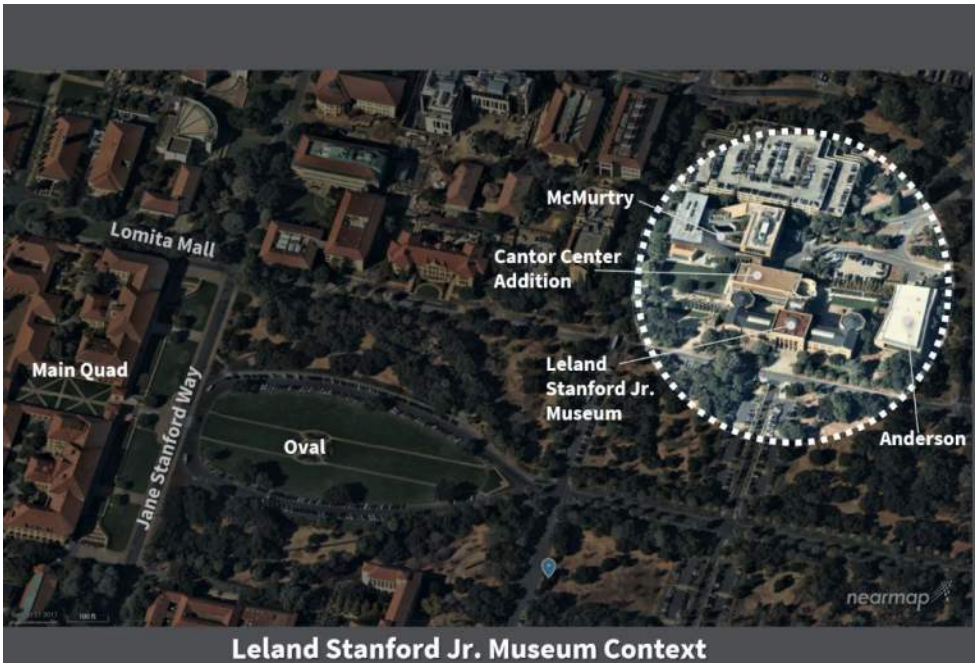
Directly adjacent to **Lagunita Court** is **Roble Hall,** and the **Windhover Contemplative Center**. Roble Hall is a Spanish eclectic style residence hall with a classical entry portico, arched articulated first floor openings with decorative pilaster panels, and earth tone stucco. The Windhover Contemplative Center was approved by the County in 2014. The program for contemplation is unique, and the architecture of Windhover is intentionally differentiated from the residential area by its deferential scale and more contemporary design. For compatibility, the architecture draws from the materiality of the surrounding buildings; the color, texture, and pattern of the rammed earth walls reflect the ornamental detailing on Roble Hall, and the warm wood cladding complements the more natural materials the area.

Roble Hall (1918)

Windhover Contemplative Center (2014)

Leland Stanford Junior Museum, Cantor Center Addition, Anderson Collection and McMurtry Art Building

The buildings surrounding the original Leland Stanford Junior Museum illustrate how, in accordance with the Secretary of Interior Standards, three new designs are compatible with a historic building, but differentiated from the original historic building. The museum vicinity is anchored by a portion of the original **Leland Stanford Junior Museum** (1891), and Stanford has constructed a contemporary **Cantor Center Addition** (1999), the **Anderson Collection** (2014), and the **McMurtry Art Building** (2015).



Leland Stanford Jr. Museum Context

Leland Stanford Junior Museum (1891)

The original **Leland Stanford Jr. Museum** was one of Jane Stanford "noble" buildings designed in the neoclassical style, which was notably different from, but compatible with the architecture of the Main Quad. The building consists of a domed central block with an iconic portico, stepped back wings, and projecting pedimented end blocks. The building envelope is concrete and treated as 'artificial stone', with mosaic panels that accentuate the exterior.

In the following image, the original museum pavilion is on the right, and the contemporary **Cantor Center Addition** is to the left. The Cantor Center Addition is differentiated so that the original historic resource can be distinctive. Its metal and glass exterior provides a greater connection between the interior and exterior commons spaces than the original museum, while its textured buff-colored stucco and bronze fenestration system harmonizes with the original museum facades.

Cantor Center (Addition 1999)

Fifteen years after completing the Cantor Center Addition, Stanford constructed two new arts buildings on sites that are adjacent to the Leland Stanford Junior Museum. The **McMurtry Building** and the **Anderson Collection** both reflect the contemporary nature of the program they house and complement the original museum in different ways. The **Anderson Collection** anchors and defines the north edge of the original museum's formal courtyard, and the Anderson Collection's scale, height, and massing reflects the original massing of the museum wings. The articulated pattern of the buff-colored glass fiber reinforced concrete panels complements, but does not match, the original scored concrete on the museum seen on the right. While the original museum pavilion has a much more solid mass, the Anderson Collection's first floor is much more transparent to invite you in and highlight the view of art from the exterior.

Anderson Collection (2014)

The **McMurtry Building,** designed to energetically reflect the art program housed within, builds on the forms and contemporary character of the 1999 Cantor Center addition to the original museum**.** While McMurtry is one of the most sculptural architectural expressions on Stanford's campus, it is intentionally sited to define the edge of the Cantor Center lawn and Rodin Sculpture Garden. Its scale and composition of mass and voids, its connection to the landscape, its material palette complement its existing neighbor. One of the wings which houses art history program is designed to extend the Cantor Center stucco addition, while the other wing, which houses the visual arts, is clad in a pre-patinated zinc panel which relates to the commonly used terra cotta clay tile on campus.

McMurtry Building (2015)

Looking to the future

A noble objective of a great university is to prepare students to make meaningful contributions to society as engaged citizens and leaders in a complex world, as well as nurture a culture of collaboration that drives innovative discoveries vital to our world, our health and our intellectual life. University campuses across the country balance the responsibility to steward their historic resources, with the aspiration to design buildings that represent the current times and support new cutting-edge programs. Stanford will continue to respect and enhance the campus context to maintain a compatible and harmonious campus that also sensitively accommodates its evolution.

Stanford University
April 2020

Attachment 4: Architectural Team Qualifications – Olson Kundig Architects

Firm Information

About

Olson Kundig is a full-service design firm providing integrated architecture, urban design, interior design and exhibit design services for diverse clients across the world. The firm's work is grounded in the belief that buildings can act as bridges between culture, nature and people, and that inspiring surroundings can positively affect every aspect of our daily lives.

Rooted in the Pacific Northwest, the firm's work— museums, cultural and civic centers, mixed-use buildings, residences, commercial and hospitality projects—extends worldwide. With a staff of over 140, Olson Kundig brings the capacity of a large firm with the intensity of a small practice.

Industry and Peer Recognition

In 2009, the American Institute of Architects recognized our firm with its National Architecture Firm Award, citing our hands-on project involvement, creation of inspiring buildings and places, deep commitment to share knowledge with students, interns, clients and community, and collaboration with artists and craftspeople.

Our owners have been honored with some of the nation's highest design awards, including the 2014 AD 100, National Design Awards in Architecture Design from the Smithsonian Cooper-Hewitt National Design Museum, an Academy Award in Architecture from the American Academy of Arts and Letters and an induction into *Interior Design* magazine's Hall of Fame.

The firm's accolades also include American Architecture Awards from the Chicago Athenaeum and national and regional design awards from the American Institute of Architects and the International Interior Design Association. For two years in a row, the firm was named one of the Top Ten Most Innovative Companies in Architecture by *Fast Company*.

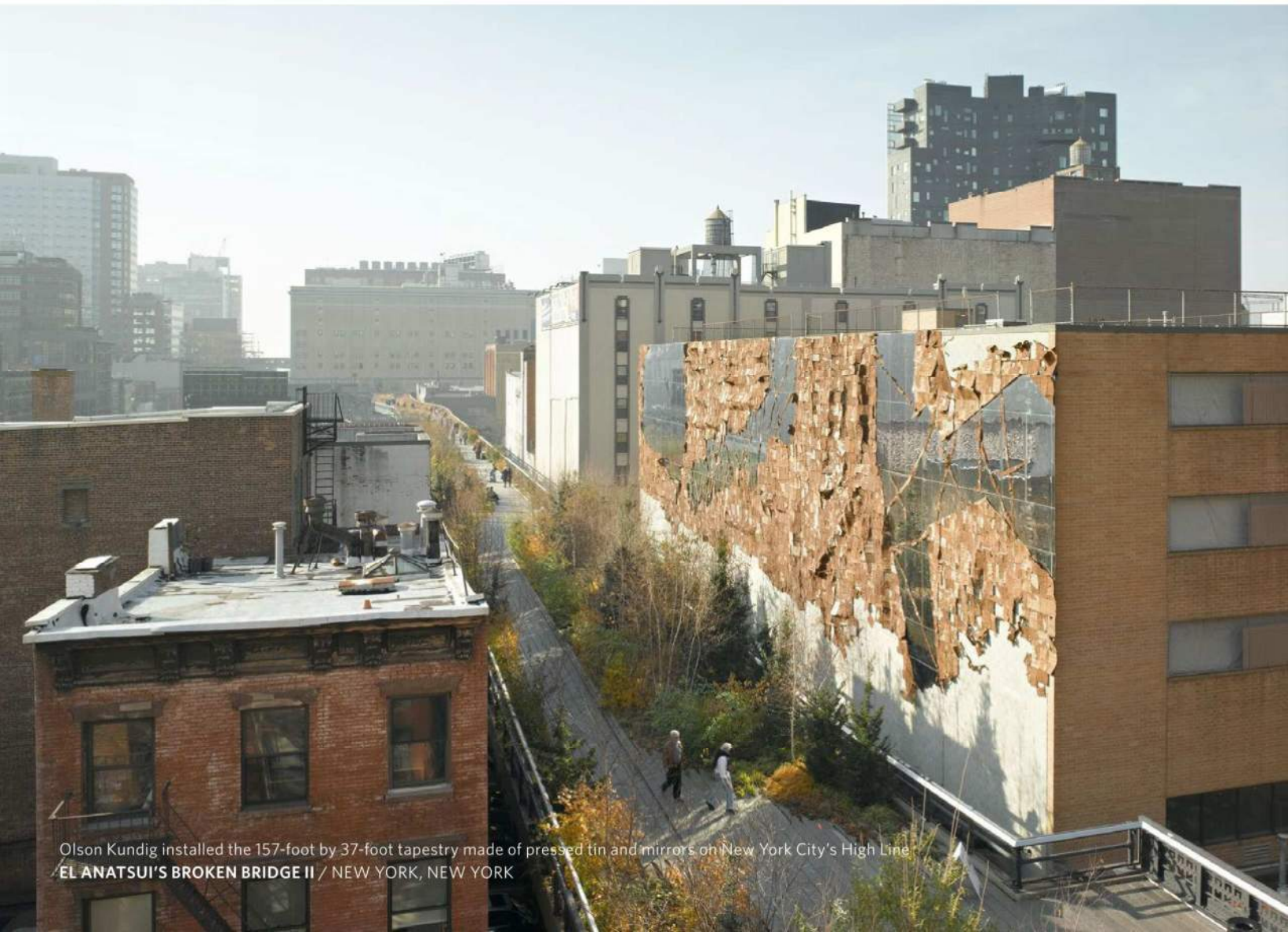
Sustainable Design

Developing sustainable and lasting architecture is a hallmark of our practice. Our architectural staff are experienced with BIM/Revit, LEED® certified design, the Living Building Challenge and Passive House standards. Our expertise is supported by an in-house team of quality control, graphics and technical specialists, as well as a team focused on research and development initiatives that support the firm's work.

Location and Practice

Founded in 1966 by Jim Olson, Olson Kundig has been in practice for nearly 50 years. Led by partners Jim Olson, Tom Kundig, Kirsten R. Murray, Alan Maskin, and Kevin Kudo-King our office is located in the historic Pioneer Square neighborhood of downtown Seattle. In 2014, we opened a small work space in New York City to serve our East Coast and international clients more efficiently.

The office gathers at Thursday Crit to discuss an individual project
OLSON KUNDIG / SEATTLE, WASHINGTON



Olson Kundig installed the 157-foot by 37-foot tapestry made of pressed tin and mirrors on New York City's High Line
EL ANATSUI'S BROKEN BRIDGE II / NEW YORK, NEW YORK

Firm Culture

Weekly Speaker Series

Every week starts with an all-office meeting and our visiting speaker series—a program inspired by the power of cross-fertilization and intended to stimulate collaboration and interdisciplinary thinking. Individuals who excel in areas outside of architecture come and share with us what they do. Over the years, we have had presentations by local and internationally recognized artists, craftspeople, urban agriculture advocates, performers, mathematicians and scientists.

Thursday Night Crits

Every Thursday at 4:30pm since the firm began its existence, we get together for an all-office crit. The intent of these discussions is to make every project in our office the best it can be—to put the collective genius of the office to work. Over food and drink, a project is presented and discussed. The free flow of ideas consistently makes our projects better, and opens up lively discussions about design and how we see the world. This forum is also a great way to connect with each other on a regular basis, and to celebrate individual and collective achievements.

Community Involvement

Our commitment to community extends to a wide range of activities. We have an employer match program that helps support non-profit organizations, and we donate hundreds of hours every year in service. Each of the principals is active in our community through service on boards and through the donation of expertise. In 2003, we contributed design as well as to the construction of a ten-house development for Habitat for Humanity, and for the past several years have led the category for architecture and engineering firms in fundraising for Food Lifeline.

r + D

Olson Kundig defines research and development as "little r-big D," meaning that our research efforts are focused on developing ideas into built projects. Realizing that compelling ideas often emerge from both within and outside the framework of our practice, we regularly include craftspeople, contractors and subconsultants in our design discussions.

We believe that architects are obligated to solve more than functional or aesthetic needs—we believe that architecture must satisfy a sense of delight and address the changing paradigm and impact of the building industry on our natural resources.

With that in mind, we look to identify and foster compelling ideas into actionable concepts. As a firm, we are committed to challenging preconceived limits and questioning the possibilities of architecture.

Our recent research efforts have allowed us to incorporate pre-manufactured, digitally designed building components into construction; develop a massive and highly efficient window system; and design a Passive House in an extreme northern climate that not only meets but also exceeds the standard.


YOU ARE HERE
HIDDEN TREASURE
HIDDEN TREASURE

[storefront] Olson Kundig

Launched in 2011, [storefront] Olson Kundig was an experimental work place for the firm's community collaborations, pro-bono design work, philanthropic and volunteer work, and for design research and the development of design ideas.

Olson Kundig began [storefront] based on a collective desire to create places to engaged the surrounding community—not only permanent structures, but temporary spaces, and experiences. With 20 installations ranging from an experimental performance ensemble and an urban mushroom farm to non-profit organizations focused on ending homelessness, [storefront] was Olson Kundig's means of engaging civic-minded partners to spark new life in one of Seattle's oldest communities.

Each installation called for close collaboration between the firm and its community partners to design a space that is functional while retaining a sense of inspiration and innovation. For example, the record store installation functioned as a cultural commons where vinyl records acted as a trading post for relationship-building dialogue.

The design needed to support the concept while also supporting the affiliated events that took various forms (listening parties, salon discussions, dance classes, etc.). The record store installation included modular and kinetic furnishings, including record storage bins, work tables, listening stations, a DJ station, display panels and a stage.

1

2

3

Kinetic Architecture


4


5

Architecture provides the threshold between the world around us and the world within. The ability to easily move large-scale building elements reminds us of our connection to nature, while creating delightfully playful spaces in which to live our lives. We bring decades of experience designing kinetic architecture—spaces that move, change, and physically respond to those who live and work inside them.

Featured projects include:

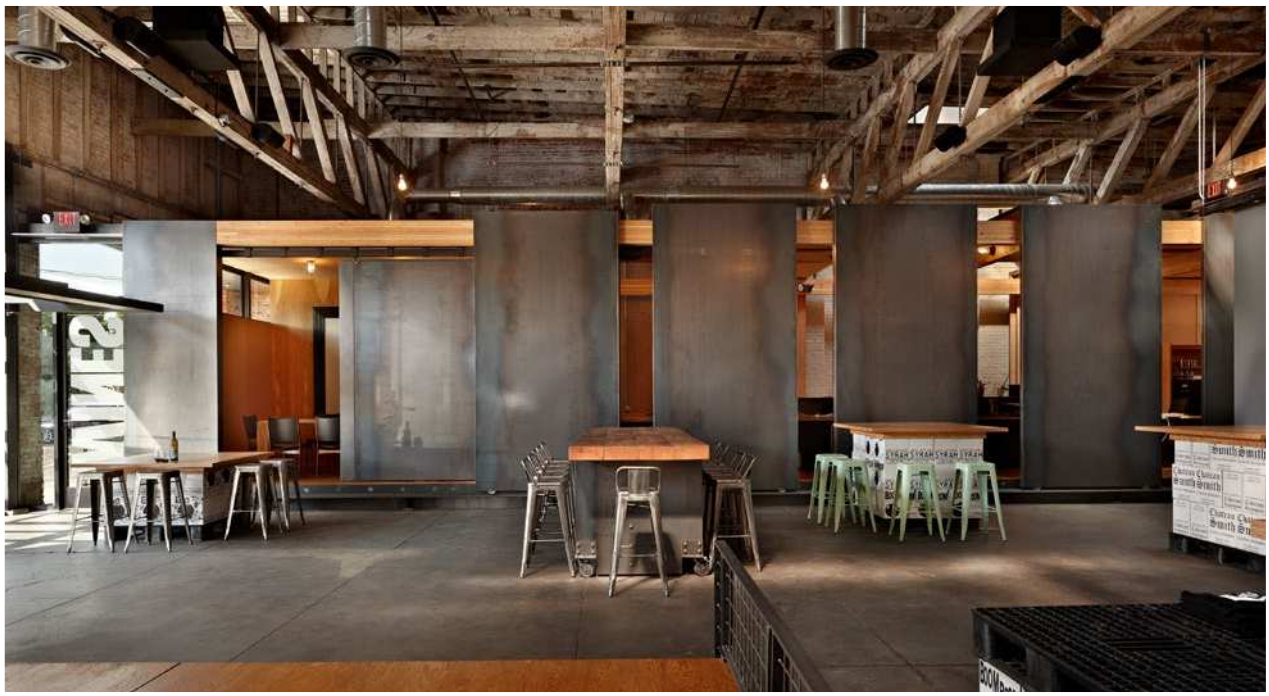
1. Chicken Point Mechanical Interactive: This gizmo was designed so that a young child could move several tons of steel and glass simply by turning the mechanism on the wall, breaking down the lines which ordinarily demarcate "inside" and "outside."

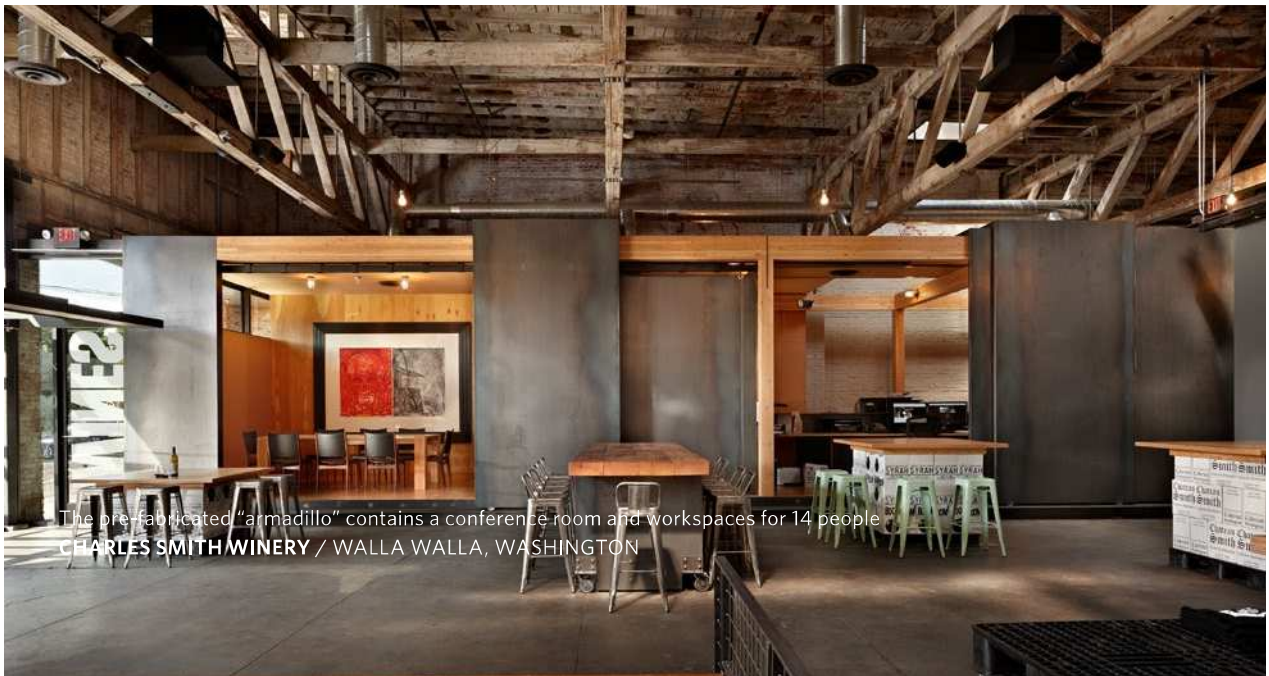
2. Delta Shelter: This 1,000 square-foot weekend cabin is essentially a steel-clad box on stilts that can be completely shuttered when the owner is away. Raised above the ground to minimize potential flood damage and to take in 360-degree views of the surrounding forest and mountains, the cabin was conceived as a low-tech, virtually indestructible weekend house.

3. Hot Rod House Installations: A family of installations includes a system of interconnected pulleys that allow viewers to move a large video screen from room to room.

4. Shadowboxx Kinetic Residence: Moveable doors, shutters, walls and roofs constantly shift the threshold between inside and outside. At the push of a button, the bathhouse roof can open like a cigar box lid; it is engineered with a 5,500-pound steel counterweight, two steel pivot hinges, and two pairs of counter-rotating lifting arms. Combined with sliding and pivoting steel and glass doors, the space can completely open to the elements.

5. Hydro-Engineering Skylight: This art machine is also a R&D-investigation into using city water pressure as an energy source to move building parts. The 14′ x 25′ counterweighted skylight that it powers weighs 6 tons; two 6′ pistons raise the skylight using only city water pressure. The skylight is controlled by "puzzle" levers that require the user to close one valve before opening the other one, thus allowing visitors to interact with and alter the air temperature and daylighting with easy turns of the levers.





The pre-fabricated "armadillo" contains a conference room and workspaces for 14 people

CHARLES SMITH WINERY / WALLA WALLA, WASHINGTON

Recent Awards

AIA Seattle Honor Awards, Honor Award, Shinsegae International, 2015

AIA Washington Civic Design Awards, Merit Award, Tacoma Art Museum Haub Gallery, 2015

AIA National Housing Award, Studhorse, 2015

Architectural Digest's AD100, Olson Kundig Architects, 2014

AIA National Housing Award, Sol Duc Cabin, 2014

AIA National Honor Award, Architecture, The Pierre, 2014

Architectural Digest AD100 List, Olson Kundig Architects, 2013

AIA Seattle Honor Awards - Merit Award, [storefront], 2013

SEGD Global Design Awards - Merit Award, Bill & Melinda Gates Foundation Visitor Center, 2013

Communication Arts Interactive Design Environmental Award, Bill & Melinda Gates Foundation Visitor Center, 2013

AAM Awards - Excellence in Exhibition Label Writing, Bill & Melinda Gates Foundation Visitor Center, 2013

AIA National Honor Awards - Architecture, Art Stable, 2013

AIA National Honor Awards - Interior Architecture, Charles Smith Wines Tasting Room & Global Headquarters, 2013

Interior Design Magazine Hall of Fame, Tom Kundig, 2012

European Centre and Chicago Athenaeum, International Architecture Award, Art Stable, 2012

Chicago Athenaeum, American Architecture Award, The Pierre, 2012

Chicago Athenaeum, American Architecture Award, Studio Sitges, 2012

AIA National Housing Award, The Pierre, 2012

IIDA Interior Design Awards, Best of Competition, The Pierre, 2012

Residential Architect Design Award, Architectural Detail Merit Award, Shadowboxx, 2012

Residential Architect Design Award, Architectural Detail Merit Award, Studio Sitges, 2012

AIA Northwest and Pacific Region Honor Award, Art Stable, 2011

AIA National Housing Award, Art Stable, 2011

AIA National Housing Award, 1111 E. Pike, 2011

Residential Architect Design Award, Project of the Year, Art Stable, 2011

Residential Architect Design Award, Grand Award, Slaughterhouse Beach House, 2011

Residential Architect Design Award, Merit Award, Glass Farmhouse, 2011

World Architecture News, House of the Year, The Pierre, 2010

AIA National Honor Award, Outpost, 2010

Fast Company, Top 10 Most Innovative Companies in Architecture, Olson Kundig Architects, 2010

Residential Architect Design Award, Merit Award, Montecito Residence, 2010

Residential Architect Design Award, Merit Award, Salt Spring Island Cabin, 2010

AIA Architecture Firm Award, Olson Sundberg Kundig Allen Architects, 2009

AIA National Housing Committee Award, Montecito Residence, 2009

AIA National Housing Committee Award, Outpost, 2009

Chicago Athenaeum, American Architecture Award, Outpost, 2009

Chicago Athenaeum, American Architecture Award, The Rolling Huts, 2009

Chicago Athenaeum, American Architecture Award, Lightcatcher at the Whatcom Museum, 2010

Fast Company, Top 10 Most Innovative Companies in Architecture, Olson Kundig Architects, 2010

ATTACHMENT F

Statement of Compatibility - Collaboration Building
(prepared by Stanford)

Center for Advanced Study in the Behavioral Sciences (CASBS) Collaboration Building PLN20-048

ASA submission – Statement of Compatibility

STANFORD UNIVERSITY
UNIVERSITY ARCHITECT / CAMPUS PLANNING AND DESIGN

April 6, 2021

Manira Sandhir & Charu Ahluwalia,
County of Santa Clara
70 West Hedding Street, East Wing, 7th floor
San Jose, CA 95110

Re: Statement of Compatibility for Center for Advanced Study in the Behavioral Sciences (CASBS) Collaboration Building PLN20-048

Dear Ms. Sandhir & Ahluwalia,
This report documents the compatibility analysis for a new construction project for the Center for Advanced Study in the Behavioral Sciences (CASBS) Collaboration Building PLN20-048, located in PARCEL: 142-12-002 comprised of the following buildings:

Main Building	12-200	75 Alta Road	Contributing to WBE complex
Studio 1-6	12-210	71 Alta Road	Contributing to WBE complex
Studio 7-12	12-220	73 Alta Road	Contributing to WBE complex
Studio 13-16	12-230	79 Alta Road	Contributing to WBE complex
Studio 17-20	12-240	83 Alta Road	Contributing to WBE complex
Studio 21-25	12-250	81 Alta Road	Contributing to WBE complex
Studio 26-29	12-260	85 Alta Road	Non-contributing to WBE complex
Studio 30-37	12-270	87 Alta Road	Contributing to WBE complex
Studio 38-54	12-280	77 Alta Road	Contributing to WBE complex
North Storage Shed	12-290a	90a Alta Road	Non-contributing to WBE complex
South Storage Shed	12-290b	90b Alta Road	Non-contributing to WBE complex
Restroom/Showers	12-290c	90c Alta Road	Non-contributing to WBE complex
Cottage	12-295	74 Alta Road	Non-contributing to WBE complex

SUMMARY OF FINDINGS

The project would construct a new building in the parking lot of CASBS district. The scope of this report is to review the new Collaboration Building (project) design for compatibility with the eight contributing Wurster + Bernardi & Emmons (WBE) complex within the CASBS district (Figure1). As per the 2000 GUP mitigation, monitoring and reporting program, whenever new development is proposed in the immediate vicinity of a historic resource, Stanford submits a Statement of Compatibility (SOC) 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.

The significance of a historic resource is materially impaired when a project demolishes or materially alters the physical characteristics of a historic resource that conveys its historic significance and justify its inclusion or potential inclusion in the California

Register. Under CEQA, a project that meets the Secretary of Interior's Rehabilitation Standards (SIS) for the treatment of Historic Properties is presumed to result in only a less-than-significant impact. The compatibility analysis of the current project demonstrates that the project meets the SIS Rehabilitation Standards for the treatment of Historic Properties and would result in a less-than-significant impact to the CASBS complex – a historic resource – located in the immediate vicinity of the project site. The proposed design would not result in a **substantial adverse change** such that the significance of the historic resources would be materially impaired.

Name (SU Bldg #)	Address	Date
Studios 1-6 (12-210)	71 Alta Rd	1954
Studios 7-12 (12-220)	73 Alta Rd	1954
Cottage (12-295)	74 Alta Rd	pre-1908
Main Building (12-200)	75 Alta Rd	1954
Studios 38-54 (12-280)	77 Alta Rd	1955
Studios 13-16 (12-230)	79 Alta Rd	1954
Studios 21-25 (12-250)	81 Alta Rd	1954
Studios 17-20 (12-240)	83 Alta Rd	1954
Studios 26-29 (12-260)	85 Alta Rd	pre-1908
Studios 30-37 (12-270)	87 Alta Rd	1954
North Shed (12-290a)	90a Alta Rd	pre-1951
South Shed (12-290b)	90b Alta Rd	pre-1951
Restroom/Showers (12-290c)	90c Alta Rd	1965

Figure 1- Existing CASBS district with contributing (WBE complex) and non-contributing structures. Source: UA/CPD

Based on this analysis, the County of Santa Clara Planning staff can make a determination that the project is within the scope of the existing 2000 Community Plan/ General Use Permit EIR (2000 EIR) and does not require further CEQA review. The proposed project is within the scope of the 2000 EIR because it is an allowed use under the 2000 General Use Permit, it is within the square footage envelope that was evaluated in the 2000 EIR, and it is located within the geographic area that the 2000 EIR contemplated development would occur. Because the project is within the scope of the 2000 EIR, no further environmental document is required as long as the project would not result in a new or substantially more severe significant effect as compared to the environmental impacts disclosed by the 2000 EIR. This analysis shows that a new or substantially more significant impact to historic resources would not result from the

proposed project.

REGULATORY FRAMEWORK

The following Office of Historic Preservation documents were referenced for the SOC:

1. Code of Federal Regulation (CFR)
    - § Title 36, Chapter 1, Part 68 – Secretary of Interiors Standards for the Treatment of Historic Properties
2. National Parks Service (NPS)
    - National Register Bulletin (NRB-15) – How to Apply the National Register Criteria for Evaluation

    The bulletin clarifies the distinction between building and district, "For purpose of National Register nominations, small groups of properties are listed under a single category, using the primary resource … 'Building' may also be used to refer to a historically and **functionally related unit**, such as a courthouse and jail or a house and barn," whereas, a district "derives its importance from being a unified entity, even though it is often composed of a **wide variety of resources**."[1]
    - Technical Preservation Services (TPS) – Applying Rehabilitation Standards for New Construction.
    - TPS Preservation Brief #14 – New Exterior Additions to Historic Buildings: Preservation Concerns. (attached)

    In addition to the SIS Rehabilitation Standards, this compatibility analysis references the Technical Preservation Services (TPS) recommendations for **New Construction within the Boundaries of Historic Properties.** A companion to the SIS for Rehabilitation, these practical guidelines specifically define how related new construction can be successfully integrated into a context while protecting the historic resource's integrity and setting.[2]
3. California State Laws
    - California Environmental Quality Act (CEQA) Guidelines §15064.5(b) of the California Code of Regulations
    - Office of Historic Preservation (OHP), Technical Assistance Series #6
    - Office of Historic Preservation (OHP), Technical Assistance Series #10

    The OHP "recognizes that the long-term preservation and enhancement of historical resources is dependent, to a large extent, on the good will and cooperation of the general public and of the public and private owners of those resources," therefore the intent of the legislature is to "… encourage the owners to perceive these resources as assets rather than liabilities, and to encourage the support of the general public for the preservation and enhancement of historical resources."[3]

[1] National Register Bulletin (NRB-15), NPS 1995, P. 4-5

[2] TPS is the Cultural Resources directorate of the NPS. As the author of the SIS, the TPS is responsible for developing and guiding standards for historic buildings, and has produced an extensive amount of technical, educational, and policy guidance on the maintenance and preservation of historic buildings.

[3] California State Law & Historic Preservation, Legislative Intent. 5020.7 Technical Assistance Series #10

HISTORIC STATUS OF CASBS

1. This compatibility analysis addresses the CASBS district that has been evaluated twice and determined potentially eligible for listing in the California Register of Historic Resources both times:
    a. Historic Resources Survey submitted in 2017 (County concurred with use of the Survey for purposes of CEQA compliance).[4]
    b. Recent evaluation by Stanford University documented in the CASBS Evaluation – Recorded January 2021 (resubmitted April 2021)

2. The north and south storage shed and restroom building, located in the vicinity of the project site has been evaluated and determined noncontributing accessory structures not eligible for listing:
    a. Recent evaluation by Stanford University documented in the CASBS Evaluation – Recorded January 2021 (resubmitted April 2021)

    Because these buildings are not contributors to the CASBS district, they will not be further addressed as historic resources in this document. This analysis will only address the contributing buildings of the WBE complex.

PROJECT SUMMARY

Designed by Wurster + Bernardi & Emmons as a retreat for scholars, the existing complex was located at the top of a hill south of Junipero Serra Boulevard overlooking Lake Lagunita and Stanford University main campus at the site of the previous Lathrop Estate (Figure 2).

Located remote, WBE complex is a functionally related unit within the larger Stanford University campus. It was designed and realized as a single unit composed of several related sections that were intended to function altogether, therefore for this report the eight WBE buildings are treated as a single building entity defined as a complex (*adj.* consisting of many different and connected parts) but to parallel the 2021 DPR this report refer to CASBS as a 'District' composed of several resources.

[4] Stanford University's Historic Resources Survey 2018 GUP application provides comprehensive context. https://www.sccgov.org/sites/dpd/DocsForms/Documents/SU_2018GUP_App_Tab11a_Historic.pdf https://www.sccgov.org/sites/dpd/DocsForms/Documents/SU_2018GUP_App_Tab11b_Historic_Appendices.pdf

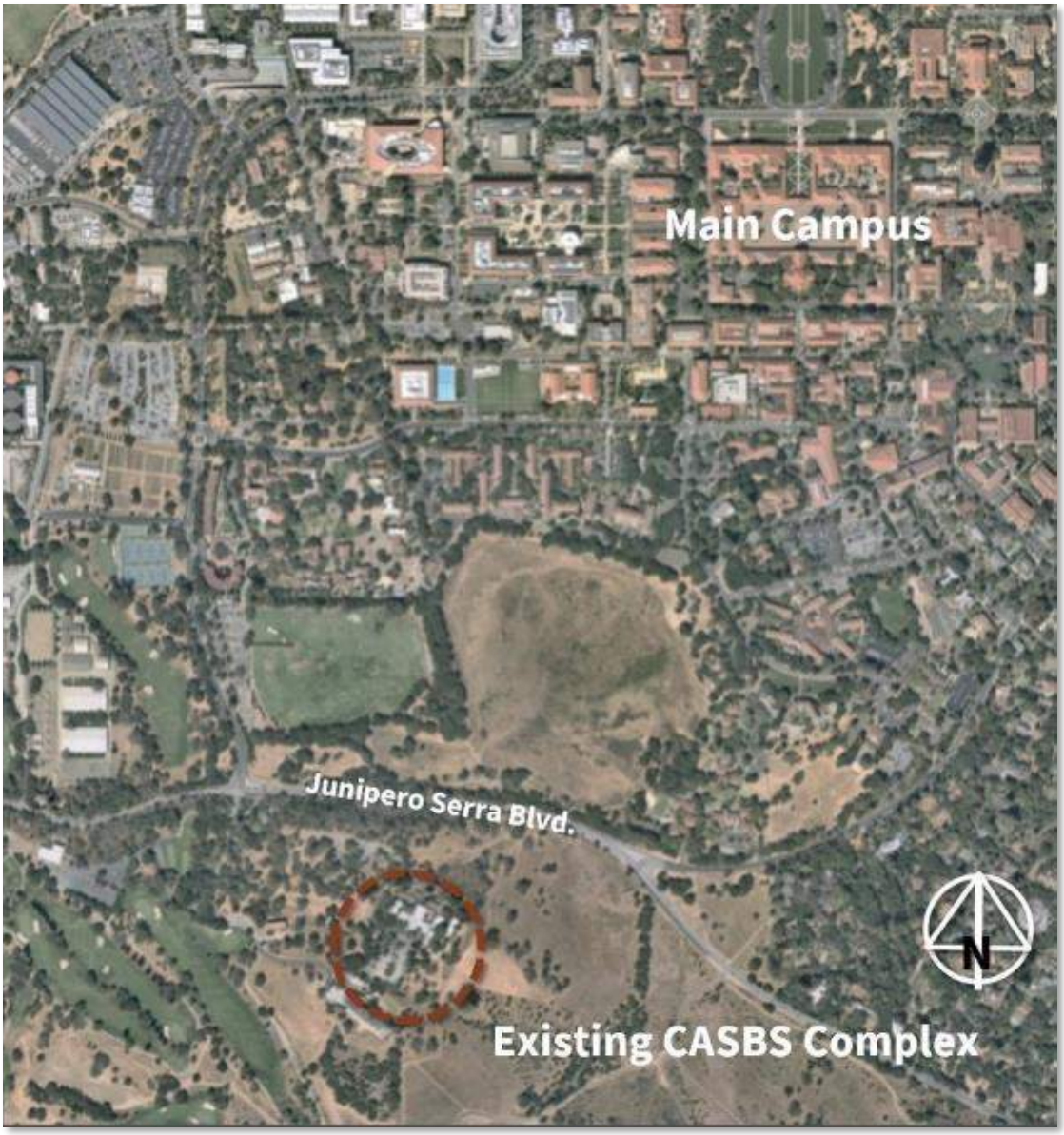


Figure 2 - Site Context and Location Plan. Source: University Architect / Campus Planning and Design Office (UA/CPD).

The WBE complex has two types of related buildings: a large central cruciform **main building** that forms the community spaces and several linear **studio buildings** that form the monastic enclave for the visiting scholars. The dual building typology was in response to the program: the studies served as a quiet respite for researchers to introspect while the central space serves as collaborative meeting area for the exchange of knowledge. The first director Ralph W. Tyler's (1954-1966) vision was that the center would help visiting scholars "acquire new perspectives, new energy, new vision

of what they can do."[5] To foster "cross-disciplinary understanding among the scholars" he prioritized "Setting up a good dining room … to prevent the fellows at the Center from lunching only with people in their own disciplines."[6]

The main building is the communal core of the WBE complex and contains administrative offices, meeting rooms, kitchen/dining, a reading room and bathrooms in an orthogonal cross-axis plan. These spaces are connected by exterior covered walkways and the building and adjacent buildings define four distinct courtyards that are accessed via large sliding glass doors, the exterior walkways and other paths in the landscape. Generous windows on the east and west ends of the main building frame views to the larger Stanford campus (north) and to the CASBS complex entry and parking lot (south). Seven one-story individual private study buildings form the perimeter with covered entries on their public sides and decks or patios on the opposite more private side facing the landscape. The eighth two-story building is an older Alta Vista Farm building that was retained and repurposed into a study building located on the edge of the WBE plan and is a non-contributor the CASBS district.

The project scope is limited to:

1. The construction of a modest compatible **Collaboration Building** in the existing parking lot that would provide collaboration spaces, staff offices and support spaces.
2. Demolition of the existing storage sheds and the shower facility located at the far end of the parking lot at a considerable distance from the WBE complex.

The proposed project would locate the new building in the existing parking lot so that it does not affect the existing complex (main buildings and studios) and the existing cottage.

CENTER FOR ADVANCED STUDY IN THE BEHAVIORAL SCIENCES - STATEMENT OF COMPATIBILITY (SOC)

The SIS encourages the preservation of historic properties through the preservation of character-defining features and materials. The standards guide the maintenance, repair, replacement of historic materials and provide design guidance for compatible new additions to historic resources to ensure that the resources are preserved for generations to come. The SIS for the Treatment of Historic Properties provides four options for compliance – **preservation, rehabilitation, restoration, and reconstruction**.

This compatibility analysis references the **Rehabilitation Standards** defined as "the act or process of making possible an efficient compatible use for a property through repair, alterations and additions while preserving those portions or features that convey its historical, cultural or architectural values."[7]

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[5] Ralph W. Tyler, *Founding the Center for Advanced Study in the Behavioral Sciences*. Vitae scholasticae. 1988 V.7 P.233

[6] Ibid. P.230

[7] The Standards for Rehabilitation, *Definitions*, codified in 36 CFR, Chapter 1, Part 68.2.

ANALYSIS - SECRETARY OF INTERIOR STANDARDS FOR REHABILITATION

Standard #1

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

Figure 3 - Proposed Collaboration Building at south-east corner of the WBE complext. Source: SWA Landscape Architects

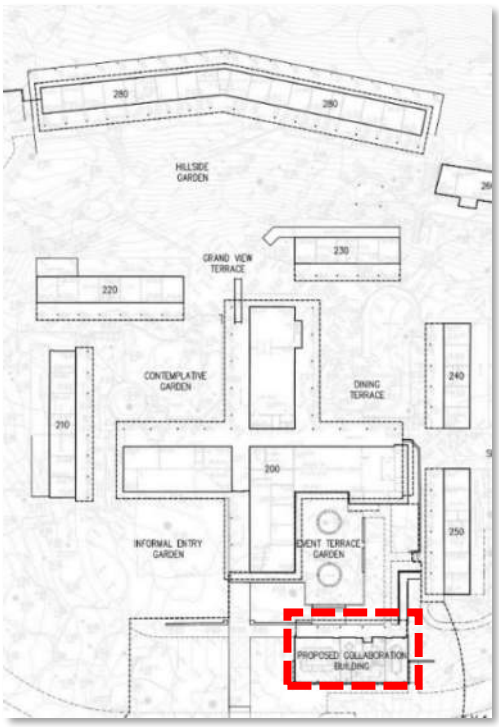

Figure 4 - Proposed Collaboration Building location at south-east corner of the WBE complex. Source: Olson Kundig Architects

The main facility fulfills the overall mission of the institution: "The Center for Advanced Study in the Behavioral Sciences (CASBS) at Stanford University brings together deep thinkers to advance understanding of the full range of human beliefs, behaviors, interactions, and institutions. A leading incubator of human-centered knowledge, CASBS facilitates collaborations across academia, policy, industry, civil society, and government to collectively design a better future."[8]

In order to advance the mission of the institution and the CASBS scholars as they "wrestle with this century's greatest challenges," the new Collaboration Building

[8] CASBS, 12.21.20 < https://casbs.stanford.edu/ >

(Figure 3-4) fulfills a two-fold purpose that will align the "physical infrastructure" with "the ambition and scope of their work."[9]

1. The new building will accommodate flexible collaborative spaces with high-tech capabilities for group projects
2. The building will help frame a multi-use courtyard between itself and the dining room to provide expanded opportunities for serendipitous interaction

Consistent – The project would not alter the existing use of the WBE complex; all the historic buildings and open spaces will continue to function as they currently do. The modest addition located off to the south-east corner of the main building in the parking lot would enclose the fourth side and form a south-east event terrace garden mirroring the north-west contemplative garden and north-east dining terrace located directly contiguous to the main building. The project would retain and enhance the indoor-outdoor spatial relationships that characterize the property and would be consistent with Standard #1.

Standard #2

*The **historic character of a property will be retained and preserved**. The removal of **distinctive materials or alteration of features, spaces and spatial relationships** that characterize a property will be avoided.*

Figure 5 - Bird's eye view with the location of new building in parking lot. Source: Olson Kundig Architects

William Wurster received American Institute of Architects (AIA) First Honor in 1956 for his CASBS design and he was also recognized as the recipient of the 1969 AIA Gold Medal. His firm's 43 years practice was grounded in the belief that the "work we

[9] CASBS, Web accessed 12.21.20 < https://casbs.stanford.edu/ >

do is for the client and not in our own image"[10] Wurster claimed "Gone are the days that importance is placed on permanence and massiveness," his pioneering modern designs consisted of "simple structures … [not] clothed with the debris of ancient civilizations" that represented a shift in "architectural thinking" prevalent in the American west-coast during this time.[11]

Wurster's buildings display the distinctive characteristics of the Second Bay Area Tradition – European modernism combined with California vernacular – which is characterized by understated buildings based in nature with generous overhangs/eaves, large expanses of glass and use of redwood cladding. The existing WBE complex as identified by the Historic Resources Survey submitted in 2018 and the CASBS Evaluation – January 2021 exemplifies Wurster's architectural philosophy and displays these character-defining features[12]:

1. Dual and programmatic response of the building. Wurster created a new building typology that responded to a specific program and included the spaces directly outside the building as part of the program. This was an innovative concept at the time to use the exterior spaces as living spaces. CASBS exhibits a duality of spaces that reveal themselves as one approaches the more private spaces from the more public:
    1) The large public spaces around the main building are designed for the CASBS scholars to gather and communicate.
    2) The study buildings provide smaller private spaces. The individual studios that lead to balconies and decks are designed for the scholars to reflect.
2. Landscape and architecture relationship (Wurster and Church in collaboration)
    1) Integration of the building with the site through the vegetation, topography, and views.
        (a) Muting the structures decoratively: keeping their proportions low, bending and
        (b) stepping them to respect the contours of the land resulted in a great intimacy with
        (c) the landscape.

[10] Wurster, William W. *A Third Generation of Clients: Words upon Receiving the Gold Medal.* American Institute of Architects. Journal, vol. 52, no. 3, 1969, pp. 77. ProQuest, < https://www-proquest-com.stanford.idm.oclc.org/docview/55959597?accountid=14026.>
[11] Ibid.
[12] Stanford University's Historic Resources Survey 2018 GUP application provides comprehensive context. https://www.sccgov.org/sites/dpd/DocsForms/Documents/SU_2018GUP_App_Tab11a_Historic.pdf https://www.sccgov.org/sites/dpd/DocsForms/Documents/SU_2018GUP_App_Tab11b_Historic_Appendices.pdf

(d) most of surrounding vegetation was retained, the edges of the project were blurred

(e) and borrowed the vistas from neighboring environments.

2) Indoor-outdoor relationship: the indoor spaces have floor to roof openings that connect to the exterior, both physically with large sliding doors and visually with the use of transparent glass.

3) outdoor rooms serve as gathering and contemplative spaces programmatically.

3. Outdoor circulation. The building takes full advantage of the California climate and brings most the circulation outdoors to fully take advantage of the weather, materials, and environment.

4. Materiality appropriate to surroundings

1) extension of spaces that borrowed outdoor views, adding spaciousness to otherwise basic

2) Exterior redwood siding

3) Fenestration formed by large panels of glass and steel sliding doors that connected to the exterior.

4) interior spaces that allowed the outdoor to flow indoors.

5) Interior wood paneling and exposed post and beams

6) Low-pitched shingle roofs and wide eaves

7) Single story, simple volumes adapted to the land contours

The proposed Collaboration Building would be a modest single-story structure located in the parking lot (Figure 5). The location was purposefully selected to avoid altering any character- defining features.

Protect Historical Setting and Preserve Significant Viewsheds: Stanford University commissioned Olson Kundig to design the new Collaboration Building because the design teams' values aligned with Wurster's design philosophy. Olson Kundig's architectural practice "tell[s] an authentic story of a place" their architecture blurs the boundary between inside and outside and aspires to remind "people that they are deeply intertwined with the environment."[13] The project was designed to uphold and strengthen the legacy of the existing WBE complex. The proposed new Collaboration Building was carefully integrated into the site context, allowing the existing buildings to remain the focus of the site.

[13] Olson Kundig, Web accessed 12.21.20 < https://olsonkundig.com >

Figure 6 - Primary view looking north towards CASBS, Source: UA/CPD

Figure 7 - Primary view looking north towards CASBS with Collaboration Building at right hand corner, Source: Olson Kundig Architects

The formal and most public view of the existing WBE complex is from the pathway that guides the visitor to an entry door from a covered walkway and informal entry garden accessed from the parking lot. This view is maintained, the new building is located off to the side (Figure 6-7). The proposed building would replicate the existing site conditions comprised of studio buildings arranged to define courtyards and make the courtyard between the existing collaboration building, dining hall and the new administrative building more usable –

1. Sited directly south of the main building of the WBE complex, the project maintains and strengthens the existing arrival sequence.
2. The original hierarchy of the WBE complex is maintained, including courtyards.
3. The formal and most public view of the WBE complex is from the parking lot walkway, this view will remain unaltered

The new collaboration building serves as subtle wayfinding for visitors entering the campus for the first time, directing them towards the main building.

Consistent – The proposed project would preserve significant viewsheds, and not alter the character-defining features of the historic resource. The Collaborative Building is physically separated by an open space from the WBE complex. This enables the historic resource to maintain the formal spatial relationship between the original buildings and its new neighbor that would not adversely affect the setting. The project would be consistent with Standard #2

Standard #3

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

Authors Grimmer and Weeks in TPS Preservation Brief #14 highlight a prevalent misunderstanding that inclusion in the National Register "prohibits any physical change outside of a certain historical period – particularly in the form of exterior additions."[14] "Listing," the authors explicitly clarify, does not mean that the resource is "frozen in time and that no change can be made without compromising the historical significance."[15] While they acknowledge that "there is no formula or prescription for designing a new addition that meets the Standards,"[16] the authors emphasize that "A new addition to a historic building that meets the Standards can be any architectural style-traditional, contemporary or a simplified version of the historic building."[17]

The new Collaboration Building would relate to its neighborhood context by using **compatible materials** to establish continuity with the historic character, architectural style, and period. Imitation is discouraged, because "when the new work is highly replicative and indistinguishable from the old in appearance, it may no longer be possible to identify the "real" historic building."[18]

[14] TPS Preservation Brief #14, P. 1
[15] Ibid, P. 1
[16] Ibid, P. 7
[17] Ibid, P. 7
[18] Ibid, P. 4

Material and Architectural Compatibility: Without duplicating the existing buildings of the WBE complex, the proposed project would borrow the color palette and materiality from its immediate neighbor and conform to the standards (Figure 8):

1. The new building is meant to honor Wurster's exposed wood framed buildings that have large windows and covered exterior walkways.
2. Like the original WBE buildings, the new Collaboration Building would have large windows, a covered exterior walkway, and vertical wood cladding with a deep brown pine tar finish on cedar. Refer to ASA submission drawing set, sheet A2.01.
3. 9-by-10-foot window walls relate to the elevations of the WBE complex, echoing the original rhythm.

The new building is meant to complement and dissolve into the existing landscape. The transparency, scale, and materiality of this new building would allow the building to integrate into its context, allowing the existing architecture to remain the focus of the site. Extensive glazing would maximize the experience of the surrounding landscape and integrate the new building into its context. Refer to ASA submission drawing set, sheet A3.01.

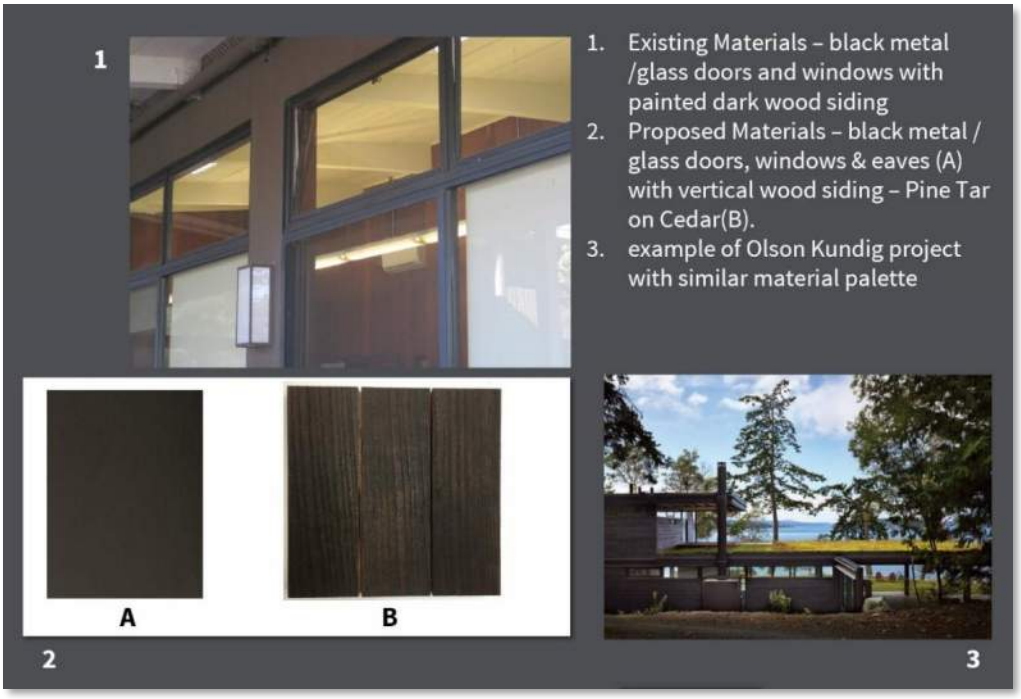

Figure 8 - Material Palette, Source: UA/CPD & Olson Kundig Architects

Consistent - There are no changes proposed that might be mistaken for original features. The project's compatible material palette represents its time, place, and use, yet appropriately establishes continuity between the historic character and architectural styles of the neighboring resources with contemporary design and construction methods inspired by the historic resource. The project is consistent with Standard #3.

Standard #4

Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Not Applicable - The proposed project scope would not effect changes to properties that have acquired historic significance over a period of time within the CASBS district.

Standard #5

Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Consistent - Project scope does not include any restoration or replacement work to existing buildings in the CASBS district. The pathway from the parking lot to the main building would be upgraded for ADA access, the Thomas Church designed stone wall flanking this walkway would be restored along with the restoration of the southeast courtyard so that the new walkways and existing walkways blend seamlessly.

Standard #6

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

Not Applicable – Project scope does not include any restoration or replacement work to existing buildings in the CASBS district.

Standard #7

Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Not Applicable – Treatments that cause damage would not be used.

Standard #8

Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Not Applicable – The proposed project is located on the footprint of an existing developed area; no archeological resources are expected within the project boundary. If such resources are found during construction they would not be disturbed, unless monitored and mitigated by a qualified archeologist.

Standard #9

*New additions, exterior alterations or related new construction will not destroy historic materials, features and spatial relationships that characterize the property. The **new work will 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.*

New construction can be added 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 respects the overall character of the site. The proposed Collaboration Building was designed to protect the setting of its historic neighbors and compatibly fit into the neighborhood context.

Experts Grimmer and Weeks recommend that to be **compatible** new construction:

1. should not be "so different that it becomes the **primary focus**. The difference may be subtle, but it must be clear."[19]
2. should always be **subordinate** to the historic building and not compete in **size, scale, or design.**
3. should take its **design cues** from, but not copy, the historic building. A compatible new addition and/or related new construction "neither copies the historic building exactly nor stands in stark contrast to it."[20]

The standards protect those visual qualities of the resource that made it eligible for listing, the standards promote that **new work should be differentiate from the old** to ensure that the historic property does not get devalued and is able to convey its historic character.

Alterations must "**balance between differentiation and compatibility** in order to maintain the historic character and the identity of the building being enlarged."[21] The massing, height, proportions, size, scale, and architectural features of the new Collaboration Building are distinct, respectful, and compatible with the architecture of the existing WBE complex.

Massing

1. The new building's size and proportions harmonize with the surrounding historic buildings, rather than compete with them.
2. Plan dimensions are similar in size and proportion to the wings of the main building and the surrounding studio buildings of the WBE complex. Refer to ASA submission drawing set, sheet A3.00.
3. Occupying a sloped grade, the wood framed building with concrete foundations ranges from12 feet (closest to the WBE buildings) to 20 feet in height (as the grade drops). Refer to ASA submission drawing set, sheet A3.01.
4. At 12 feet height, the proposed Collaborative Building's thin, flat canopies are slightly lower than the Wurster buildings, allowing the strong horizontal datum of the Main Building to remain the focal point.

[19] TPS Preservation Brief #14, P. 4
[20] Ibid., P. 8
[21] Ibid., P. 7

Figure 9 - View of the newly enclosed Event Terrace garden from inside the new Collaboration Building, Source: Olson Kundig Architects

Figure 10 - View of the newly enclosed Event Terrace garden from walkway of the new Collaboration Building. Source: Olson Kundig Architects

Consistent – The new work would be coherent, and clearly differentiated from the old to protect the integrity of the historic property and its environment. The project material palette and detailing are inspired from its neighbors, it takes its cues from the Wurster designed façades and would be predominantly composed of wood cladding with dark window mullions. The project is consistent with Standard #9.

Standard #10

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

Consistent – The proposed Collaboration Building would be completely detached from the WBE complex therefore if removed it would not impair the essential form and integrity of the neighboring historic resources. The project is consistent with Standard #10.

Summary of Standards Review

This analysis concludes that the project is consistent with all applicable Secretary of Interior's Standards for the Treatment of Historic Properties for Rehabilitation. While this project does so, projects are not required to meet all ten standards. The intent is to guide rehabilitation projects in a reasonable manner, "taking into consideration economic and technical feasibility."[22]

The University Architect / Campus Planning and Design office oversees an integrated approach to strategic planning and design excellence in creating a model campus consistent with Stanford's status as one of the leading academic/research institutions in the world. This SOC report is to affirm that the new building design and construction has been reviewed by a qualified professional for compliance with the Secretary of Interior Standards. The review does not include code compliance analysis. Please contact me if you have any questions, I can be reached at (650) 644 9252.
Sincerely,

Sapna Marfatia,
Director of Architecture
University Architect / Campus Planning and Design Office

Qualifications
Sapna Marfatia is a licensed architect in the State of California, 2006. She meets and exceeds The Secretary of the Interior's Historic Preservation Professional Qualifications

[22] The Standards for Rehabilitation, codified in 36 CFR 68 Chapter 1, Part 68.3.

Standards for: Historic Architect, Historic Preservation, and Conservation as defined by the Federal Register (FR DOC#97-16168, V62N119 33708). She has a B.Arch. from the Academy of Architecture, Mumbai, M.S. in Architecture and Urban Design from Pratt Institute, and a Masters in Liberal Arts from Stanford University. Her professional experience in architecture and planning spans thirty-three years, with a concentration on historic preservation for the past twenty years. As the Director of Architecture with the University Architect's Office, she assists in the selection of architectural and preservation consultant teams, monitors design guidelines from formulation through construction, and collaborates with university partners to create a vision for preservation of iconic Stanford buildings. Appointed as a Historical Commissioner for two consecutive four-year terms by the Los Altos City Council, she engaged with governmental agencies, homeowners, and the local community to identify historically significant structures and create a preservation strategy. She has served as a Board Director for the Silicon Valley Chapter of the American Institute of Architects and is currently a Board member with Filoli, a National Trust Property, and Stanford Historical Society. She has presented and published several articles on architecture, taught an architectural studio on design thinking at the Academy of Architecture, and is currently teaching courses on the architectural history of the American campus for the Continuing Studies Program at Stanford University.

Sapna Marfatia	B. Arch, M.S. Urban Design, MLA	33+	Architect, Historic Architect, Historic Preservation, and Conservation

Attachments:

1. CASBS Evaluation – Recorded January 2021 (resubmitted April 2021)
2. TPS Preservation Brief #14 – *New Exterior Additions to Historic Buildings: Preservation Concerns.*
3. Stanford University - Design Philosophy for Architectural Compatibility – April 2020
4. Architectural Team Qualifications – Olson Kundig Architects

Attachment G

Peer Review Evaluation by County Hired Historic Consultant (LSA), and Stanford's Response to LSA's Memorandums

LSA

CARLSBAD
FRESNO
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

MEMORANDUM

DATE: July 23, 2020

TO: Charu Ahluwalia, Associate Planner, County of Santa Clara, Department of Planning and Development

FROM: Michael Hibma, M.A., AICP, Architectural Historian, LSA

SUBJECT: Peer Review and Compatibility Analysis for the Center for Advanced Study in the Behavioral Sciences Administration Building Project, Leland Stanford Junior University, Santa Clara County, California (LSA Project No. SNC2001)

This memorandum presents the results of a peer review of a California Register of Historical Resources (California Register) eligibility evaluation of the Center for Advanced Study in the Behavioral Sciences (CASBS) Building and a Statement of Compatibility for the CASBS Project (Project) on the campus of Leland Stanford Junior University. LSA completed these peer reviews at the request of the Santa Clara County Department of Planning and Development (County) to assist the County during its environmental review of the Project. The analysis addressed the technical adequacy of the California Register evaluation of CASBS and Statement of Compatibility.

To inform the analysis, County staff provided LSA with the following documentation:

- Stanford 2000 Community Plan;
- 2000 General Use Permit (GUP) Conditions;
- Stanford GUP Environmental Impact Report (EIR) Historical Resources Chapter; and
- Project Application Materials (Project description, Department of Parks and Recreation 523 Series [DPR 523] form record, design and construction plans, Stanford University-prepared Statement of Compatibility [prepared June 18, 2020]).

The DPR 523 form record containing the evaluation of CASBS was jointly prepared on January 23, 2017, by Elena Angoloti, Campus Planner, and Sapna Marfatia, AIA, LEED AP, Director of Architecture, Stanford University. The peer review findings are followed with recommendations, as warranted, for both the DPR 523 form record and Statement of Compatibility.

Michael Hibma, M.A., AICP, conducted the analysis, which included a pedestrian field review of the CASBS complex and surrounding context on July 2, 2020. Mr. Hibma is an architectural historian in the Point Richmond, California, office of LSA and has over 14 years of experience in cultural resources management. Mr. Hibma holds an M.A. in History from California State University, Sacramento; meets the Secretary of the Interior's *Professional Qualifications Standards* as an architectural historian and historian (48 CFR 44716); and is certified by the American Institute of Certified Planners (AICP #32009).

PART 1 – DPR 523 FORM RECORD

The purpose of the peer review is to (1) assess the methodology and conclusions of the CASBS evaluation as documented in the DPR 523 form record; and (2) render an opinion as to the evaluation's conformity with professional standards and practices of cultural resources management, as well as its suitability as a basis for impact assessment under the California Environmental Quality Act (CEQA).

Results

Based on a review of the evaluation and a pedestrian field survey, LSA concurs with the conclusion that the CASBS complex appears eligible for inclusion in the California Register under Criterion 3 for its architectural qualities. However, the evaluation as currently presented needs additional information to ensure other potential themes and significance associations are addressed. The current evaluation appears incomplete and should contain additional analysis and fact-based justifications to bolster eligibility findings and to inform analyses of Project-related impacts.

Based on the document review and field review, LSA identified the following issues that should be resolved to strengthen the evaluation:

1) *There is an assumption that the reader has previously reviewed other surveys, historic contexts, and other supporting materials before reviewing the DPR 523 form record*.

   The DPR 523 form record serves as a standalone evaluation containing sufficient fact-based evidence and analysis to "explain why the resource is important in relation to its historic context(s). Additional information about the resource may be included even if it is not specifically related to the context identified, to the extent that it will help establish the significance of the resource."[1] The information and evaluation contained within a DPR 523 form record assists decision makers in managing historical resources. As currently written, a reader would need to refer to, and thoroughly understand, other referenced studies before reviewing the document.[2]

   The DPR 523 form record generally describes the main elements of the CASBS complex, and provides a construction date of 1954; with additions constructed in 1955 and circa 1970. However, the DPR 523 form record does not contain a historical context of the CASBS complex itself. The DPR 523 form record contains four pages that focus on three single-story built environment elements, two of which are buildings 12-290A and 12-290B, both of which were constructed before 1908 and are associated with the former Charles G. Lathrop Estate; and a third building which is a concrete-block restroom (Building 12-291) constructed circa 1969-1979 "to serve the volleyball court."

[1] *Instructions for Recording Historical Resources*, Office of Historic Preservation, 1995:11. Source: http://scic.org/docs/OHP/manual95.pdf. OHP site: http://www.ohp.parks.ca.gov/?page_id=28351

[2] Refer to #6, below.

The four California Register evaluative criteria are unevenly supported by context and analysis in the DPR 523 form record. Under Criterion 1 (events) and Criterion 2 (individuals), there is an absence of a context to describe the development of CASBS, its institutional purpose or mission, and potential association with numerous award-winning scholars, intellectuals, and social scientists who made use of the institution. The evaluative analysis in the current record leaves potential associations of significance unaddressed in the one paragraph that focuses on the three buildings (12-290A, 12-290B, and 12-291) that would be demolished. Moreover, the DPR 523 form record does not describe their historical association with CASBS or justify their inclusion in the CASBS complex (see item #2 below).[3] Without an association with CASBS provided, it is not clear if these buildings assist CASBS in its mission or are three structural elements that are included in the evaluation due to their geographic proximity.

During the July 2, 2020, field review, a Stanford University representative stated that the CASBS complex was the first behavioral science center on the West Coast and the first in the world to operate independent of its host university.[4] CASBS pioneered a semi-communal setting that required visiting scholars and scientists to share meals and engage in group activities and social functions to nurture cross-disciplinary collaboration in a relaxed environment. The representative also stated that the CASBS complex was a pioneering behavioral science research institution whose general approach was replicated worldwide. The DPR 523 form record is silent on this context.

As a rule, the DPR 523 form record provides a standardized format to record and evaluate historical resources to assist decision makers in managing historical resources. As currently written, the CASBS DPR 523 form record appears Project driven and focuses on buildings 12-290A, 12-290B, and 12-291 that are included in the DPR 523 form record as part of the CASBS complex and slated for demolition.

Recommendation: The evaluation should provide a more robust presentation of relevant historical context and provide additional analysis under each of the four California Register evaluative criteria to bolster the findings. This information may come from previously prepared studies; however, the record should contain sufficient evidence-based narrative from other sources to inform the reader.

Additional supplemental research may be required. Sources that may contain information about CASBS include (but are not limited to):

CASBS history: https://casbs.stanford.edu/about/history

[3] The Primary form states that buildings 12-290A and 12-290B "have been surveyed separately as agricultural buildings." The building count is inaccurate – Building #1 on the BSO Sketch map was demolished in 1990. The DPR form record should be revised to reflect the number of extant buildings.

[4] During the site visit, the CASBS staff member indicated that CASBS is now formally a part of Stanford University and is no longer an independent entity.

CASBS timeline: https://casbs.stanford.edu/about/about-us#timeline

CASBS directorships: https://casbs.stanford.edu/about/leadership-history

The evaluation record should describe what the historical association(s) of these secondary buildings (12-290A, 12-290B, and 12-291) are with the primary CASBS complex, if any.

2) *The evaluation does not discuss whether or not the CASBS complex and the other detached buildings within the resource boundary appear to constitute a historic district.*

According to National Register Bulletin 15 and the California State Office of Historic Preservation (OHP), a District "possesses a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or *aesthetically by plan or physical development*" [emphasis added].[5] The CASBS complex appears intentionally set atop a small knoll overlooking the larger Stanford campus and the surrounding area. CASBS's built environment shares a common architectural aesthetic with landscaped areas for study, conversation, and outdoor meals.

The first sentence at field P3a. (Description) on the DPR 523 Primary Form states "The Center for Advanced Study in the Behavioral Sciences (also known as CASBS) is a *complex of thirteen* buildings* built in different phases" [emphasis added]." However, the DPR 523 form record focuses instead on the two former agricultural buildings (12-290A and 12-290B) and a single-story restroom (Building 12-291) and is silent on the other ten built environment elements.[6] Moreover, the DPR 523 form record includes a cropped image from the original 1954 construction site plan that shows seven buildings, presumably reflecting CASBS's original spatial arrangement.

Relatedly, a Sketch Map in the lower right corner of the Building, Structure, and Object Record depicts the CASBS resource boundary. Including the buildings near the central cross-shaped Administrative Building appears warranted. However, the boundary also includes buildings 12-290A, 12-290B, and 12-291, and there is no rationale for why these were included or information provided as to their association with CASBS. According to the OHP guidance, a Sketch Map must "name or otherwise identify important features associated with the resource. […] If the resource's boundaries are other than parcel boundaries, indicate as such. Do not use this space merely to cite a map located elsewhere."[7]

The additional information is recommended to ascertain if the proposed Project may result in impacts that will "cause a substantial adverse change in the significance of an historical

[5] *National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation*, National Park Service, 1997:5-6. Source: https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf
Instructions for Recording Historical Resources, California State Office of Historic Preservation, 1995:3. Source: http://scic.org/docs/OHP/manual95.pdf

[6] * - see footnote 4 above.

[7] Instructions for Recording Historical Resources. OHP, 1995. Page 12.

resource."[8] If this information is unavailable, the DPR 523 form record should state as such and provide a list of the sources consulted.

Recommendation: The evaluation should be revised to address whether or not the remaining 12 existing buildings and landscape that comprise the CASBS complex constitute a district (in whole or in part), as defined by National Register Bulletin 15. The DPR 523 form record should discuss landscape architect Thomas Church and his role in designing the landscaped areas within the CASBS complex.

3) *The architectural style of CASBS should be examined.*

The DPR 523 form record ascribes the CASBS complex as an example of "Second Bay Tradition collegiate architecture in the period 1950-1974." However, there is no architectural context provided that describes the style, its pioneering architects, or a comparative analysis of Second Bay collegiate architecture with other, non-collegiate examples to inform readers if the CASBS complex is an exceptional example of how architecture and landscape help facilitate the mission of CASBS as a collaborative research institution.

The current DPR 523 form record focuses on the "Stick style" architectural qualities of the two former agricultural buildings (12-290A and 12-290B) and compares them to the Stanford Stock Farm Stable. However, the evaluation does not provide a context of Stick architecture or list its character-defining features.

The architectural qualities of the single-story restroom (Building 12-291) are not discussed. The evaluation states Building 12-291 was "most likely built between 1969-1979 based on the aerials and materials used." The DPR 523 form record does not include a list of the sources consulted to support this statement. Additionally, an architectural style is not presented, nor is discussion of why this restroom was sited where it was, what larger function it was designed to serve, or if this restroom is part of a larger collection of similarly designed and aged buildings near the CASBS complex.

Recommendation: The evaluation should assess the architectural context of CASBS and explain, using other examples, why or why it is not a representative specimen of the style.

4) *The analysis for significance under California Register Criterion 3 appears incomplete.*

Assessing associative significance under California Register Criterion 3 generally consists of two parts. The first part assesses if the resource "embodies a type, period, region, or method of construction." The second part assesses if the resource "represents the work of an important creative individual, or possesses high artistic values." The evaluation presented focuses on buildings 12-290A, 12-290B, and 12-291. The primary built environment element within the Project site, the CASBS complex designed in 1954-1955, is briefly mentioned. This

[8] Per Section 15064.5(b) California Code of Regulations.

is disproportionate in terms of analysis, as the significance evaluation should include the entire built environment contained within the Project site.

The evaluation notes that the architectural firm responsible for designing the CASBS complex is "Wurster, Bernard [sic] and Emmons Architects." However, the evaluation is silent about the firm's portfolio; the education, training, and reputations of its founders, prominent partners, or staff; whether or not the firm designed other buildings on Stanford University; or the existence of other notable examples of the Second Bay Tradition.

The evaluation does not address whether or not a professional landscape architect was responsible for designing the landscaped areas within and adjacent to CASBS. According to the CASBS website, "architect William Wurster and landscape architect Thomas Church" designed the complex. The DPR 523 form record is silent about Thomas Church, his significance within the landscape architecture community, the relative importance of CASBS in his portfolio, and any other examples of projects completed in partnership with Wurster, Bernardi and Emmons. Limited online research indicates that Thomas Church is responsible for designing most of the modern Stanford campus.[9] It should be clear in the DPR 523 form record what specific areas of the CASBS complex Church designed to inform the assessment of potential Project-related impacts to historic fabric that contributes to the significance of the CASBS complex.

The designed landscape complements the architecture in conveying an informal, outdoor ambience and minimizing the institutional feel. A unity of design is conveyed by raised open areas defined by rock-lined retaining walls near the CASBS Administration Building, partially shaded by mature native oak trees, planted terrace retaining walls, planters, and bricked paved courtyards and walks.

Recommendation: The evaluation should more thoroughly address potential significance for association(s) with prominent design professionals (i.e., architects and/or landscape designers).

5) *The DPR 523 form record appears to lack a discussion of any alterations to the CASBS complex.*

Documenting changes to a building through permitted events tells the story of how a building changed over time. This narrative informs the integrity analysis, which is an assessment of a building's "authenticity" and ability to convey significance.

Recommendation: The evaluation should document a review of relevant information regarding notable alterations to the CASBS complex and associated secondary buildings (12-290A, 12-290B, and 12-291), and an assessment of the effects of such changes of physical integrity of materials, workmanship, and design. Examples of types of information include, but are not limited to, copies of the original blueprints,

[9] Hardie, Raymond. "He Changed the Landscape." *Stanford Magazine* (Jan/Feb 2003): https://stanfordmag.org/contents/he-changed-the-landscape

correspondence with design professionals, media releases, subsequent work orders, and other information about such modifications to the CASBS complex that may be on file at Stanford's Plant Operations Department, Campus Planning Department, Public Information Officer, or with the Campus Architect (or equivalents).

6) *The DPR 523 form record lists two different associative themes for significance.*

The evaluation uses three different themes to evaluate significance. The Building, Structure, and Object Form states a theme of "*Regional Modernism (1950-1974)*." On the fifth Continuation Sheet (Page 8 of 8), the Criterion 3 analysis states, "The property therefore cannot embody ***Building in the Twentieth Century in the County of Santa Clara in the period 1900-1945*** and thus fails to meet Criterion 3 of the California Register" (emphasis in the original). Interestingly, the evaluation does not include the context of "*Collegiate Architecture in the San Francisco Bay Area*," developed by Stanford as part of a campus-wide survey and context study prepared in 2017.

A resource can be evaluated using more than one theme to justify its historical context. However, the evaluation needs to make clear why this is the case for the CASBS complex as a whole, and not just buildings 12-290A, 12-290B, and 12-291. Moreover, the themes identified appear more similar than different.

Recommendation: The evaluation should be consistent in themes that inform the context.

7) *The evaluation does not consider potential associations of less than 45 years.*

Given the apparently pioneering role of CASBS in the field of behavioral science, it appears that associative themes related to Anthropology, Consumer Science, Communications, Education, Psychology, Health/Medicine, Science, and Social History, or possibly others, should be considered in the context of its development, at least peripherally. In addition, the evaluation limits consideration of association with events or important individuals from 1950 to 1974, in keeping with the then widely perceived 45-year limit for consideration of eligibility. However, CEQA does not provide a specific year limit, but rather that "sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource."[10]

Recommendation: The evaluation should explore potential associations between the CASBS complex with important events and influential individuals within recent (i.e., post 1967-1974) history. There should be a high level of certainty that other significant associations *would not* be salient to the evaluation.

[10] California Code of Regulations §4852 (d)(2). See "CEQA and the California Register - Understanding the 50-year Threshold" *CEQA Case Studies*, September 2015, attached to this document.

8) *The DPR 523 form record is missing required information.*

- According to official guidance from the California Office of Historic Preservation, DPR 523 form records for individual properties, as well as contributing elements to a district, require a Location Map.[11]

- Primary Record, Line P6. Date Constructed/Age and Source. The build date and dates of additions to the CASBS complex are shown. However, build dates for buildings 12-290A, 12-290B, and 12-291 are not provided.

- BSO Record, Line B12. References. The DPR record includes one reference. Per OHP's guidance, "List any documents and style books used to discover information about the resource. Include page numbers and dates of publication. Also, list oral interviews, including the name of the person interviewed and the date of the interview. You may abbreviate as necessary, but don't merely cite a general bibliography available elsewhere."[12]

- The DPR 523 form record would benefit by including additional pictures with descriptive captions of the CASBS complex and its architectural/landscape/spatial context on Continuation Sheets. Additional images would assist readers with understanding CASBS's architectural qualities and its surrounding context.

Recommendation: The evaluation should address the information gaps identified above, and the DPR 523 form record should be revised per official Office of Historic Preservation guidance.[13]

PART 2 – STATEMENT OF COMPATIBILITY

LSA reviewed the Statement of Compatibility (SOC) prepared by Stanford University on June 18, 2020. The purpose of the review was to (1) assess the degree to which the conclusions of the SOC conform to *the Secretary of the Interior's Standards for the Treatment of Historic Properties*[14] (Secretary's Standards) with respect to compatibility with historical resources in the vicinity of the CASBS complex; and (2) identify whether or not potential impacts to such resources would be reduced to a level of less than significant.

This section solely assesses the compatibility assessment's conformity with the Secretary's Standards. It does not itself constitute a new or separate Secretary's Standards analysis.

[11] Instructions for Recording Historical Resources, Office of Historic Preservation, 1995:5.
[12] Ibid. page 11.
[13] Ibid. Source: http://scic.org/docs/OHP/manual95.pdf
[14] Source: https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf

Results

Based on a review of the SOC and a pedestrian field review, LSA finds the conclusion in the SOC that the proposed Project conforms to the Secretary's Standards, as currently presented, is not sufficiently supported due to the analysis deviating from guidelines, which results in conclusions that are not completely supported by the arguments.

Based on the document review and field review, LSA identified the following issues that should be resolved to strengthen the analysis:

1) *The SOC approaches compatibility by deviating from official guidelines*.

   The SOC utilizes a subset of the Secretary's Standards that focuses on new construction within the boundaries of historic properties, which contains nine general guidelines to protect the integrity of historical buildings while allowing for new construction.[15] The SOC analysis uses three design principles that do not appear to cite or closely follow the guidelines provided by the Secretary of the Interior.

   Recommendation: The SOC should assess impacts to the CASBS complex utilizing the Secretary's Standards for Rehabilitation to satisfy analysis of potential impacts to historical resources set forth at §15064.5(b) of the California Code of Regulations. See number 2 below.

2) *The Secretary's Standards analysis in the SOC is missing*.

   The SOC does not introduce the Secretary's Standards nor discuss the four treatment approaches and identify which of the four apply for the proposed Project. The SOC does not contain an analysis using any of the ten Rehabilitation Standards, and no explanation is provided for this.[16] As currently written, the SOC provides little information for the reader to understand the context and relevance of the Secretary's Standards. Presenting a full analysis using all ten Rehabilitation Standards will improve the document organization and clarify arguments regarding compatibility.

   Recommendation: The SOC should be revised to clearly introduce the Secretary's Standards for Rehabilitation, briefly explain their relevance in the CEQA process, and provide a rationale for applying them. List each Rehabilitation Standard in full and provide individual responses to each standard as to how the Project, as currently proposed, satisfies each standard or how it does not. The analysis would benefit from appending a set of the current Project plans to the SOC to assist the reader.

[15] Source: https://www.nps.gov/tps/standards/applying-rehabilitation/successful-rehab/new-construction.htm

[16] Rehabilitation Standards: https://www.nps.gov/tps/standards/rehabilitation.htm.

3) *The SOC is unclear in several places and contains incorrect or contradictory information*.

- **HISTORICAL STATUS** (page 1).[17] The CASBS complex was "evaluated and determined eligible for listing." However, the status of the CASBS complex as a historical resource under CEQA has not formally been determined.

  Recommendation: The SOC should state that the CASBS complex's eligibility as a historical resource has not yet been formally determined.

- **SCOPE OF WORK** (page 1). Question 4 states that no additions are proposed. This finding is not accurate or the definition of "addition is unclear," as the Project will add a new building within the CASBS complex.

  Recommendation: The SOC should resolve incorrect language.

- **PROJECT DESCRIPTION – Proposed Design** (page 2). "The project will upgrade Americans with Disabilities Act (ADA) access and include other site improvements." The compatibility analysis needs to provide a complete list of the proposed improvements so to make informed decisions about impacts to individual elements within the CASBS complex and/or if these improvements add up to a cumulative impact to a historical resource.

  Recommendation: The SOC should provide a full and complete Project description. Use maps to help convey the nature and extent of proposed alterations.

- **EVALUATION** (page 3). The statement is a concise presentation of eligibility under Criterion 3. As described above in the peer review, other potential associations with CASBS need to be addressed.

  Recommendation: The SOC should include other potential associations of CASBS with important events, important persons, and creative individuals.

- **Principle 3 – Maintain Material and Architectural Compatibility** (page 4). Based on a review of the proposed plans and the field review, below are several recommendations for consideration by design professionals to improve the compatibility of the Project with its surrounding architectural context:

  - Recommend siting new construction farther back and away from the original complex core and rotate orientation 90 degrees to minimize obstruction of views of the primary, street-facing façade of the central Administration Building.

[17] The SOC document would benefit with numbered pagination.

- The siting of the proposed building mirrors the placement of Building Seven in relationship to the Main Building.[18] Staggering the footprint corresponds to the original informal design. Alternatively, a more thorough presentation of the historical mission of CASBS in the evaluation and the reasoning as to why the buildings were sited where they were may properly contextualize and inform arguments supporting siting of the proposed construction.

- Use of corten metal cladding is not compatible with the use of wood in the original CASBS complex. Recommend using wood products in ways that are compatible and differentiated. Relatedly, creating a metal box that would sustain long periods of solar exposure will require climate control and other elements not in keeping with the original aesthetic and introduce audible elements in an area that requires periods of quiet to further research and study.

- Flat or very low pitched roof and large, picture-frame fenestration are compatible and harmonize with the CASBS's architectural aesthetic.

CONCLUSION

This peer review identified several components of the evaluation and compatibility assessment that do not adequately support the conclusions that (1) the CASBS complex is eligible for inclusion in the California Register; and (2) the proposed building, as currently designed, "is compatible with and does not materially impair the significance of the CASBS complex."

The current evaluation appears to be incomplete, focuses only on three detached buildings that would be demolished, and requires additional analysis and justification to support findings of eligibility on its architectural qualities, as well as potential associations with important events, persons, and creative individuals; as presented, it does not appear to be supported using substantial evidence and is susceptible to fair argument challenge.[19] The SOC applies a restrictive set of official guidelines that appear unsuitable to the nature of the Project and impacts to historical resources nearby, and then sets aside those official guidelines and argues for compatibility using what appears to be a narrower set of design principles developed by Stanford University.

It is LSA's opinion that, for these reasons, the current evaluation of the CASBS complex and the impacts assessment of the proposed Project are not sufficient to support the CEQA findings of eligibility and no significant impacts to historical resources.

Attachment: "CEQA and the California Register - Understanding the 50-year Threshold" *CEQA Case Studies*, Vol. IV (September 2015). Electronic document, http://www.ohp.parks.ca.gov/pages/1071/files/VI%20Understanding%20the%2050-year%20Threshold.pdf, accessed July 7, 2020.

[18] Refer to SOC Exhibit A – Site Plan.
[19] California Code of Regulations, §15384.

California Office of Historic Preservation

CEQA Case Studies

SEPTEMBER 2015

VOLUME VI

The California Office of Historic Preservation comments on CEQA documents as an authority on historic and cultural resources. This publication uses case–studies taken from environmental documents produced in California to help environmental analysts and lead agencies understand historical and cultural resource identification and evaluation.

This is not an official policy document, but the examples included can help professionals and decision makers understand historic and cultural resource evaluation as an integral element in successful completion of the CEQA process.

CEQA and the California Register

Understanding the 50-year Threshold

CEQA is a California Statute, so logically the CEQA Guidelines rely on the California Register of Historical Resources (California Register) eligibility criteria. It is important for Lead Agencies to understand the references made in the CEQA Guidelines as they pertain to the California Code of Regulations (CCR), Title 14, Chapter 11.5 which provides the California Register's criteria for significance and integrity. Understanding the California Register is integral to understanding identification and evaluation pursuant to the CEQA process.

There is a common misconception that resources of 50 -years and older need to be evaluated, but anything younger cannot be considered significant. The 50-year threshold originally comes from *36 Code of Federal Regulations 60.4*, which pertains to the National Register. Those regulations require a resource to be "exceptionally important" to be considered eligible for listing. On the other hand, the California Register criteria (CCR § 4852) state that in order for a resource to achieve significance within the past 50-years, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. The language provided in CCR § 4852, is much broader than the National Register eligibility requirement for exceptional significance. Specifically, the California Register statute allows CEQA Lead Agencies a fair amount of flexibility in justifying that a resource is significant, even if that resource is less than 50-years old. This flexibility also puts greater responsibility on Lead Agencies to evaluate resources based on substantial evidence, rather than relying on the age of the resource alone. Finally, many local preservation ordinances do not include an age threshold, and a property listed on a local register is presumed to be a historical resource for the purposes of CEQA.

In this CEQA case study, a Lead Agency proposed to redevelop an existing civic center complex for use as a community college. The project site included a courthouse building, a public works office building, a public library, and a sheriff's substation. The majority of the buildings in the civic center would be reused for the new community college, except for the sheriff's substation, which would be demolished. The civic center buildings were all constructed in a mid-century architectural style known as New Formalism. This style of architecture was common in the post WWII-period and has received a fair amount of scholarly attention for its use on capital improvement projects, such as civic centers. The sheriff's substation building in our case study was the largest and most architecturally distinct resource in the civic center complex.

The historic resource evaluation determined that because the sheriff's substation building was 46-years old, rather than 50-years old, it did not need to be evaluated pursuant to the California Register eligibility criteria. The evaluation cited a "general rule" of eligibility for listing on the California Register. However, as we discussed above, the environmental document should first use the historic context to determine if enough time has passed to gain a scholarly perspective on the events or individuals associated with the resource. Second, the evaluation should determine if the civic center and the sheriff's substation are historically significant and contain sufficient integrity for listing on the California Register. By relying on the strict 50-year threshold established by the National Register regulations, the civic center complex was never evaluated to determine if it should be treated as a historical resource for the purposes of CEQA.

Reliance on the National Register criteria for eligibility is a common misstep in CEQA documents because the National Register and California Register are intentionally very similar. However, the California Register is more flexible and was intended to create a comprehensive list of historical resources in California. As demonstrated by our civic center case study, familiarity with the CCR Title 14, Chapter 11.5 is important when using the CEQA Statute and Guidelines to determine if a specific project may impact historical resources.

CEQA Case Studies

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Requesting CEQA Comments from OHP

Requests for OHP comments from local agencies and concerned local citizens should be made at least two weeks prior to the end of the comment period for the CEQA document prepared for the project in question. Requests made any closer to the end of the comment period will generally not provide OHP with sufficient time to respond to the request. Requests must be made in writing (e-mail, fax, or mail) and should include as much information as possible about the project (name, location, and project description); historical resources information (name of property, location, property description and significance); lead agency information (contact person, contact information, other involved agencies); and CEQA process (document type, comment period).

OHP is occasionally contacted by members of the public who feel that a CEQA document should have been prepared for a specific project, but one was not. When making a request for comments from OHP in such a circumstance, OHP should still be given at least two weeks prior to any final action on the project in question to respond. A shorter time frame will generally not provide OHP with sufficient time in which to do so. To the extent possible, the same information as described above should be provided.

OHP recognizes that there may be times when no CEQA document is prepared and it is not possible to provide OHP with sufficient information on which to act prior to a lead agency's final action on a project. In such circumstances, and subject to OHP commenting criteria listed below, OHP may request that the lead agency provide additional time in which OHP may provide further comments. The closer the request is made to anticipated final action by a lead agency, though, the less likely it is that OHP will take any action.

OHP is also occasionally contacted by members of the public for advice and assistance with general CEQA questions not related to a specific project. OHP will attempt to respond to all written requests for advice and assistance with general CEQA questions within a timely manner. All requests should include the name and affiliation of the person making the request and contact information, including phone number, fax number, and email address. Please allow at least two weeks for OHP to respond.

The Office of Historic Preservation (OHP) may choose to comment on the CEQA compliance process for specific local government projects. OHP has commented on CEQA documents and advised lead agencies since the 1970s. However, it was not until the adoption of the California Register of Historical Resources regulations in 1992 and the 1998 amendments to CEQA that defined historical resources, that OHP initiated a specific CEQA program. Because OHP has no formal authority of local government agencies in California, this program is approached in a more informal manner than our commenting responsibilities under Section 106 of the National Historic Preservation Act or comments on state projects under Public Resources Code Section 5024.5, which pertains to State Owned Historic Properties.

For questions about CEQA and historic and cultural resources, please contact: Sean de Courcy, at (916) 445-7042 or at sean.decourcy@parks.ca.gov

CEQA Resources

- PRC Section 21083.2-21084.1
- CEQA Guidelines CCR Section 1500-15387
- Advocating for Historic Resources Under CEQA

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MEMORANDUM

DATE: January 28, 2021

TO: Charu Ahluwalia, Associate Planner, County of Santa Clara, Department of Planning and Development

FROM: Michael Hibma, M.A., AICP, Associate/Architectural Historian, LSA

SUBJECT: Supplemental Peer Review for the Center for Advanced Study in the Behavioral Sciences Administration Buildings Project, Leland Stanford Junior University, unincorporated Santa Clara County, California (LSA Project No. SNC2001)

This memorandum presents the results of a supplemental peer review of a California Register of Historical Resources (California Register) eligibility evaluation of the Center for Advanced Study in the Behavioral Sciences (CASBS) Administration Buildings Project (Project) on the campus of Leland Stanford Junior University in unincorporated Santa Clara County. LSA completed this peer review at the request of the Santa Clara County Department of Planning and Development (County) to assist the County in the Project's environmental review process. The analysis addressed the technical adequacy of the revised California Register evaluation of the CASBS District (District) and an updated Statement of Compatibility (SOC) prepared for the proposed new construction.

To prepare the supplemental analysis, County staff provided LSA with the following documentation:

- Department of Parks and Recreation 523 [DPR 523] form records. One form originally prepared January 23, 2017 and updated June 17, 2020, and an separate DPR record prepared in January 2021;
- Design and construction plans, and an
- Updated Stanford University-prepared SOC prepared January 8, 2021.

The DPR 523 form record containing the California Register evaluation was jointly prepared by Julie Cain, a Fremont-based historian and preservation planner; Laura Jones, Ph.D. Director of Heritage Services and University Archaeologist for Stanford University; Sapna Marfatia, Director of Architecture, Stanford University, and with further assistance from Lauren Conway, a doctoral candidate in archaeological conservation at the University of California, Los Angeles, and architecture graduate Naseem Baradaran Fallahkahir. Director Marfatia prepared the SOC document.

Michael Hibma, M.A., AICP, completed the analysis. Mr. Hibma is an architectural historian at LSA's Point Richmond office and has over 14 years of experience in cultural resources management. He holds an M.A. in History from California State University, Sacramento; meets the Secretary of the Interior's *Professional Qualifications Standards* as an architectural historian and historian (36 CFR Part 61); and is certified by the American Institute of Certified Planners (AICP #32009).

PART 1- PEER REVIEW

The purpose of this supplemental peer review is to (1) assess the methodology and conclusions of the District evaluation as documented in the DPR 523 form record and (2) render an opinion as to the evaluation's conformity with professional standards and practices of cultural resources management. Recommendations follow the peer review findings, as warranted.

Results

LSA finds the revised evaluation responsive to several principal issues raised and recommendations provided in the previous peer review. Examples include (but are not limited to) classifying the CASBS campus as a district, providing an expanded list of sources cited, including maps, scanned drawings and numerous photographs of current conditions, as well as reorganizing the DPR 523 form record according to official Office of Historic Preservation (OHP) guidance. LSA concurs with the conclusion that the CASBS complex appears eligible for inclusion in the California Register under Criterion 3 for its architectural qualities. However, the evaluation as currently presented continues to present insufficient information to ensure other potential themes and significance associations are adequately addressed.

While finding that CASBS is a historical resource for the purposes of CEQA, inadequately addressing other potential significant associations may result in an insufficient awareness of the CASBS's historical significance and will, therefore result in an insufficient understanding of which of the seven aspects of integrity are most important to conveying CASBSs historical significance. Which then in turn informs analysis of project-related impacts analysis to CASBS' character-defining features (National Park Service 1997:48-49).

LSA identified the following issues that should be resolved to strengthen the evaluation and meet OHP documentation standards.

1) *The portion of the DPR 523 form record documentation created in 2017 and included in the SOC submittal creates confusion, duplicate and unnecessary documentation, and would not follow OHP guidelines if submitted to the Northwest Information Center for processing.*

   As an attachment to the SOC, the revised DPR 523 form record currently contains two Primary forms and a Building, Structure, Object (BSO) record as part of an earlier DPR 523 form record of CASBS consisting of a Primary and BSO record that appears attached to the District-level documentation. In a January 27, 2021, conversation with County staff, LSA understands Stanford included the original CASBS DPR 523 form record prepared January 23, 2017, as part of the SOC package submitted for project review. The rationale for why Stanford chose this approach was not clear. Accordingly, items 2 – 6 of the peer review that follows focuses on the 74-page District record.

Recommendation: Provide a clear statement in the SOC Content page (or earlier) that explains why the Primary and BSO record prepared January 23, 2017 is included in the SOC submittal so to prevent unnecessary confusion. Alternatively, incorporation of relevant (and peer reviewed) information from the January 2017, DPR 523 form record onto the January 2021 District record would capture relevant description and historical context information of CASBS in one record.

2) *The District Record does not clearly identify contributing and non-contributing elements*.

The District Record (DPR 523D) prepared January 2021 does not provide a list of the District's contributing and non-contributing elements at line ***D3. Detailed Description.** OHP guidance states, "Identify each element by property type and indicate whether or not that element contributes to the historic significance of the historic context used to evaluate the district" (OHP 1995:16). The Primary Records of each built environment element do provide a Status Code in the header (i.e. "3CD" or "6Z"), which follows OHP guidance to classify contributing and noncontributing elements.[1] However, in addition, placing a list in the District Record provides the reader (who may not know where to look or have a copy of the Status Code key available) with this information in one place early in the record. A Status Code glossary is attached to this document.

Recommendation: Insert a list of contributing and non-contributing elements in line ***D3: Detailed Description.**

3) *The DPR 523 form record applies Stanford faculty significance to CASBS visiting scholars.*

Pages 13 and 14 of 74 of the DPR 523 form record contains a section titled "**Scholarship, Moral leadership and Public Service Context**." The discussion establishes a *de facto* significance to all Stanford faculty members via appointment as Professors and is therefore an ineffective basis to ascertaining notable relative significance. This section fails to link or make equal the qualities of Stanford faculty to CASBS Fellows and Visiting Scholars.

According to the CASBS webpage, "CASBS is a collaborative environment that fosters the serendipity arising from unexpected intellectual encounters. We believe that cross-disciplinary interactions lead to beneficial transformations in thinking and research. We seek fellows who will be influential with, and open to influence by, their colleagues in the diverse multidisciplinary cohort we assemble for a given year. No teaching or formal administrative responsibilities are required while serving as a CASBS Fellow.[2] It may be assumed that a similar level of professional excellence and ethnical leadership are required to merit a position as a CASBS Fellow, but this section does not make that clear.

Recommendation: Remove this context to prevent confusion or adapt the discussion using CASBS-sourced criteria to keep the discussion focused on CASBS and not its host university.

[1] *California Historical Resource Status Codes*, 2020. Source: https://ohp.parks.ca.gov/pages/1069/files/Resource-Status-Codes.pdf

[2] CASBS Fellowship webpage: https://casbs.stanford.edu/apply-casbs-fellowship

4) *The California Register evaluative criteria are misquoted*.[3]

LSA understands the evaluative criteria as currently presented in the DPR 523 from record mirror the implementing regulations for the California Register available via OHP.[4] Understandably, this can create some confusion as to exact wording. Care should be taken to accurately quote statutory language so to prevent confusion and perpetuating the use of misquoted language further along into the Project's environmental review process (e.g., staff reports and review board resolutions) and into future California Register evaluations prepared for future projects. It is LSA's opinion that in a typical CEQA project review process, such as this, the evaluative criteria stated in the code should prevail over criteria stated in the regulations, which are designed to be explanatory, interpretive, and user friendly to help apply the code in practice.

Each evaluative criterion language quoted from the HRE and DPR 523 form record is listed below followed by the statutory language found in the *CEQA Guidelines*.

1. The HRE and DPR 523 form record states Criterion 1 as "*Associated with events that have made a significant contribution to the broad patterns of local or regional history or the cultural heritage of California or the United States*."

   This does not follow the statutory language that reads, "*Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage*."

2. The HRE and DPR 523 form record states Criterion 2 as "*Associated with the lives of persons important to local, California or national history*."

   This does not follow the statutory language that reads, "*Is associated with the lives of persons important in our past*."

3. The HRE and DPR 523 form record states Criterion 3 as "*Embodies the distinctive characteristics of a type, period, or method of construction, or that represent* [sic] *the work of a master, or that possess* [sic] *high artistic values*."

   This does not follow the statutory language that reads, "*Embodies the distinctive characteristics of a type, period, regional, or method of construction, or represents the work of an important creative individual, or possesses high artistic values*."

4. The HRE and DPR 523 form record states Criterion 4 as "*Has yielded, or has the potential to yield, information important to the prehistory or history of the local area, California, or the nation*."

   This does not follow the statutory language that reads, "*Has yielded, or may be likely to yield, information important in prehistory or history.*"

Recommendation: Revise each criterion language to match language in the code.

[3] Per Section 5024.1(c)(1)(2)(3)(4) of the California Public Resources Code and Section 15064.5(a)(3)(A)(B)(C)(D) of the California Code of Regulations.

[4] Source: http://ohp.parks.ca.gov/?page_id=21238.

5) *The California Register Criterion 1 evaluation remains inadequate*.

Association with events are based on a singular event "such as the founding of a town, or with a pattern of events repeated activities, or historic trends, such as the gradual rise of a port city's prominence in trade and commerce. The event of trends, however, must clearly be important within the associated context: settlement, in the case of a town, or development of a maritime economy, in the case of the port city."[5]

During the July 2, 2020, pedestrian survey, a Stanford University representative stated that the CASBS complex was the first behavioral science center on the West Coast and the first in the world to operate independent of its host university.[6] CASBS pioneered a semi-communal setting that required visiting scholars and scientists to share meals and engage in group activities and social functions to nurture cross-disciplinary collaboration in a relaxed environment. The representative also stated that the CASBS complex was a pioneering behavioral science research institution whose general approach was replicated worldwide. This would seem to align CASBS with an association with a pattern of events, i.e., the development of behavioral science in the western United States via an independent collaborative environment.

Today, CASBS offers scholars specializing in the "core social and behavioral sciences (anthropology, economics, history, political science, psychology, and sociology) but also the humanities, education, linguistics, communications, and the biological, natural, health, and computer sciences" the opportunity to collaborate and conduct independent study to further knowledge in the their fields of study. Given the apparently pioneering role of CASBS in the field of behavioral science, it appears that associative themes related to Anthropology, Consumer Science, Communications, Education, Psychology, Health/Medicine, Science, Social History, Public Relations, or possible others, should be considered in the context of its development, at least peripherally. The SOC prepared by Stanford states that CASBS is a "leading incubator of human-centered knowledge. CASBS facilitates collaborations across academia, policy, industry, civil society and government to collectively design a better future" where scholars "wrestle with this century's greatest challenges" (SOC page 7). The Criterion 1 evaluation in the DPR 523 form record remains silent on this context and provides an abrupt and conclusory statement of non-eligibility under Criterion 1.

Recommendation: The evaluation should provide a more robust presentation of relevant historical context and provide additional analysis under Criterion 1 to bolster findings. This information may come from previously prepared studies; however, the record should contain sufficient evidence-based narrative from other sources to inform readers and decision makers.

[5] National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. National Park Service 1997: page 12. Source: https://www.nps.gov/subjects/nationalregister/upload/NRB-15_web508.pdf.

[6] During the 7/2/2020 site visit, the CASBS staff member indicated that CASBS is now formally a part of Stanford University and is no longer an independent entity.

Additional supplemental research may be required. Sources that may contain information about CASBS include (but are not limited to):

CASBS history: https://casbs.stanford.edu/about/history

CASBS timeline: https://casbs.stanford.edu/about/about-us#timeline

CASBS directorships: https://casbs.stanford.edu/about/leadership-history

6) *The Location Map scale is too large and presents excessive and irrelevant environmental information.*

The DPR 523 Location Map of the CASBS District is a scanned copy of the entire 1997 edition of the *Palo Alto, Calif.* 7.5 minute topographic quadrangle. This map depicts an excessive amount environmental information that includes neighboring cities and neighboring San Mateo County. The CASBS campus and immediate environs under evaluation are lost and nearly indistinguishable. Moreover, the call-out arrow and text is in bold and nearly illegible.

Recommendation: Revise the Location Map. Crop out excess and irrelevant information to focus on the resource and its environmental setting (include a scale bar and north arrow). The revised map should clearly depict the proposed CASBS District boundary to assist readers in properly locating this resource and to correspond with OHP guidance to "Accurately plot the shape and location of the resource."[7]

7) *The DPR 523 form record does not consider properties that have achieved significance in the last 50 years (California Register of Historical Resources, Special Consideration 2*.

As this evaluation is using the evaluative criteria of the California Register, it should use the following Special Consideration to consider possible associations with significant events, individuals that are associated with CASBS within recent history (quoted below) as afforded in the statue as appropriate.

(2) Historical resources achieving significance within the past fifty (50) years. In order to understand the historic importance of a resource, sufficient time must have passed to obtain a scholarly perspective on the events or individuals associated with the resource. A resource less than fifty (50) years old may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance.

Recommendation: Analyze whether or not CASBS appears eligible under Special Consideration 2 for significance associations in recent history.[8] There should be a high level of certainty that other significant associations *would not* be salient to the evaluation.

[7] USGS topo maps available online: https://livingatlas.arcgis.com/topoexplorer/index.html; ibid. page 5.

[8] Sources: https://govt.westlaw.com/calregs/Document/IFFC7DA00D48511DEBC02831C6D6C108E?originationContext=document&transitionType=StatuteNavigator&needToInjectTerms=False&viewType=FullText&contextData=%28sc.Default%29 and https://ohp.parks.ca.gov/pages/1054/files/ts06ca.pdf.

PART 2 – STATEMENT OF COMPATIBILITY ASSESSMENT

LSA reviewed the updated Statement of Compatibility (SOC) prepared by Stanford on January 8, 2021. The purpose of the review was to (1) assess the degree to which the conclusions of the SOC conform to *the Secretary of the Interior's Standards for the Treatment of Historic Properties*[9] (Secretary's Standards) with respect to compatibility with the CASBS campus, an identified historical resource; and (2) identify whether or not potential impacts to CASBS would be reduced to a level of less than significant.

This section solely assesses the compatibility assessment's conformity with the Secretary's Standards. It does not itself constitute a new or separate Secretary's Standards analysis.

Results

Based on a review of the updated SOC, LSA concurs with the conclusion in the SOC that the proposed Project conforms to the Secretary's Standards and would result in a less-than-significant impact to historical resources near the Project site is adequately supported – provided that the evaluative findings in an accompanying DPR 523 form record reflect other potential associations with CASBS and important events (or pattern of events) and important persons are addressed.

Attachment: *California Historical Resource Status Codes*. Office of Historic Preservation, 2020.

[9] Source: https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf

California Historical Resource Status Codes

Current as of 3/1/2020

1. Listed in the National Register (NR) or the California Register (CR):

1D: Contributor to a multi-component resource like a district listed in the NR by the Keeper. Listed in the CR.

1S: Individually listed in the NR by the Keeper. Listed in the CR.

1CD: Contributor to a multi-component resource listed in the CR by the State Historical Resources Commission (SHRC).

1CS: Individually listed in the CR by the SHRC.

1CL: State Historical Landmark (CHL) numbered 770 and above, or an earlier CHL reheard by the SHRC and determined that it also meets CR criteria. Listed in the CR.

1CP: State Point of Historical Interest (CPHI) nominated since 1998 that the SHRC also found CR eligible, or an earlier CPHI reheard by the SHRC and determined that it also meets CR criteria. Listed in the CR.

2. Determined Eligible for Listing in National (NR) or California (CR) Registers:

2B: Determined eligible for NR both individually and as a contributor to a NR eligible multi-component resource like a district in a federal regulatory process. Listed in the CR.

2D: Contributor to a multi-component resource determined eligible for NR by the Keeper. Listed in the CR.

2D2: Contributor to a multi-component resource determined eligible for NR by consensus through Section 106 process. Listed in the CR.

2D3: Contributor to a multi-component resource determined eligible for NR by Part 1 Tax Certification. Listed in the CR.

2D4: Contributor to a multi-component resource determined eligible for NR pursuant to Section 106 without review by the State Historic Preservation Office (SHPO). Listed in the CR.

2S: Individually determined eligible for NR by the Keeper. Listed in the CR.

2S2: Individually determined eligible for NR by consensus through Section 106 process. Listed in the CR.

2S3: Individually determined eligible for NR by Part 1 Tax Certification. Listed in the CR.

2S4: Individually determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.

2CB: Determined eligible for CR both individually and as a contributor to a CR eligible multi-component resource by the State Historical Resources Commission (SHRC).

2CD: Contributor to a multi-component resource determined eligible for CR by the SHRC.

2CS: Individually determined eligible for CR by the SHRC.

3. Appears Eligible for National (NR) or California (CR) Registers:

3B: Appears eligible for NR both individually and as a contributor to a NR eligible multi-component resource like a district through survey evaluation.

3D: Appears eligible for NR as a contributor to a NR eligible multi-component resource through survey evaluation.

3S: Appears eligible for NR individually through survey evaluation.

3CB: Appears eligible for CR both individually and as a contributor to a CR eligible multi-component resource through survey evaluation.

3CD: Appears eligible for CR as a contributor to a CR eligible multi-component resource through survey evaluation.

3CS: Appears eligible for CR individually through survey evaluation.

4. Appears Eligible for National Register or as State Historical Landmark through PRC§ 5024:

4CM: State agency owned resource added to Master List - appears to meet criterion.

5. Recognized as Historically Significant by Local Government:

5B: Locally significant both individually (listed, eligible, or appears eligible) and as contributor to a multi-component resource like a district that is locally listed, designated, determined eligible, or appears eligible through survey evaluation.

5D1: Contributor to a multi-component resource that is listed or designated locally.

5D2: Contributor to a multi-component resource that is eligible for local listing or designation.

5D3: Appears to be a contributor to a multi-component resource that appears eligible for local listing or designation.

5S1: Individually listed or designated locally.

5S2: Individually eligible for local listing or designation.

5S3: Appears to be individually eligible for local listing or designation through survey evaluation.

6. Not Eligible for or Removed from Listing or Designation as Specified:

6J: State Historic Landmark (CHL) or State Point of Historical Interest (CPHI) determined ineligible for or removed by the State Historical Resources Commission (SHRC).

6L: Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.

6R: Resource listed more than once on the National Register (NR) that has had some, but not all listings removed by the Keeper. Still NR listed.

6T: Determined ineligible for NR through Part 1 Tax Certification process.

6U: Determined ineligible for NR pursuant to Section 106 without review by Office of Historic Preservation (OHP).

6W: Removed from NR by the Keeper.

6X: Determined ineligible for NR by the SHRC or the Keeper.

6Y: Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or local listing.

6Z: Found ineligible for NR, CR or local designation through survey evaluation.

6CR: Resource listed more than once on the California Register (CR) that has had some, but not all listings removed by the SHRC. Still CR listed.

6CW: Removed from CR by the SHRC.

6CX: Determined ineligible for CR by the SHRC.

6WM: Removed from Master List because no longer state owned.

6XM: Removed from Master List because of historic feature loss or further evaluation.

6YM: State agency owned resource determined ineligible for Master List.

7. Not Evaluated, or Needs Re-evaluation for National (NR) or California (CR) Registers:

7J: Received by Office of Historic Preservation (OHP) for evaluation or action but not yet evaluated.

7K: Submitted to OHP for action but not reevaluated.

7L: State Historical Landmarks 1 through 769 that does not meet CR criteria.

7M: Submitted to OHP but not evaluated - referred to National Park Service.

7N: Needs to be reevaluated - formerly coded as may become NR eligible with specific conditions.

7N1: Needs to be reevaluated (former status code 4) - may become NR eligible with restoration or other specific conditions.

7P: State Point of Historical Interest that does not meet CR criteria.

7R: Identified in Reconnaissance Level Survey or in an Area of Potential Effect (APE): Not evaluated.

7W: Submitted to OHP for action – withdrawn or inactive.

LSA

CARLSBAD
FRESNO
IRVINE
LOS ANGELES
PALM SPRINGS
POINT RICHMOND
RIVERSIDE
ROSEVILLE
SAN LUIS OBISPO

MEMORANDUM

DATE: April 16, 2021

TO: Charu Ahluwalia, Associate Planner, County of Santa Clara, Department of Planning and Development

FROM: Michael Hibma, M.A., AICP, Associate/Architectural Historian, LSA

SUBJECT: Second Supplemental Peer Review for the Center for Advanced Study in the Behavioral Sciences Administration Buildings Project, Leland Stanford Junior University, unincorporated Santa Clara County, California (LSA Project No. SNC2001)

This memorandum presents the results of a second supplemental – and final – peer review of a California Register of Historical Resources (California Register) eligibility evaluation of the Center for Advanced Study in the Behavioral Sciences (CASBS) Administration Buildings Project (Project) on the campus of Leland Stanford Junior University in unincorporated Santa Clara County. LSA completed this peer review at the request of the Santa Clara County Department of Planning and Development (County) to assist the County in the Project's environmental review process. The analysis addressed the technical adequacy of the revised California Register evaluation of the CASBS District (District) and an updated Statement of Compatibility (SOC) prepared for the proposed new construction.

To prepare the second supplemental analysis, County staff provided LSA with the following documentation:

- Department of Parks and Recreation 523 [DPR 523] form records of the Center for Advanced Study in the Behavioral Science. One form originally prepared January 23, 2017 and updated June 17, 2020, and an separate DPR record prepared in January 2021; and an
- Updated Stanford University-prepared SOC prepared April 6, 2021.

The DPR 523 form record containing the California Register evaluation was jointly prepared by architecture graduate Naseem Baradaran Fallahkahir; Lauren Conway, a doctoral candidate in archaeological conservation at the University of California, Los Angeles; Laura Jones, Ph.D. Director of Heritage Services and University Archaeologist for Stanford University; and Sapna Marfatia, Director of Architecture, Stanford University. Director Marfatia prepared the SOC document.

Michael Hibma, M.A., AICP, completed the analysis. Mr. Hibma is an architectural historian at LSA's Point Richmond office and has over 14 years of experience in cultural resources management. He holds an M.A. in History from California State University, Sacramento; meets the Secretary of the Interior's *Professional Qualifications Standards* as an architectural historian and historian (36 CFR Part 61); and is certified by the American Institute of Certified Planners (AICP #32009).

PART 1- PEER REVIEW

The purpose of this supplemental peer review is to (1) assess the methodology and conclusions of the CASBS District (District) evaluation as documented in the DPR 523 form record and (2) render an opinion as to the evaluation's conformity with professional standards and practices of cultural resources management.

Results

LSA finds the revised evaluation responsive to issues raised and recommendations provided in the previous peer review. The revised evaluation methodology follows accepted professional standards for evaluating cultural resources for historical significance, and is presented in a DPR 523 from record formatted according to official Office of Historic Preservation (OHP) guidance. The evaluation is thorough and uses historical and architectural lines of evidence to support the finding of eligibility under Criterion 3 of the California Register for its architectural qualities. The liberal use of scanned images of original plans and use of site photographs is especially useful and appreciated. LSA concurs with the conclusion that the CASBS District is eligible for inclusion in the California Register and is, therefore a historical resource for the purposes of CEQA.

In reviewing the DPR 523 form record of the District, LSA identified the following items of minor importance, that if addressed would clarify pagination and remove confusing wording.

1) *The revised DPR523 from record contains numerous grammar and pagination errors.*

   The DPR 523 from record has numerous grammatical errors, instances of awkward phrasing, and internal pagination references that are incorrect. Reading the sections aloud will reveal most errors. A few examples include:

   Page 41 of 76; third sentence:

   "*Overall, the west elevation is composed of a glass and metal exterior wall with white pitched room and skylights interspersed with wood siding*."

   What is a white-pitched room?

   Page 48 or 76; section P3, sixth sentence:

   "*If <u>you step back you from</u> the building to see the whole façade, you can see seventeen square skylights that bring light to each individual study room*."

   On the same page, (48 of 76) there is the following in parentheses:

   "(*continued on pg 48*)"

   The reference for the reader that the discussion continues on the same page is confusing. This is but one example of a pattern that begins on page 29 of 76 and repeats on all subsequent Primary forms.

   <u>Recommendation:</u> A technical editor should review the draft DPR 523 form record for readability and clarity.

STANFORD UNIVERSITY
DEPARTMENT OF PROJECT MANAGEMENT
LAND, BUILDINGS AND REAL ESTATE

January 12, 2021

Ms. Charu Ahluwalia
County of Santa Clara
Department of Planning and Development
County Government Center, East Wing
70 West Hedding Street
San Jose, CA 94110-1705

Re: Architecture and Site Approval (ASA) – Collaboration Building Project in the Center for Advanced Study in the Behavioral Sciences (CASBS) Complex
File number PLN20-048

Dear Ms. Ahluwalia,

I am responding to your letter dated 7/24/2020 regarding the referenced submittal.

The updated Statement of Compatibility, DPR Form, and drawings are provided with the CASBS ASA resubmittal. Below is a summary of responses to LSA's peer review comments; detail can be found in the attachments.

Part 1 – DPR 523 Form Record

1. The revised *Center for Advanced Study in the Behavioral Sciences (CASBS) evaluation – January 2021* provides the historical context of the CASBS complex and the former Charles G. Lathrop Estate. It also discusses all 4 California Register criteria including Criteria 1&2 development of CASBS, its institutional purpose or mission, and potential association with numerous award-winning scholars, intellectuals, and social scientists who made use of the institution.
2. The evaluation addresses whether the CASBS complex constitutes a district. It also discusses landscape architect Thomas Church and his role in designing the landscaped areas within the CASBS complex.
3. The evaluation assesses the architectural context of CASBS and explains, using other examples, why or why it is not a representative specimen of the style.
4. The evaluation addresses the contributions of Wurster + Bernardi & Emmons as well as Thomas Church in the respective fields of architecture and landscape architecture, and their role in the original development of CASBS.
5. The evaluation documents notable alterations to the CASBS complex and associated secondary buildings. It includes an assessment of the effects of such changes of physical integrity of materials, workmanship, and design.
6. The evaluation is consistent with themes that inform the context.
7. The evaluation covers potential associations with important events and people in recent history.

8. The submitted DPR has been completely revised and reformatted to include all required information.

Part 2 – Statement of Compatibility (SOC)

1. The revised SOC discusses impacts to the CASBS complex utilizing the Secretary's Standards for Rehabilitation.
2. The SOC includes all 10 Secretary of Interior Standards for Rehabilitation.
3. The SOC discusses the new building siting and explains how it "mirrors the placement of Building Seven in relationship to the Main Building. Staggering the footprint corresponds to the original informal design. Alternatively, a more thorough presentation of the historical mission of CASBS in the evaluation and the reasoning as to why the buildings were sited where they were may properly contextualize and inform arguments supporting siting of the proposed construction." Since the corten metal cladding was deemed not compatible, the design has been altered to use of wood siding (see Drawings sheet A3.01).

If you have additional comments or questions, please don't hesitate to call.

Stacey Yuen | Project Manager
Stanford University
Land, Buildings, and Real Estate
340 Bonair Siding
Stanford, CA 94305

CC:
Paul Forti
Karen Hong

Attached:
CASBS Statement of Compatibility
CASBS SOC Attachments (including DPR)
CASBS Drawings Rev2

STANFORD UNIVERSITY
LAND, BUILDINGS AND REAL ESTATE

April 6, 2021

Ms. Charu Ahluwalia
Department of Planning and Development
70 West Hedding Street, 7th Floor, East Wing
San Jose, CA 95110

Re: Response to PLN20-048 Incomplete Letter dated February 10, 2021

Dear Ms. Ahluwalia,

This response letter addresses the peer review memo provided by LSA Associates, Inc. (LSA) on January 28, 2021 to County Planning, which was included in the County's incomplete letter dated February 10, 2021. Attached to this response letter is the revised Statement of Compatibility (SOC) for the CASBS project; the DPR 523 form is Attachment 1 of the SOC.

Below are our responses to the specific comments made by LSA:

Part 1 – Peer Review

1) **The portion of the DPR 523 form record documentation created in 2017 and included in the SOC submittal creates confusion, duplicate and unnecessary documentation, and would not follow OHP guidelines if submitted to the Northwest Information Center for processing.**

Response: The list of character-defining features identified in the January 23, 2017 DPR 523 form have been incorporated into the April 2021 District Record Pages 21-22 (recorded January 2021 resubmitted April 2021), such that all of the relevant (and peer reviewed) information is included within the single document. Correspondingly, the April 2021 resubmitted SOC content page has been updated to reflect that the Primary and Building, Structure, Object (BSO) record prepared January 23, 2017 has been removed.

2) **The District Record does not clearly identify contributing and non-contributing elements.**

Response: We have included a list of contributing and non-contributing elements in the "D3 – Detailed Description" section. Please see DPR Page 3.

3) **The DPR 523 form record applies Stanford faculty significance to CASBS visiting scholars.**

Response: Stanford has removed this context to prevent confusion and to adapt the discussion to focus on visiting fellows at CASBS and not on Stanford University faculty. Please see DPR Page 13, where it has been removed.

4) **California Register evaluative criteria are misquoted.**

Response: All of the language on the four criteria has been revised to match the language in the code. See DPR Pages 19, 20, 21, and 23.

5) **The California Register Criterion 1 evaluation remains inadequate.**

Response: Because the evaluation in District Record concludes that the building potentially eligible under Criterion 3, it is our understanding that it is not a technical requirement that there also be a lengthy discussion of the other three criteria.

The Office of Historical Preservation only requires that a property meet one criterion of significance to be eligible for nomination to the California Register of Historical Resources.
Their technical assistance bulletin on eligibility criteria states that "an historical resource must be significant at the local, state, or national level, under one or more of the following four criteria..." (emphasis added; Source: https://ohp.parks.ca.gov/pages/1056/files/07_TAB%207%20How%20To%20Nominate%20A%20Property%20to%20California%20Register.pdf)

Santa Clara County's code for Landmark Designation also only requires that a property meet one criterion of significance to be eligible for Landmark Designation.

The Designation Criteria for County Landmarks (Santa Clara County Code Section C17-5), states "meets one or more of the following criteria of significance". (emphasis added; Source: https://library.municode.com/ca/santa_clara_county/codes/code_of_ordinances?nodeId=TITCCODELAUS_DIVC17HIPR_ARTIILADE_SC17-5DECR)

Nevertheless, we have expanded the analysis of Criterion 1 as requested. Please see DPR Page 20 for the following added points under Criterion 1 to bolster the findings:

- While CASBS was atypical for being organizationally independent from its host university, this is not a unique situation nor a particularly early occurrence.
- A review of scholarly literature found that the Center was not the flagship of its type of institution, and its impact was diffused because of shifting and eclectic priorities.
- No significant contribution to history was identified related to the founding of CASBS or other events associated with the Center and therefore the property does not appear eligible for listing under Criterion 1.

6) **The Location Map scale is too large and presents excessive and irrelevant environmental information.**

Response: Please see DPR Page 2 for updated location map.

7) **The DPR 523 form record does not consider properties that have achieved significance in the last 50 years (California Register of Historical Resources, Special Consideration 2.**

Response: As explained above, because we have found the building potentially eligible under Criterion 3, it is our understanding that a detailed discussion of Criterion 2 is not a technical requirement.

Nevertheless, we have expanded the analysis of Criterion 2 and Special Consideration 2 as requested. Please see DPR Pages 20-21 and 23-25 for the following added points under Criterion 2 to bolster the findings:

- The threshold for a significant association with CASBS is the strength of relationship between a visiting fellow's award-winning project and their time at CASBS. A list of over 2,800 names of visiting fellows that had visited the Center was compared to Nobel and Pulitzer prize winners, and refined to those who are no longer living, to arrive at a list of 14 individuals associated with research more than 50 years ago. The discussion analyzes the one case where there was a direct connection identified linking the prize-winning work of Erik Erikson to his time at the Center. However, we found a stronger association between sites in Massachusetts than at the CASBS location.
- A section titled "Special Criteria Consideration 2" was included for association with persons and events that took place in the more recent past at CASBS. We found no link between the important work done by these scholars and the facilities at CASBS. Each of them had an academic home elsewhere where they spent much more time and research efforts.
- Therefore, under both of these considerations, we did not find CASBS to appear eligible for significant associations under Criterion 2 or Special Criteria Consideration 2.

Part 2 – Statement of Compatibility

Response: See response to Part 1 Comment 1.

Thank you for your time.

Respectfully submitted,

Paul Forti
Department of Project Management
Stanford University Land, Buildings and Real Estate
340 Bonair Siding
Stanford, CA 94305

CC:
Stacey Yuen
Karen Hong

Attachments:
Updated Statement of Compatibility (including DPR as Attachment #1)

Attachment H

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*