



CASTILLEJA SCHOOL

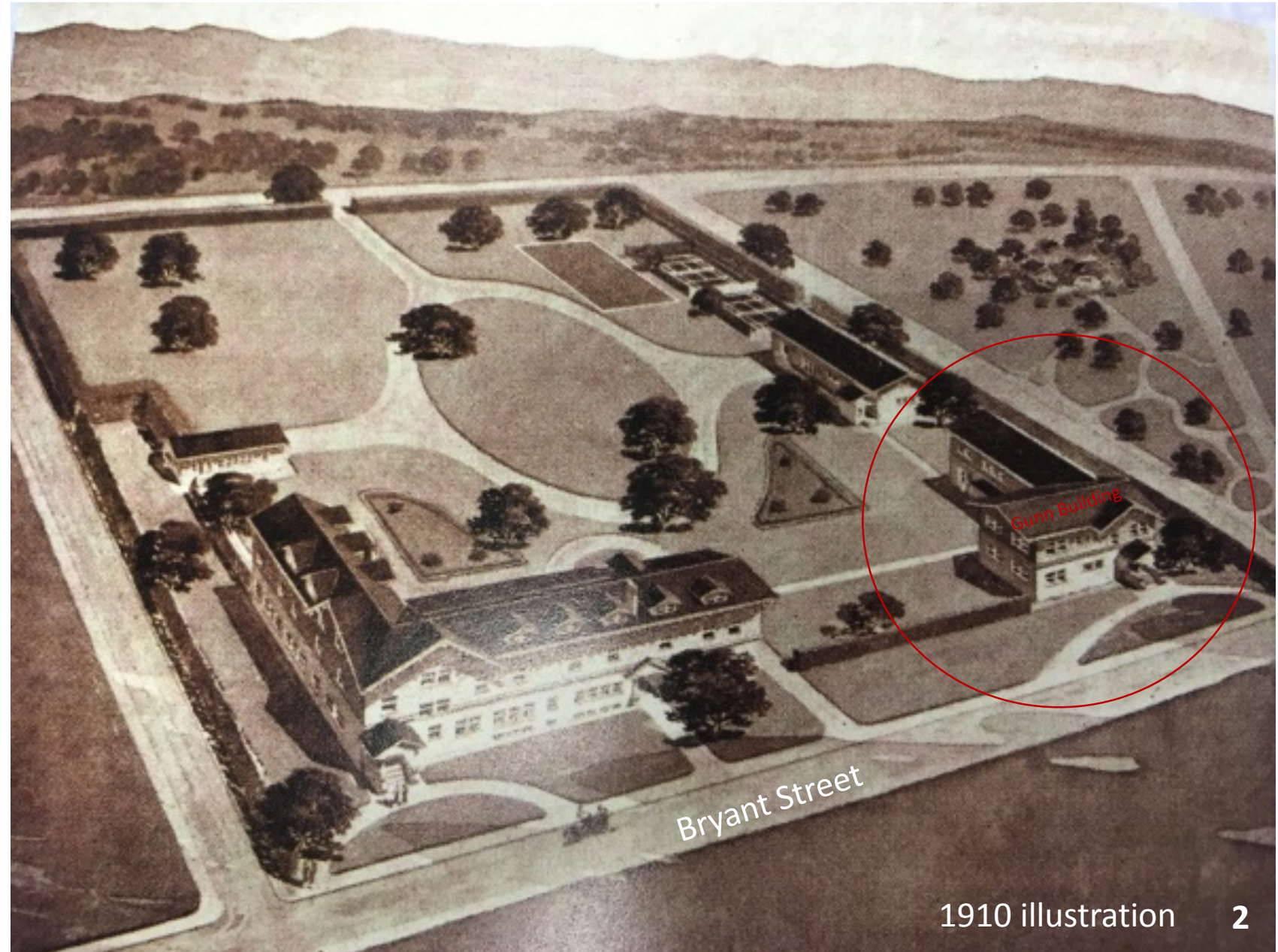
Historic
Resources
Board

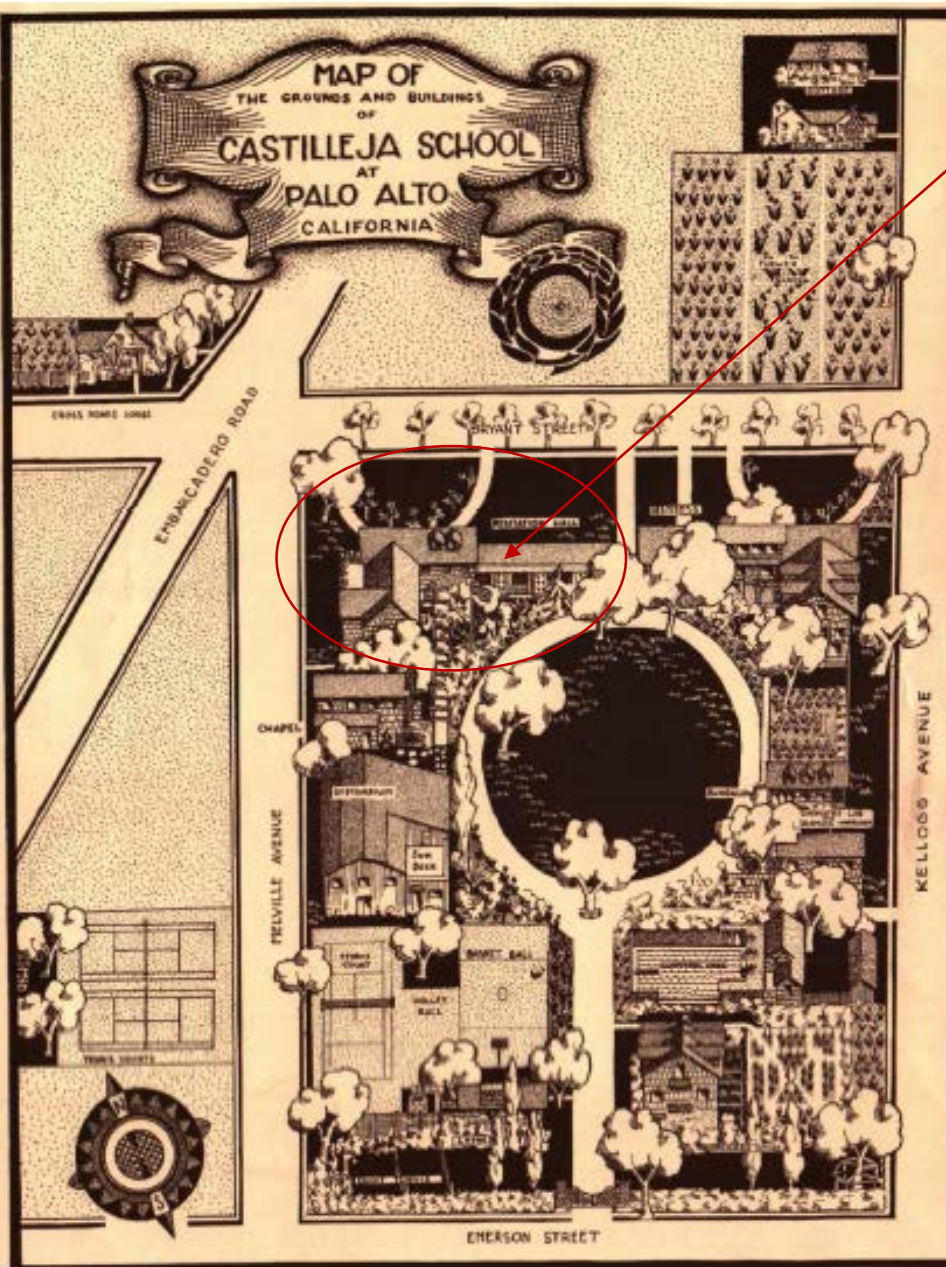
SEPTEMBER 24, 2020 HRB

www.cityofpaloalto.org/castilleja

PURPOSE OF TODAY'S HEARING

- Applicant presentation
- Public testimony
- Comment on Gunn Bldg alterations, provide input on draft AR finding 2b and suggest draft condition (e.g. HRB subcommittee final review of Gunn Bldg details)
- Review FEIR responses to comments, leading to Council certification





Note: 1934 illustration shows a one-story building attached to Gunn

FINAL EIR

- Final EIR/Revised Draft EIR addresses DEIR comments and updated information
- Page references are in HRB staff report
 - Lockey house
 - Potential for historic district
 - Master Response 9 (2-116 to 2-122)
 - Responses to HRB meeting comments (3-972 to 3-975)
 - Response to HRB requests (Chapter 6, 6-11, 6-12, 6-21, 6-22)

GUNN BUILDING CATEGORY 3

Historic Resources Inventory Category 3

- "Contributing building" - Any building or group of buildings which are good local examples of architectural styles and which relate to the character of a neighborhood grouping in scale, materials, proportion or other factors.
- ***A contributing building may have had extensive or permanent changes made to the original design, such as inappropriate additions, extensive removal of architectural details, or wooden facades resurfaced in asbestos or stucco.***



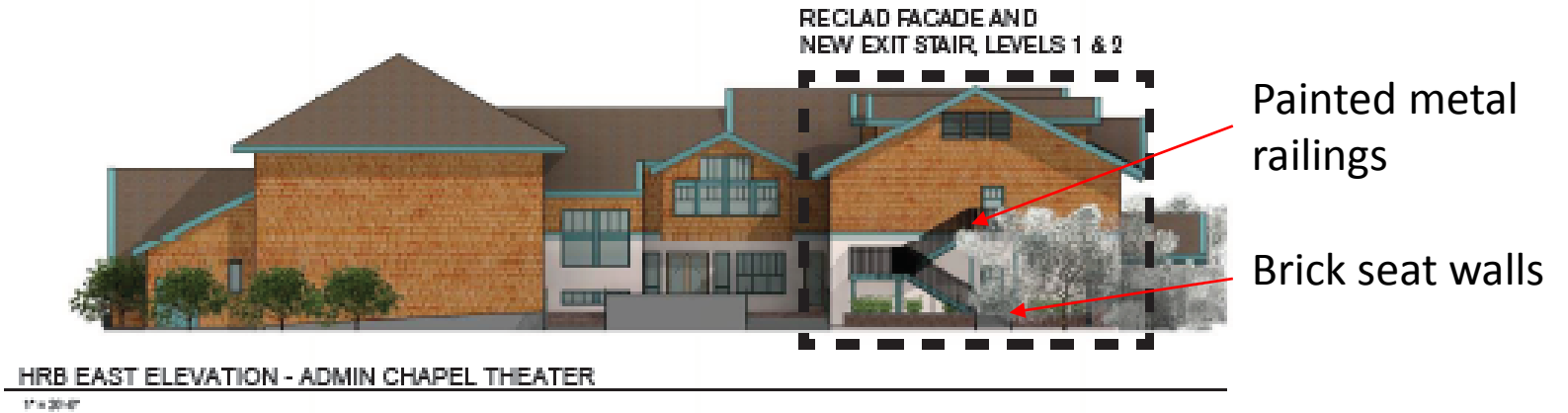
GUNN BUILDING ALTERATIONS

- (1) **EIR:** No adverse effects to Gunn Building's historic significance and integrity
- (2) **Code:** HRB review not required for Inventory Cat 3 buildings outside Downtown and historic districts
- (3) **HRB input:** Enabled with the CEQA process related to discretionary Architectural Review, Finding 2b



City's webpage has links to reports, minutes, and presentations www.cityofpaloalto.org/Castilleja

GUNN MATERIALS AND DOOR PLACEMENTS



HRB EAST ELEVATION - ADMIN CHAPEL THEATER
12/14/2017

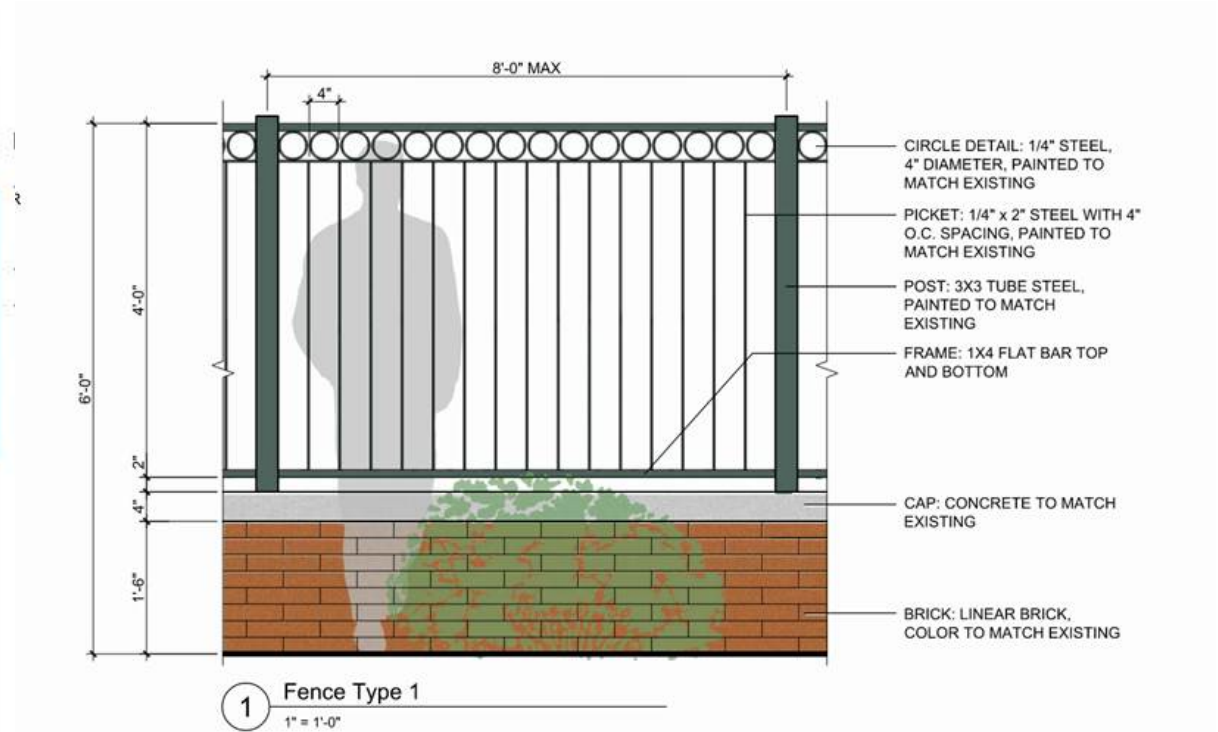
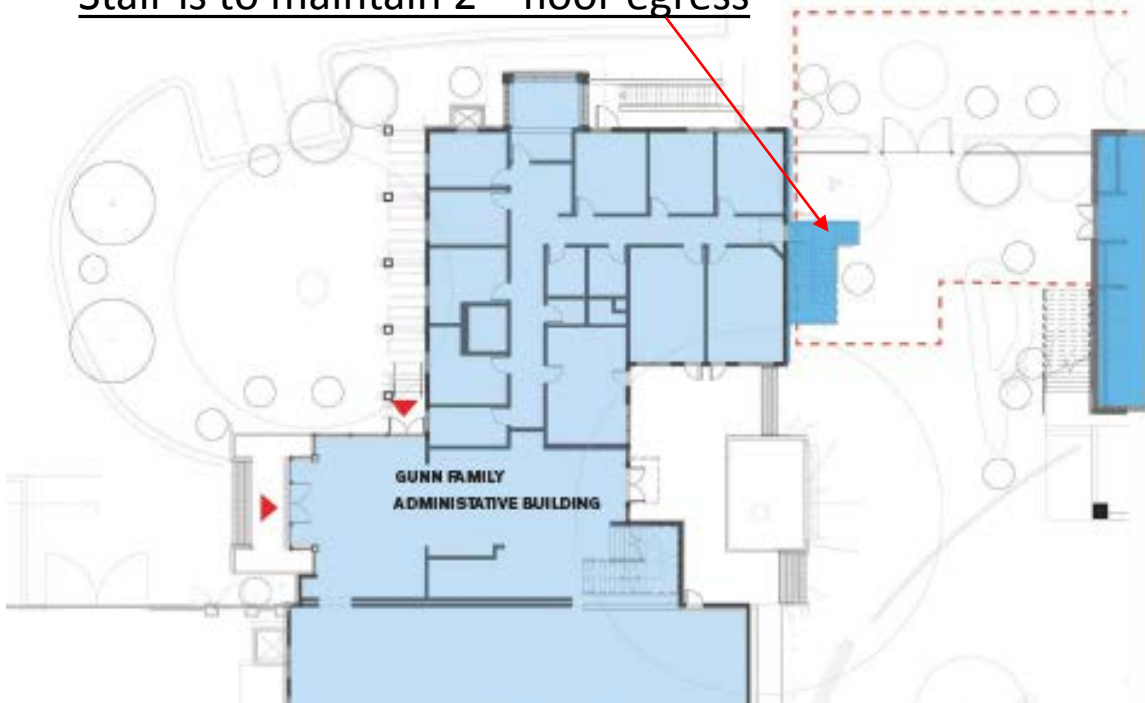
- Frame doors with wood trim to match the existing window trim
- Doors in existing locations
- 2nd floor door has existed since the 1960s



1910

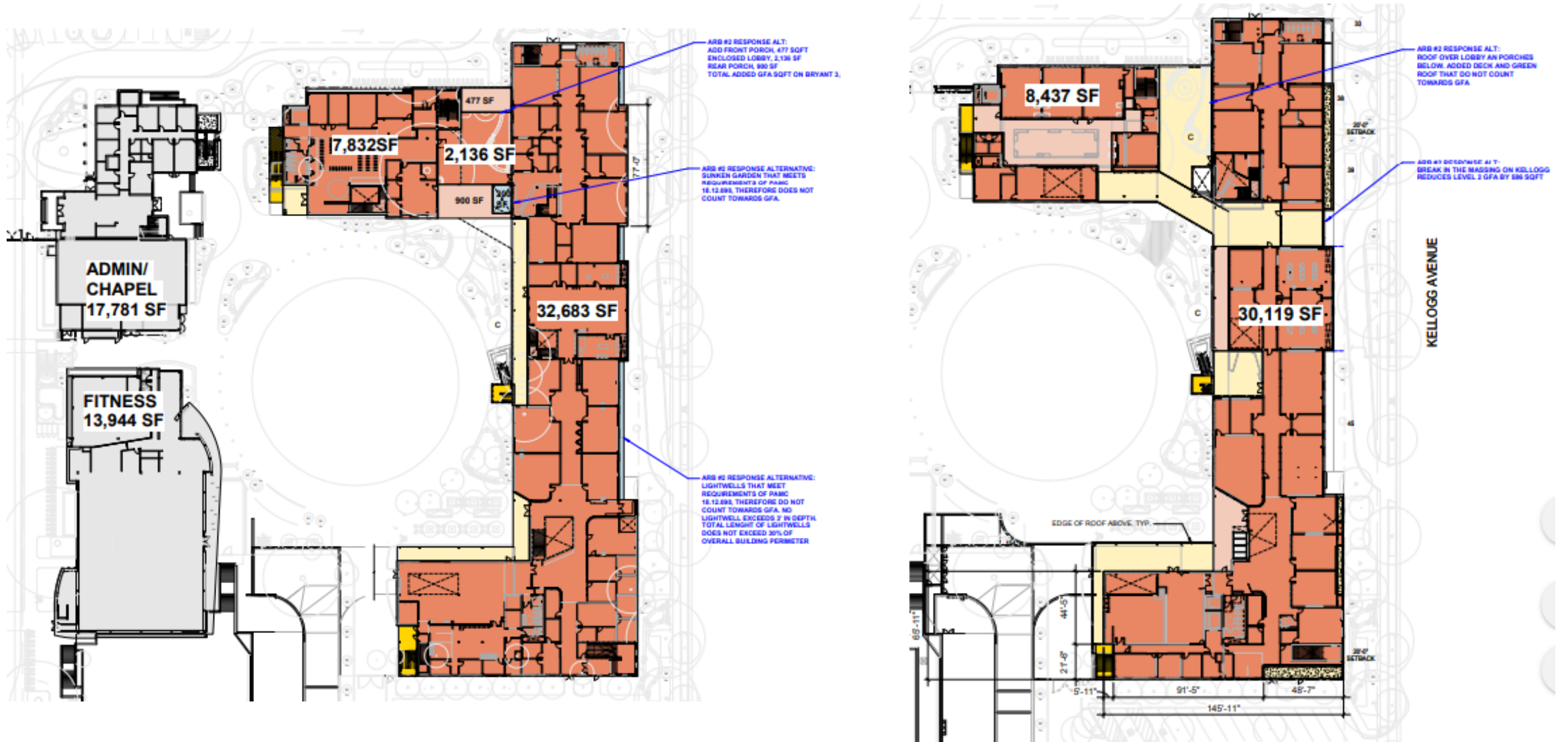
GUNN BUILDING CONTEXT

Stair is to maintain 2nd floor egress

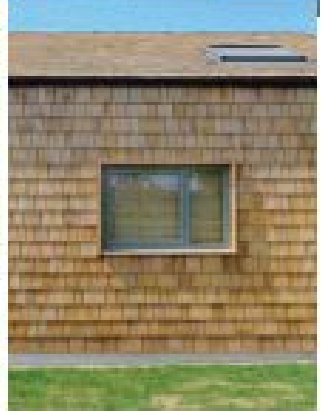
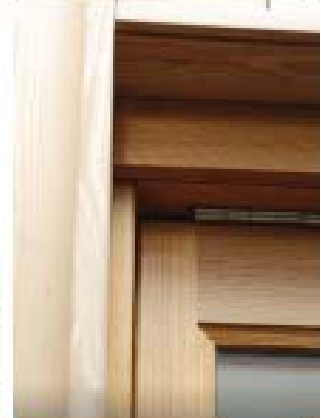
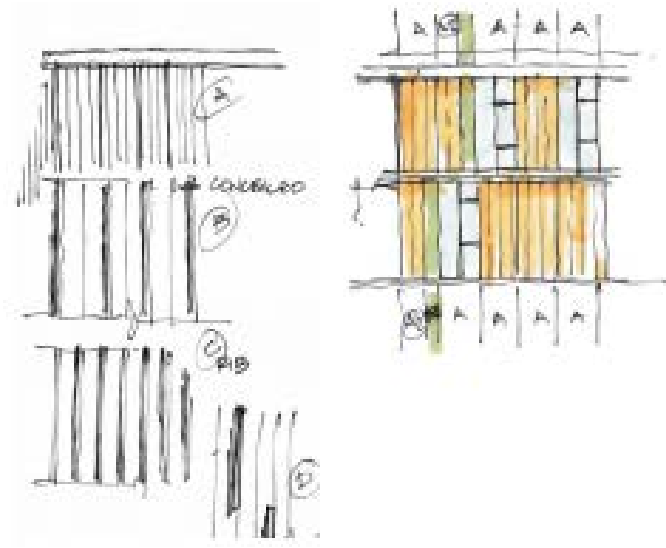
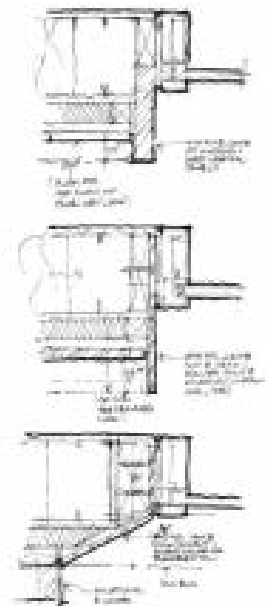


Updated Bryant Elevation

ACADEMIC BUILDING REVISIONS



MATERIAL DETAILS & CRAFT



TILE OPTIONS

WINDOW TRIM DETAIL OPTIONS

BOARD AND BATTEN PATTERN STUDY



Kellogg Façade now modified to break up mass roofline, and plate height

ARCHITECTURAL REVIEW FINDING 2(b)

The project retains and improves the existing Historic Resource Category 3 resource, the Gunn Administration Building, in a way that demonstrates compliance with the Secretary of the Interior Standards for Rehabilitation by:

- **Separating Gunn Building** from the Rhoades building to be demolished;
- **Refinishing the exterior wall** on the eastern façade with differentiated stucco on the first floor and wood shingles on the second floor, **consistent with the existing building materials and finishes and matching the existing exterior finishes in material, color and dimension** (*the refinishing plans would not alter the building dimensions*);
- **Adding new doors** on the first and second floors and constructing new exterior stairs (with Condition for modifications to Option 1 retaining door proposal but capturing some of Option 2's railing features – with review of final details for egress stairway to be reviewed by HRB subcommittee) to provide access to the second floor (*wood trim to match existing window trim*);
- **Maintaining and preserving distinctive finishes and character-defining features**, including its stucco- and shingle-clad exterior walls, wood shingle roofing, and Craftsman style features;
- **Enabling, upon project implementation, the Administration Center to continue to convey its distinctive features, finishes, construction techniques, and examples of fine craftsmanship.**

LOCKEY HOUSE 1263 EMERSON ca 1912



PROJECT ALTERNATIVE EMERSON STREET VIEW
1235 EMERSON-EXISTING RESIDENCE TO REMAIN



PROJECT ALTERNATIVE EMERSON STREET VIEW
1263 EMERSON-EXISTING RESIDENCE TO REMAIN

Castilleja's Emerson
houses to remain

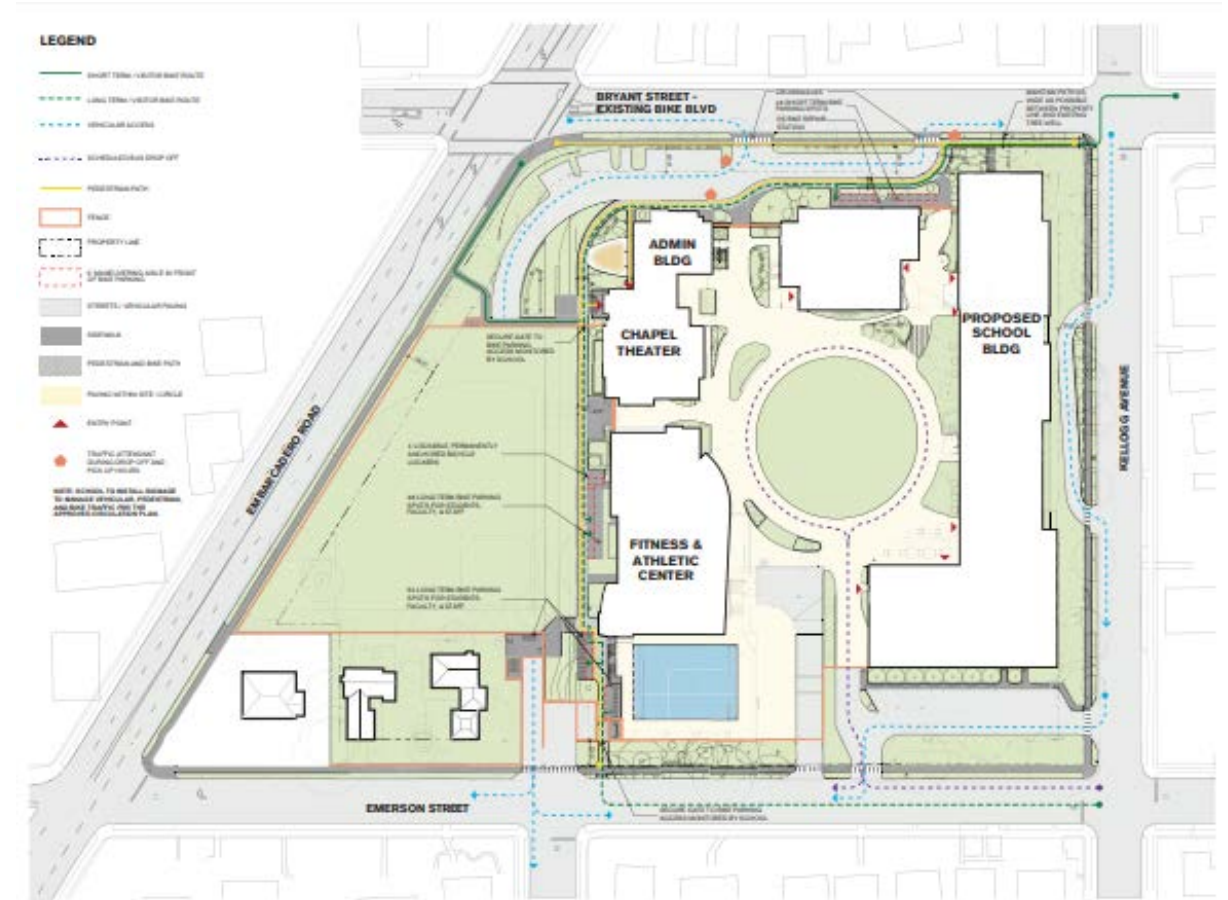
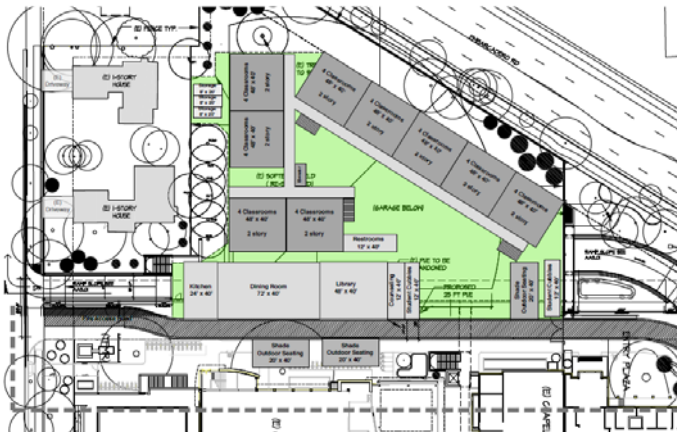
- (1) Lockey House is not associated with important events or persons
- (2) It is too altered to qualify as a historic resource
- (3) It's relationship to surrounding neighborhood not reflective of the conditions at the time it was constructed
- (4) It is not a significant example of a Craftsman architectural style
- (5) It does not possess high artistic value and fails to be architecturally significant in any other respect
- (6) There are no noticeable historic elements or details as viewed from Emerson Street
- (7) It does not retain sufficient integrity to be designated as historic (altered 1979-1991)

EIR REGARDING CAMPUS

- Campus still conveys its original site plan on “the most basic level,” **but the campus lacks sufficient integrity to constitute a historic district**
- Castilleja School and Lockey House predate most homes in the neighborhood; most 1920’s structures on site have been demolished
- Besides Gunn Building/Elizabeth Hughes Chapel Theater and Lockey House, the buildings within the Castilleja campus were constructed in 1960 or later
- Substantial campus alterations - **even if a historic district were identified in the project area with a period of significance somewhere between 1907 and 1930, campus would not be a contributing property to that district, since buildings visible from Kellogg and most of the buildings visible from Emerson Street were not constructed in that period**
- Report notes Lockey House changes are not visible from Emerson because they were made at the rear or to elevation facing old alignment of Melville Avenue

BOARD AND COMMISSION REVIEWS

- Recent submittals responsive to ARB comments viewable on Castilleja Project Documents webpage – October 1 ARB
- Planning and Transportation Commission hearing October 14 for additional public testimony, review of draft findings and conditions



Temporary Campus Layout
Relates to Alternative #4



AMY FRENCH

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