

## MEMORANDUM

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**FROM:** Kimberly Butt, AIA, TreanorHL  
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### **RE: PROTECTION PLAN FOR HISTORIC RESOURCES FOR THE CASTILLEJA SCHOOL PROJECT**

At the request of Jorgenson, Siegel, McClure & Flegel LLP, TreanorHL has prepared a Protection and Monitoring Plan to address one mitigation measure required by the Castilleja School Project Mitigation Monitoring and Reporting Program (MMRP). This mitigation measure was developed to address construction related impacts to the historic resources. Measure 6a outlines the requirements for a Protection Plan to prevent damage to the Administration/Chapel Theater building and the residence at 1215 Emerson Street, both of which are historic resources.

#### **SIGNIFICANCE SUMMARY**

The Castilleja School campus was determined ineligible for listing on the California Register of Historical Resources (CRHR) as a historic district because much of the campus and most of the buildings have been significantly altered from their original appearance. All the 1960s buildings and the two residential properties were determined ineligible for listing on the CRHR at an individual level due to a lack of important historical associations and insufficient integrity. However, one building, the Administration/Chapel Theater building on campus was determined eligible for listing on the City's local register as a Category 3 (Contributing Building).

The single-family residence at 1215 Emerson, adjacent to the northwest corner of the project area, was found eligible for the National Register of Historic Places (NRHP) as an individual property.

#### **MITIGATION MEASURE 6A**

Mitigation Measure 6a states: "A protection plan shall be implemented for the Administration/Chapel Theater building and the residence at 1215 Emerson Street during proposed new construction and renovation activities to prevent damage to these structures. A clear and concise preservation protection plan shall be developed to provide these details. The protection plan shall be prepared by a qualified historic preservation specialist and shall be appended to the final set of construction plans for each construction phase. At a minimum, the protection plan shall include the following:



- Protective fencing shall be installed approximately 15 feet from the perimeter of the Administration/Chapel Theater building and from the southern and eastern property lines of the residence at 1215 Emerson Street, or a lesser distance if recommended by a qualified historic preservation specialist. All construction workers shall be instructed to keep all people, materials, and equipment outside of the areas surrounded by protective fencing. The protective fencing shall consist of brightly-colored mesh fencing at least four feet in height. The mesh shall be mounted on six-foot tall poles, with at least two feet below ground, and spaced a maximum of six feet apart.
- Material and equipment delivery and stockpile areas shall be identified on the protection plan, and shall be located as far as practicable from the Administration/Chapel Theater building and the residence at 1215 Emerson Street.
- If cranes are used to install buildings or building components, no materials or structures shall be suspended above or within 30 feet measured horizontally from the exterior walls of the Administration/Chapel Theater building and the residence at 1215 Emerson Street.
- For demolition of the existing Classroom building, the protection plan shall document the specific nature of demolition activities that would occur on any portion of the building that touches or is within 25 feet of the Administration/Chapel Theater building and provide recommendations for equipment usage and demolition techniques that will avoid adverse effects to the Administration/Chapel Theater building.
- The protection plan shall prescribe measures for containment of dust during demolition, excavation, and construction. This may include wetting soils and materials to prevent wind-blown dust; covering exposed materials, soil, and unfinished buildings; and use of temporary barriers to prevent any wind-blown dust from reaching historic structures.”

## **METHODOLOGY**

TreanorHL reviewed the revised Logistics Plan (received September 13, 2023, inclusive of 3 drawings – General Project Site Logistics Plan, Concrete Pour Site Logistics Plan, and Crane Pick Site Logistics Plan) provided by the contractor, John Freitas of Vance Brown Builders, with respect to the Mitigation Measure outlined above and provided additional information on the Logistics Plan to create a Protection Plan that aligns with the required protection outlined in Mitigation Measure 6a.

## **PROTECTION PLAN REQUIREMENTS**

1. A protective fence on the project site will be installed and maintained throughout construction at the 1215 Emerson property and the Administration/Chapel Theater building as shown on the Logistics Plan. The protective fence is only required along the property line that fronts the project area at 1215 Emerson Street.
2. The concrete pump location closest to the Administration/Chapel Theater building will be relocated to a location elsewhere on the site and further away from the historic resource.
3. General notes on the Logistics Plan outline dust mitigation measures.. For specific Dust Control and Storm Water Pollution Prevention see Civil Sheets C-8.0, C-8.1, C-600, C-601 and C-602. Measures for containment of dust during demolition, excavation, and construction will be in place prior to the start of any construction activities and throughout construction. These precautions may include wetting of soils and materials to prevent wind-blown dust, the covering exposed materials, soil, and unfinished building buildings, and use of temporary barriers to prevent any wind-blown dust from reaching the historic structures.
4. Material and equipment delivery and stockpile area restriction inside the protective fencing are designated on the Logistics Plan. Due to lack of room on the site, stockpile of material is not allowed

on site and specific areas adjacent to the west side of the Administration/Chapel Theater building are designated as an area where the storage of materials is prohibited. The tree protection zone nearest 1215 Emerson will also serve to keep the storage of material away from the residence. The designated delivery and parking areas as shown on the Logistics Plan are as far as practicable from the historic buildings.

5. The Logistics Plan identifies area where overhead crane use is prohibited. A 30-foot buffer area where all crane use is prohibited is to be maintained around the Administration/Chapel Theater building and 1215 Emerson.
6. The Logistics Plan calls out the requirements of the protective fence: brightly-colored mesh fencing at least four feet in height, mounted on six-foot tall poles, with at least two feet below ground, and spaced a maximum of six feet apart.
7. While not required by the Mitigation Measure, TreanorHL recommends installing a more substantial and sturdy fence between the Administration/Chapel Theater building and the temporary construction access drive to the southeast of the building. See comment on Protection Plan.
8. There are no demolition activities related to the classroom building within 25 feet of the Administration/Chapel Theater building.
9. Construction equipment including bulldozers, loaded trucks, auger and drill rigs, vibratory compactors and rollers, jack hammers, and vibratory hammers are prohibited from use within 25 feet of the Administration/Chapel Theater building and the residence at 1215 Emerson Street.

#### **CONSULTANT QUALIFICATIONS**

Pursuant to the Code of Federal Regulations 36 CFR Part 61, the authors, Kimberly Butt, AIA and Elizabeth Graux, AIA meet the Secretary of the Interior's qualification standards for professionals in architectural history and historic architecture.