

APPENDIX A

Historic Properties



Preserving America's Heritage

July 18, 2012

Mr. Olson Lee
Mayor's Office of Housing
1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

Ref: *Proposed Housing Development Project at the San Francisco State Teacher's College
55 Laguna Street, San Francisco, California*

Dear Mr. Lee:

The Advisory Council on Historic Preservation (ACHP) has received your notification and supporting documentation regarding the adverse effects of the referenced undertaking on a property or properties listed or eligible for listing in the National Register of Historic Places. Based upon the information provided, we have concluded that Appendix A, *Criteria for Council Involvement in Reviewing Individual Section 106 Cases*, of our regulations, "Protection of Historic Properties" (36 CFR Part 800), does not apply to this undertaking. Accordingly, we do not believe that our participation in the consultation to resolve adverse effects is needed. However, if we receive a request for participation from the State Historic Preservation Officer (SHPO), Tribal Historic Preservation Officer, affected Indian tribe, a consulting party, or other party, we may reconsider this decision. Additionally, should circumstances change, and it is determined that our participation is needed to conclude the consultation process, please notify us.

Pursuant to 36 CFR §800.6(b)(1)(iv), you will need to file the final Memorandum of Agreement (MOA), developed in consultation with the California State Historic Preservation Office (SHPO), and any other consulting parties, and related documentation with the ACHP at the conclusion of the consultation process. The filing of the MOA, and supporting documentation with the ACHP is required in order to complete the requirements of Section 106 of the National Historic Preservation Act.

Thank you for providing us with the notification of adverse effect. If you have any questions or require further assistance, please contact Ms. Jaime Loichinger at (202) 606-8529 or at jloichinger@achp.gov.

Sincerely,

LaShavio Johnson
Historic Preservation Technician
Office of Federal Agency Programs

ADVISORY COUNCIL ON HISTORIC PRESERVATION

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DRAFT

ARCHAEOLOGICAL RESEARCH DESIGN AND TREATMENT PLAN FOR THE LAGUNA HILL PROJECT, SAN FRANCISCO, CALIFORNIA

(9-298)

Census Year begins June 1, 1879, and ends May 31, 1880. Received August 4, 80, A.

Supervisor's Dist. No. _____ persons will be included in the Enumeration who were living on the 1st day of June, 1880. No others will. Children BORN SINCE June 1, 1880, will be OMITTED. Members of Families who have DIED SINCE June 1, 1880, will be INCLUDED. 395

Enumeration Dist. No. 223 Note C—Questions Nos. 12, 14, 22 and 23 are not to be asked in respect to persons under 10 years of age.

SCHEDULE I.—Inhabitants in *San Francisco*, in the County of *San Francisco*, State of *California*
enumerated by me on the *Twelfth* day of June, 1880.

San Francisco District of San Francisco - Knight Street *G. Sawyer* Enumerator

No.	Name	Sex	Age	Color	Profession, Occupation, Trade, or Service	Place of Birth	Place of Birth of the parents		Place of Birth of the grandparents
							Male	Female	
1111	<i>Sanderson</i>	<i>M</i>	<i>7</i>	<i>W</i>	<i>Half-breed</i>				
	<i>Carlson</i>	<i>M</i>	<i>11</i>	<i>W</i>	<i>Half-breed</i>				
	<i>W. K. Galt</i>	<i>M</i>	<i>13</i>	<i>W</i>	<i>Half-breed</i>				
	<i>Olson</i>	<i>M</i>	<i>11</i>	<i>W</i>	<i>Half-breed</i>				
	<i>Olson</i>	<i>M</i>	<i>9</i>	<i>W</i>	<i>Half-breed</i>				
	<i>Olson</i>	<i>M</i>	<i>7</i>	<i>W</i>	<i>Half-breed</i>				
	<i>Olson</i>	<i>M</i>	<i>5</i>	<i>W</i>	<i>Half-breed</i>				

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1. INTRODUCTION

PROJECT DESCRIPTION

The Laguna Hill Project encompasses an approximately 225,234 square foot area located on the block bounded by Haight, Laguna, Hermann and Buchanan streets in San Francisco's Hayes Valley neighborhood (See Figure 1). The Laguna Hill parcel is formally known as Assessor's Block 857 lots 1 and 1A and 870 lots 1, 2 and 3.

Current plans call for construction of 7 new buildings with 500 residential units, 3,500 square feet of retail space, and subgrade parking. The depth of excavation is slated to reach approximately 12-20 feet below present ground surface, most likely resulting in the destruction of subsurface cultural resources that may exist beneath the Laguna Hill Project site, which is located in an archaeologically sensitive area.

The Archaeological Research Design (ARD) is an extensive archival review of the history of the project site from the prehistoric period to the present, a description of potentially threatened subsurface cultural deposits and research themes and questions potentially addressed by such deposits.

The Treatment Plan (TP) includes an Archaeological Testing Plan (Section 9), which details project impacts and construction methods and recommends pre-construction testing, construction demolition monitoring if applicable, and monitoring of construction excavation. The Treatment Plan also provides an Archaeological Data Recovery Program as well as a preliminary evaluation of their potential eligibility for the California Register of Historical resources (CRHR).

LEGISLATIVE AUTHORITY

The California Environmental Quality Act (CEQA) requires the lead agency to consider the effects of a proposed project on historical resources (CEQA guidelines Section 21083.2 (a)). In addition, the Environmental Review Officer (ERO) of the City and County of San Francisco requires that "based upon a reasonable presumption that archaeological resources may exist within the project site" that an Archaeological Research Design (ARD) be prepared, and include an historical context, research questions, and evaluation of the significance as an historical resource according to CEQA Guidelines Sect. 15064.5 (a) and (c), and to its potential eligibility for the California Register of Historical resources.

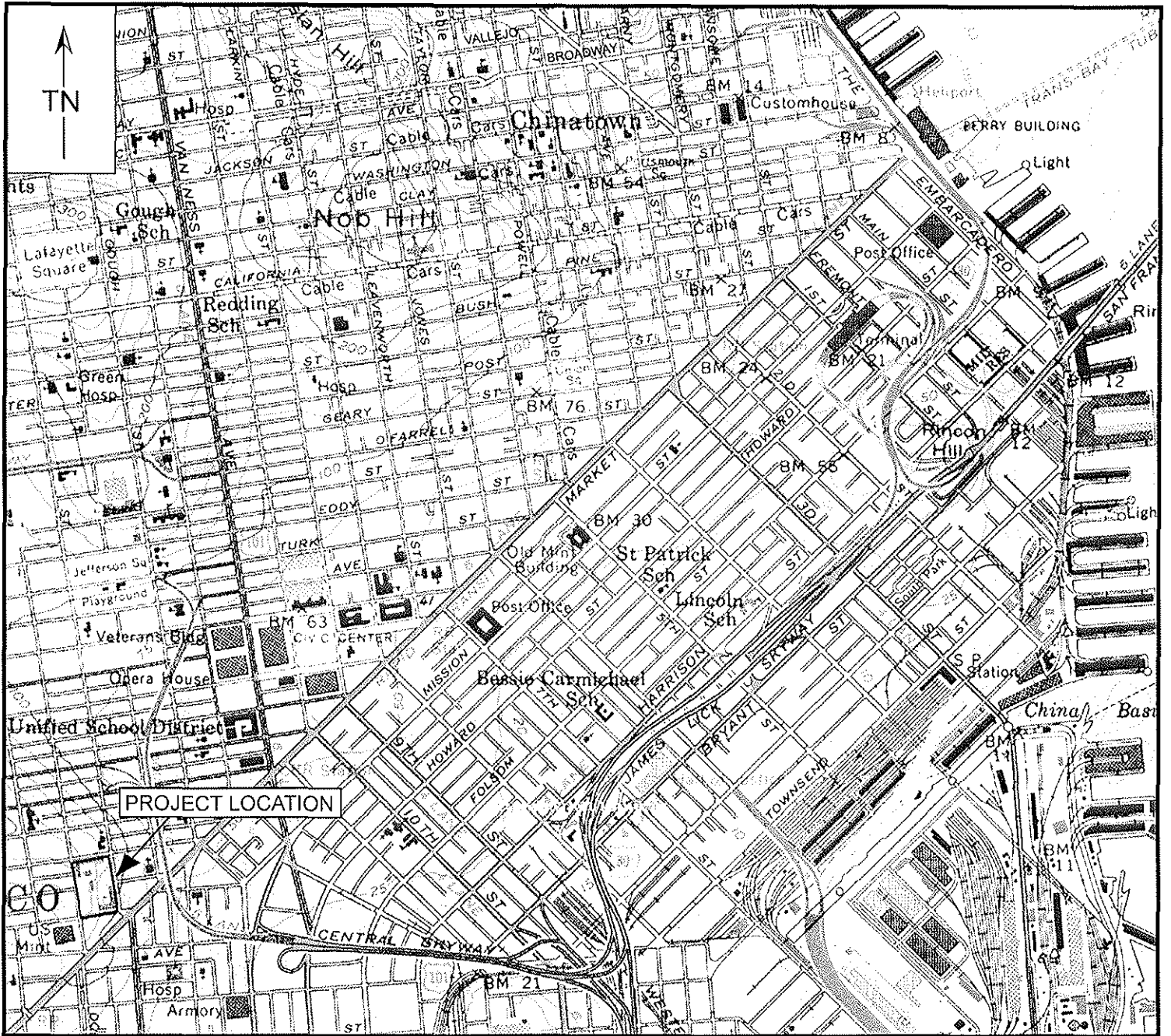
The Regents of the University of California own the Laguna Hill Project property, and have retained Environmental Science Associates in association with Archeo-Tec Inc. to assist in compliance with state and local regulations with regard to cultural resources. This Archaeological Research Design and Treatment Plan (ARDTP) defines what procedures will be used to implement the CEQA/NEPA (National Environmental Protection Act) compliance process, and what standards of evaluation are appropriate given predicted cultural resources.

THE CALIFORNIA REGISTER OF HISTORICAL RESOURCES

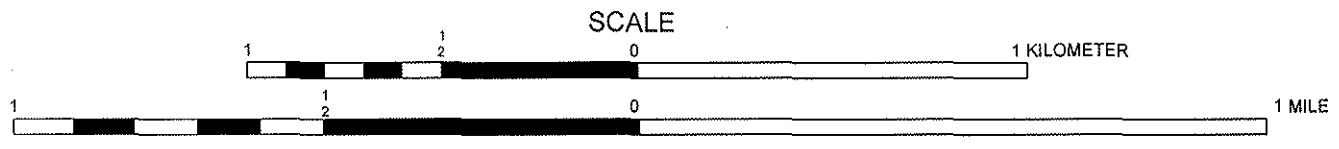
Under the California Environmental Quality Act (CEQA), an archaeological feature's significance is determined by its potential eligibility for the California Register of Historical resources. The California Register is a listing of properties that are important to the history of California and our nation. To be eligible for listing, a property must typically be 50 years of age or more; it must possess historic significance; and it must possess integrity of location, design, setting, materials, workmanship, feeling and association. Historic significance is the importance of a property to the history, architecture, archaeology, engineering, or cultural aspects of a community. These significant resources can be in the form of districts, sites, buildings, or structures. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource

LAGUNA HILL PROJECT

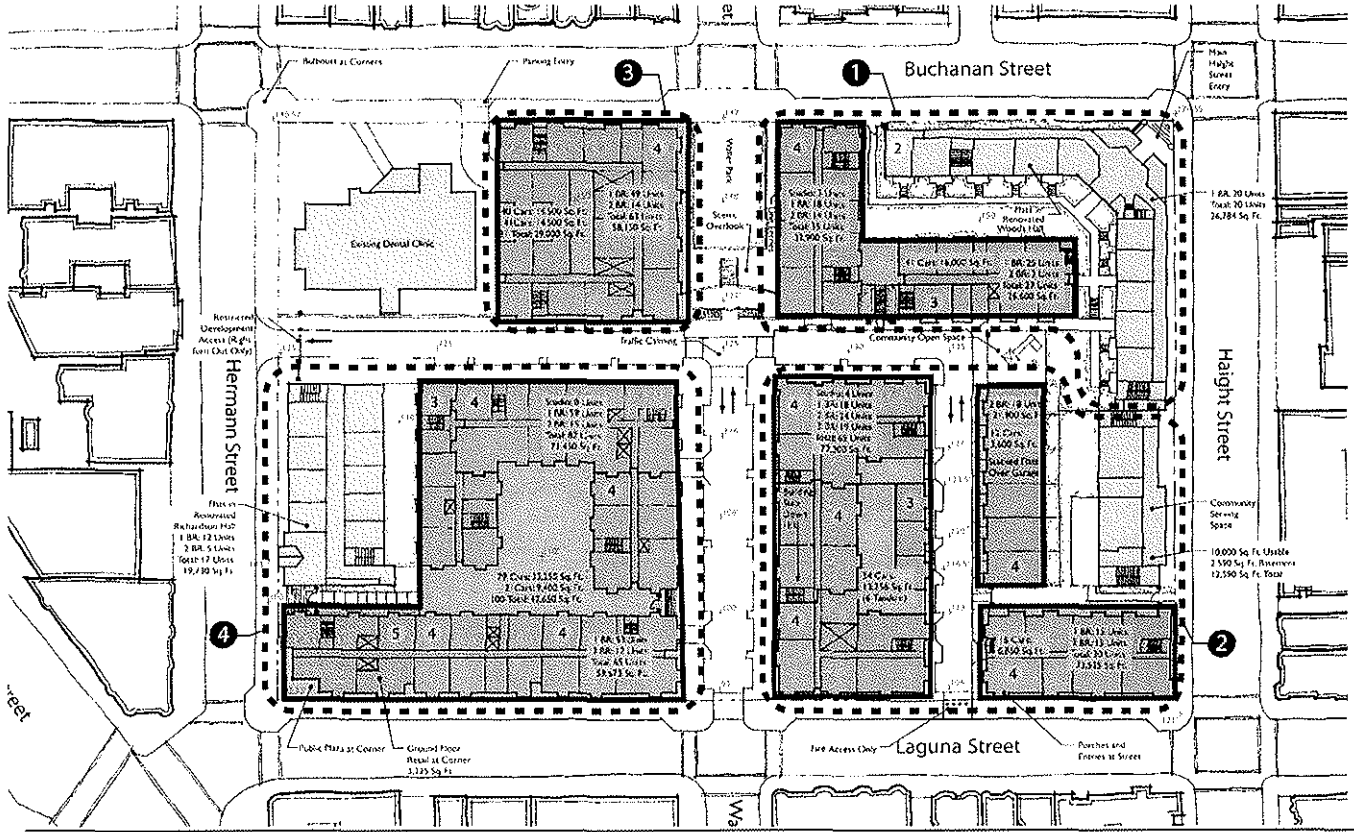
FIGURE 1 - PROJECT LOCATION MAP



USGS 1956 NORTH SAN FRANCISCO, CA
 7.5 MINUTE SERIES TOPOGRAPHIC MAP
 PHOTOREVISED 1968 & 1973 T.2S R.5W

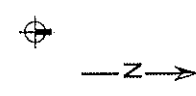


LAGUNA HILL PROJECT FIGURE 2 - PROJECT SITE MAP

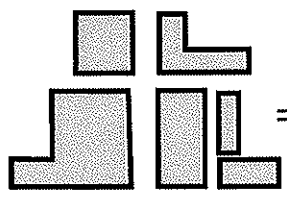


12-04
A. E. Egan, Design
Nancy Hensley, Designer

Building Program
Laguna Hill UC Campus
February 8, 2005



Architect
Van Meter, Williams Poirier, LLP
Architects - Urban Design
San Francisco, California



=Approximate areas of excavation (subject to change)

meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852) including the following:

- A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- B. Is associated with the lives of persons significant in our past;
- C. 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
- D. Has yielded, or may be likely to yield, information important to prehistory or history.

Once a cultural resource is determined to exist or potentially exist within the boundaries of the project site, the identified historic property is then evaluated for its potential California Register eligibility. As part of this ARDTP, Archeo-Tec has assessed potential impacts to properties, and outlines recommended testing and data recovery procedures. At each stage in this process, Archeo-Tec prepares or reviews reports documenting activities to meet the requirements of the CRHR and consistent with the Standard Archaeological Mitigation Measures for the San Francisco Planning Department. These reports are reviewed by other appropriate agencies, such as the State Historic Preservation Office (SHPO) and the Environmental Review Officer (ERO) of the Department of Planning for the City of San Francisco.

LIST OF POTENTIAL ARCHAEOLOGICAL RESOURCES

The following summary outlines potential subsurface archaeological resources within the project site as determined by historical research (located in Section 6). Testing and monitoring procedures to mitigate these resources are outlined in the Treatment Plan section and on Figure 10.

Potential Resource: Prehistoric Native American Cultural Deposits/Human Remains
Based On: Nearby deeply buried prehistoric remains
Potential California Register Eligibility: Criterion D

Potential Resource: Refuse from the Protestant Orphan Asylum (1854-c.1919).
Based On: Coast Survey Maps, Sanborn maps, Census data, Historical Photographs, City Directories
Potential California Register Eligibility: Criteria B and D

Potential Resource: Refuse from the San Francisco State Normal School (1908-1920)
Based On: Sanborn maps, Institutional Records
Potential California Register Eligibility: Criterion D

POTENTIAL IMPACTS TO ARCHAEOLOGICAL RESOURCES

Federal Guidelines recommend *in situ* preservation of archaeological resources of significance when possible. If significant resources are identified during the course of the proposed Archaeological Testing Plan (Section 9), general procedure warrants consultation with the ERO, the archeological research team, and the project sponsors in order to determine the feasibility of redesigning project plans in order to avoid the resource in question. Should this be infeasible, an appropriate program of archaeological data recovery should be implemented unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.

The implementation of this Archaeological Research Design and Treatment Plan will identify and evaluate expected deposits and designate areas to test and monitor where these resources have been identified on historic maps. In many cases, such as when prehistoric resources are anticipated, insufficient preliminary data are available to accurately predict the locations and

depths of expected cultural materials. In those instances, the entire area of excavation will be sampled with test trenches or test borings in order to give adequate site coverage.

SUMMARY OF RECOMMENDATIONS

Based on the above-described archaeological potential for the present project site, it is recommended that:

- A qualified archaeologist monitor any and all demolition-related excavation in archaeologically sensitive areas, and be authorized to collect samples of and document any cultural resources encountered during demolition-related excavation
- A focused program of subsurface archaeological testing (as outlined in Section 9) be conducted prior to any construction-related impacts to soils within designated archaeologically sensitive areas
- A focused program of on-site archaeological monitoring and concomitant data recovery be implemented to the fullest extent possible during project construction in order to mitigate adverse impacts to archaeological resources.

This final recommendation for on-site archaeological monitoring may be modified subsequent to the results of the pre-construction testing program described herein, if it can be determined that construction activities will result in no adverse impact to subsurface cultural resources of significance or potential significance. This ARDTP contains both a general Archaeological Data Recovery Plan and specific data recovery approaches for prehistoric and historic period cultural deposits, which are described in Sections 9-12. However, should a previously unanticipated cultural resource be identified during the course of archaeological research within the subject parcel that is not treated in this document, a brief, focused Archaeological Data Recovery Plan will be prepared in consultation with the project sponsor and the Environmental Review Officer to treat any such resource(s).

At the identification level, the general buried nature of many such archaeological deposits (that is paved over, built up, in-filled, or landscaped) limits the archaeologist's ability to see original ground surfaces and predict archaeological sensitivity. In addition, pre-testing can be problematic where extensive excavation is required and shoring may become necessary, or existing facilities may need to be moved.

The time between evaluation of cultural properties and treatment is also problematic. Proposed construction schedules are not structured to allow an extended review process. If deposits are encountered during construction, the associated downtime creates an expensive burden on the contractor. A focused program of pre-construction testing keeps construction schedules intact whenever possible, allowing for a more in-depth determination of the possible historical associations of intact subsurface cultural resources that may exist within the project site. While this ARDTP provides preliminary determinations of historical significance of expected cultural resources pursuant to the criteria of the California Register of Historical resources, the specific significance of historic and prehistoric archaeological property types will be determined in the field and during post-field analyses of artifacts and other data.

Decisions on the data recovery of archaeological features determined to be potentially eligible for the California Register and retention of materials for further analysis will be made in the field. Decisions will be based on archival research, knowledge of similar archaeological features, and the extent to which features selected for data recovery meet evaluation standards. The evaluation standards and general data recovery requirements are described in Sections 9-12 of this ARDTP.

BACKGROUND RESEARCH AND STUDY METHODS

Critical to the development of this Archaeological Research Design and Treatment Plan was the review of similar archaeological investigations in the vicinity of the project site. In addition to archaeological reports and records on file at the Northwest Information Center, the research team

also consulted block books, city directories, historic maps, newspaper archives, and census data. Background research was conducted at a number of institutions, including the following:

- Bancroft Library, University of California, Berkeley
- Anthropology Library, University of California, Berkeley
- McCone Map Room, University of California, Berkeley
- Northwest Information Center, Sonoma State University
- California Historical Society, San Francisco
- San Francisco Public Library
- Archeo-Tec's In-House Library, Oakland
- Chinese Historical Society of America
- National Archives
- Online - City Directories, Sanborn Maps and U.S. Coast Survey Maps

2. PALEOENVIRONMENTAL & GEOMORPHOLOGICAL CONTEXT

LANDSCAPE EVOLUTION

The San Francisco Bay is located within the Coast Ranges Geomorphic Province of California, which is characterized by a system of northwest-southeast trending longitudinal mountain ranges and valleys that are controlled by faulting and folding (Humboldt State University n.d.). These mountain ranges and the valley in which the San Francisco Bay resides probably began to form 2 to 3 million years ago. It is postulated that there were seven different estuarine periods over the last half million years corresponding to times of high sea level during interglacial periods (Atwater et al 1977; Sloan 1989).

After millions of years of seismic and volcanic episodes the general topographic landscape of the Bay Area was formed. More than 12,000 years ago the San Francisco Bay was a vast valley with deep rivers and streams cut into the then dry earth. During this time the Pacific Ocean shoreline existed near the Farallon Islands, approximately 43 kilometers west of the Golden Gate. During the transition period between the Pleistocene and Holocene epochs, from approximately 12,000 to 6,000 years ago, a warming climate caused glacial melting and effectively led to an overall rise in sea levels around the world. Sea levels rose 25-30 meters between roughly 10,000 and 8,000 years ago, recovering most of the present San Francisco Bay Estuary, and marking the end of the Wisconsin Glaciation, the last major glaciation of the Pleistocene. The rate of sea-level rise in the San Francisco Bay decelerated dramatically between about 8,000 – 6,000 years B.P. (Atwater 1979; Atwater et al 1977; Stanley and Warne 1994; Wells 1995; Wells and Gorman 1994). At about 6,000 years B.P. an abnormally warm, dry Altithermal period began and lasted until approximately 3,000 years ago, causing further glacial melting. Following the Altithermal Period, cool and moist conditions persisted until 1,500 B.P. An intense warm and dry period extended from 1,500 to 600 years B.P. (Moratto, King, and Wolfenden 1978:151). Conditions returned to a cool and moist period from approximately 600 years B.P. until roughly 100 years ago, at which time California's climate again reverted to the warm and dry conditions that persist today (Atwater et al 1977; Sloan 1989).

GEOLOGY, FLORA, AND FAUNA

Approximately 200 million years ago the Pacific Ocean floor was subducted beneath the western edge of the North American Plate. The distinctive rocks of the Franciscan Complex formed in this subduction. The Franciscan Complex rocks form the basement for the Coast Ranges east of the San Andreas Fault. The Franciscan Complex primarily consists of greywacke, sandstone and argillite but also contains smaller amounts of greenstone, radiolarian ribbon chert, limestone, serpentine and a variety of high-grade metamorphic rocks. Franciscan rocks in the Bay Area range in age from about 200 million to 80 million years ago (Humboldt State University n.d.).

Holocene sand dunes mantle the Franciscan Complex in much of the Bay Area. The dunes are composed of sand that probably originated on the broad coastal plain of the Sacramento/San Joaquin River System. The dunes, constantly shifting and in different phases of ecological succession, produced complex sandy habitats that once supported an array of many different plant and animal species. San Francisco was blanketed with Holocene sand dunes (Humboldt State University n.d.).

Prior to filling and grading activities of the mid- to late- 19th century, much of San Francisco was covered with a series of undulating, chaparral-covered sand hills. There is little archival information concerning specific types of native vegetation within the research area; however, historic photographs, drawings and early written accounts of San Francisco confirm that the vegetation, in all likelihood, consisted of the same varieties of flora found throughout most of the

northern San Francisco peninsula – mainly grasses, scrub brush and an occasional stand of oak trees or willows (e.g., Davis 1889:76).

Early European explorers marveled at the rich environment of the San Francisco Bay region. Many early writers commented upon the seemingly inexhaustible numbers of both marine and terrestrial mammals, fish, shellfish and waterfowl (e.g., Crespi 1927; La Perouse 1794). For example, in 1833, George C. Yount offered a typically glowing appraisal of the unparalleled bounty of San Francisco Bay and its surroundings:

...animals were numerous beyond all parallel – In herds of many hundreds they might be met, so tame that they would merely remove [themselves] to open a way for the traveler to pass – They were lying or grazing in immense herds on the sunny side of every hill, and their young like lambs, were frolicking in all directions – The wild geese and every species of waterfowl darkened the surface of every bay and firth, and upon the land, in flocks of millions they wandered in quest of insects & cropping the wild oats which grew there in richest abundance – When disturbed... the sound of their wings was like that of distant thunder – The rivers were literally crowded, with salmon... It was literally a land of plenty – and such climate as no other land upon the face of the earth can boast of... (Camp 1966:123).

This abundance of natural resources supported a thriving Native American population for thousands of years prior to the arrival of the first Anglo-American immigrants (e.g., Chartkoff and Chartkoff 1984; Kroeber 1925; Levy 1978; Moratto 1984). The geologic deposits of the Bay Area also furnished an abundance of rock and mineral materials that were utilized by the prehistoric inhabitants. The siliceous minerals of the Franciscan formation, such as chert and chalcedony, were traded from people living to the north. Many of the geologic resources of the Bay Area were traded between various indigenous groups.

3. THE PREHISTORIC PERIOD

INTRODUCTION

Indigenous populations in California date back at least as far as ca. 4000 B.C. and lived as hunter-gatherers until after the arrival of Spanish missionaries in the 18th Century. Disease and murder quickly decimated the Native American population, most of whom were forced to live in missions, give up their language and practice agriculture. However, many California Native Americans did survive, and their descendents still live in the San Francisco Bay area. Many are involved in California prehistoric archaeological projects (See Appendix 1).

The following description summarizes available information about the prehistoric populations prior to arrival of missionaries. By no means does it claim to give a complete or accurate portrayal of life in the prehistoric period; such a picture does not exist. Rather, it pieces together what records do exist, including how the native California population appeared to explorers during the late 18th century, mission records, oral and written accounts from Native Americans, and the interpretation of archaeological sites found during the 20th century.

REGIONAL ARCHAEOLOGICAL BACKGROUND

When the Spanish first explored Northern California in the last quarter of the 18th century, the region possessed what has been described as "the densest Indian population anywhere north of Mexico" (Margolin 1978:1). It has been estimated that between 7,000 and 10,000 Native Americans inhabited the naturally bountiful coastal area between Monterey County's Point Sur and the San Francisco Bay (Cook 1943, 1957; Kroeber 1925; Margolin 1978). More recent ethnohistorical work has refined and elaborated on these demographic estimates. Milliken, working from Spanish explorers accounts and mission documents, states:

Population density varied from one ecological zone to another within the Bay Area. The highest densities seem to have occurred along the southern and northern extremities of the shores of San Francisco Bay itself, where populations of approximately six people per square mile were found...

Similar habitats in the northern part of the Bay Area, which were mosaics of bay waters, marshlands, grasslands, and oak woodlands, also supported populations of six or more persons per square mile during the 1770s.

Villages were small and far apart on the wet Pacific Coast from Pescadero Creek north to the Golden Gate, and in the dry, rugged hill country of the easternmost Coast Ranges, overlooking the Central Valley (Milliken 1995:19-20).

Prior to the arrival of the first Europeans, San Francisco was situated in territory occupied by the Costanoan people, who are sometimes referred to synonymously as the Ohlone in the anthropological and historical literature (e.g., Levy 1978:487). Comparatively little is known about the Costanoans, so named after the Spanish derivative for "coastal people." When the Spanish arrived in the San Francisco Bay region in the late 1700s, the Costanoan numbered at most around 10,000 (Levy 1978:485), perhaps fewer (Kroeber 1925:464). But forty years later, by approximately A.D. 1810, much of the aboriginal population, along with most of their traditional culture, had changed forever in the face of relentless European encroachment and its devastating impacts – disease, warfare, displacement, and, above all, the California mission system (Cook 1943, 1957; Milliken 1995).

The northern tip of the San Francisco peninsula was within the *Yelamu* tribal territory (Milliken 1995). The *Yelamu* were one of a number of smaller tribal groups within the larger Costanoan (Ohlone) language family, composed of no more than 160 people who spent much of their year

split into three semi-sedentary villages (Milliken 1995:61). The present project site is located within two miles of the predicted location of the *Yelamu* village of *Chutchui*, which was documented as being "along Mission Creek," two or three miles from the bay shore (Milliken 1995:61). The group of people who lived at *Chutchui* moved seasonally along Mission Creek to the bay shore, where they had another village called *Sitlintac* (ibid). Unfortunately, the precise location and relevant characteristics of the village of *Chutchui* are not known, and no archaeological evidence of it has as yet been found.

Trained 20th century ethnological observers have been forced to rely on scant and often biased historical accounts in the journals, diaries, and logs of early European explorers and missionaries (e.g., Fages 1911; Font 1930, 1933), or on the long-term memory of Costanoan descendants. Recent ethno-historic work, particularly with mission records, has proven fruitful in reconstructing aspects of Costanoan culture, especially kinship patterns (Milliken 1981, 1983, 1988, 1995). As is the case throughout California, archaeological efforts have contributed greatly to our knowledge of the Costanoan people, especially with regard to material culture.

LINGUISTIC BACKGROUND

The Costanoan (Ohlone) language was the most widespread of five distinct languages spoken in the vicinity of the San Francisco Bay at the time of contact with Spanish explorers (Milliken 1995:24). The five languages include Costanoan (Ohlone), Bay Miwok, Coast Miwok, Patwin and Wappo. Costanoan (Ohlone) was spoken on the San Francisco Peninsula, in the Santa Clara Valley and the mountains to the east and west, and throughout much of the East Bay. Bay Miwok was spoken in the interior valleys of the East Bay, and perhaps spanning as far as the shoreline in the present-day East Oakland vicinity. Coast Miwok was spoken throughout the Marin Peninsula. Patwin was spoken on the north shores of Suisun Bay. Wappo was spoken in the upper Napa and Sonoma Valleys. Although mutually unintelligible, the Costanoan, Bay Miwok and Coast Miwok languages all derive from Utian stock (Shipley 1978:84). Patwin is a distant relative to the Utian language stock and Wappo is unrelated to the other languages.

Randy Milliken's ongoing ethnohistoric study of Bay Area Mission records has refined the linguistic interpretations of the Costanoan dialects spoken around the Bay at the time of contact. Early ethnographic works proposed that the Costanoan language family had eight distinct, and mutually unintelligible, languages: Ramaytush (San Francisco), Tamyen (Santa Clara Valley), Chochenyo (most of the East Bay), Karkin (Carquinez Strait), Awaswas (Santa Cruz), Mutsun (Gilroy area or Pajaro River Tribelets), Rumsen (Carmel, Sur and lower Salinas rivers) and Chalon or Soledad (Salinas River). According to these early linguistic interpretations the peoples that lived in San Francisco spoke the language of Ramaytush (e.g., Levy 1978:485). However, Milliken argues, "such distinct groups did not exist in the past, and certainly reflect the amalgamation of later Costanoan speakers at the various missions" (Milliken 1995:26). He goes on to cite the writings of linguist/missionary Felipe Arroyo de la Cuesta [1821-1837], who studied the Costanoan dialects spoken at Mission San Juan Bautista, and who found that there were no abrupt language differences between neighboring Costanoan tribes. Therefore, according to Milliken, "neighboring Costanoan dialects were probably no more distinct than colloquial American English and colloquial Australian English".

ETHNOGRAPHIC AND HISTORIC BACKGROUND

The family household was the basic social unit that was extended patrilineally (Harrington 1933:3). An average of about 15 individuals – although this number varies considerably – made up the household (Broadbent 1972:62) and sororal polygyny was apparently commonplace (Palou 1924:64). The next larger social unit was the clan (Harrington 1933:3). Additionally, the Costanoan were divided into moieties – the Bear and the Deer – following the common central California practice (e.g., Kroeber 1925:835). The largest social unit throughout most of California was the tribelet (Kroeber 1962), and in this respect, the Costanoan were no exception. The tribelet, or group of interrelated villages under the leadership of a single headman (Heizer 1978:5), consisted of about 200 to 400 people (Levy 1978:485; Milliken 1995:21). Each tribelet –

of which there may have been several – served as an autonomous political unit, presumably for enforcing equal access to resources for its members and for protection from hostile neighbors.

While in some areas of California the families composing a tribelet would share a single central village location for most of the year, in the Bay Area tribelets were settled in a more dispersed and nomadic fashion (Milliken 1995:21). The Costanoan people were primarily collectors and hunters of fish and game. Of significant importance to the aboriginal diet, as documented both ethnographically and archaeologically, were various molluscan resources. The Costanoan people extensively exploited clams, ocean and bay mussels, and oysters.

Many other littoral food resources, including varieties of gastropods and crustaceans contributed protein to the Costanoan diet, as documented in the archaeological literature (for example, see Greengo 1951, 1952, 1975). As discussed in detail by Levy (1978:491), other sources of meat included many species of land and waterfowl as well as terrestrial and sea mammals, both large and small.

Fish contributed a large measure of protein to the Costanoan diet, and were taken by net, trap, hook, spear and poison (Harrington 1921; Crespi 1927:280; Font 1930; Bolton 1933). Ocean and estuarine environments yielded a wide variety of species including steelhead, sturgeon, salmon, ray, lamprey and varieties of small sharks, perches and smelts (Follet 1975:73; Levy 1978:491-492).

In common with most Native American groups throughout what today is California, plant foods probably contributed the majority of calories to the diet. The staple was the acorn, pounded by stone mortar and pestle to form flour used to make mush, a gruel, or bread, following the complex technique of leaching tannic acids (Gifford 1965). Buckeye yielded edible nuts, processed similarly to acorns. Many species of berries were harvested for direct consumption, for flavoring the bland acorn starch and for cider (Harrington 1921; Merriam 1966-67:3).

Roots, shoots and seeds were savored and derived from wild onion, cattail, wild carrot, dock, tarweed, chia and other species (Levy 1978:491). Controlled burning of the land was practiced in order to renew the succession of plant communities (Kroeber 1925:467; Crespi 1927; Galvan 1968; Lewis 1973).

In addition to providing primary subsistence, the flora and fauna of a rich natural habitat provided the remainder of life's necessities for the Costanoan people and their neighbors in the San Francisco Bay region. Tules were harvested and utilized as building materials for structures (Kroeber 1925:468) and for crude balsas (Heizer and Massey 1953). The balsa canoe was instrumental to the Costanoan people for fishing (Bolton 1933), waterfowling and probably the hunting of sea mammals (e.g., Kroeber 1925:467). This watercraft also facilitated navigation of the salt marshes and permitted transportation of both people and goods across the Bay (ibid: 468).

Vegetal resources also provided the fiber for net and cord manufacture and, especially, basket material. Baskets were used in their various forms as cooking containers and utensils, storage containers, seed beaters, water jugs, cradles (Merriam 1966-1967:293-294; Broadbent 1972:63), fish traps (Crespi 1927:280), trays for leaching and drying acorn meal (Kroeber 1925:467), and for bearing burdens (Kroeber 1925:468; Levy 1978:493).

Animal parts – bone, tooth, beak and claw – provided awls, pins, daggers, scrapers, knives and other tools. Pelts and feathers provided clothing and bedding (Kroeber 1925:467; Levy 1978:493). Sinew was used for bow support and bow strings (Harrington 1921). Feather, bone and especially shell were used for items of ornamentation such as beads, pendants, hair bangles, septum inserts, earrings and the like (Mason 1916:433-435).

Local rock and mineral sources provided chert as well as metamorphic and igneous materials for tool manufacture; highly indurate local sandstone yielded suitable material for grinding and pounding tools. Exotic materials, such as steatite and particularly obsidian, could be obtained in trade. The Bay Area inhabitants bartered with locally available commodities such as cinnabar and hematite (Heizer and Treganza 1972). Other valuable local resources used in trade with inland peoples included salt, shellfish meat and shell as raw material for ornament manufacture (Davis 1961:23).

A synopsis of prehistoric archaeological materials discovered in San Francisco follows in Section 5: Previous Archaeological Studies in the Project Vicinity. Research themes and research questions that prehistoric archaeological resources may potentially address are detailed in Section 8.

4. HISTORICAL CONTEXT

INTRODUCTION

Since the arrival of the first European settlers, life in San Francisco has changed rapidly. This section presents a general history of San Francisco from the time of the first European explorers to the present. Specific details of land use and occupation of the project site from 1776 to the present follow in Section 6.

In addition, an historical report entitled *U.C.B. Laguna Extension Campus, San Francisco, California Historic Resources Study* (HRS 2004) has already been prepared for this project, which contains an overview on the demographic patterns and development of Hayes Valley and the project site. Excerpts from the HRS follow throughout this section.

SPANISH, MEXICAN AND EARLY AMERICAN PERIODS (1776 – 1848)

Between the appearance of the first Spanish ship to sail through the Golden Gate in 1775 (the *San Carlos* under the command of Lieutenant Juan Bautista de Ayala) and the mid-19th century discovery of gold at Sutter's Mill, population and maritime traffic in the San Francisco Bay were extremely limited. The principal centers of Spanish (and later Mexican) activity in the region were the Presidio and Mission Dolores. These were the primary areas of non-native settlement and activity until the beginnings of Yerba Buena village in 1835.

Documentary sources suggest that the Spanish were anything but vigorous in exploring or exploiting the economic potential of their newly acquired domains in Northern California.

Communication among the... establishments in the Bay Area was entirely by land during the early period, although the Bay offered an alternative means of travel. The failure of the Spanish even to provide themselves with small boats that could be used for voyages on the Bay greatly surprised G.H. Von Langsdorff, the physician who accompanied Count Nicolai Rezenov on his famous visit to the Presidio of San Francisco in 1806 (Scott 1959:13).

According to historian J.S. Hittell, 1813 marked the peak of activity at the Mission. In that year, the Indian inhabitants of the mission numbered 1,205; in addition, there were 9,270 head of cattle, 10,120 sheep, 622 horses and a product of 6,114 bushels of grain (Hittell 1878:67). By contrast, H.H. Bancroft determined that 1820 was the apex of the Mission's population, when a total of 1,252 Indian neophytes were registered on church rolls (Bancroft 1886:volume 2, 374).

The date of July 8, 1846, marked the conversion of the hamlet of San Francisco from Mexican to American jurisdiction. On this day, a landing party from the sloop-of-war *Portsmouth*, under the command of Captain John B. Montgomery, waded ashore at the town of Yerba Buena and raised the stars and stripes to the top of the flagpole in the town's dusty plaza, thereby claiming California for the United States. At the time, San Francisco's two hundred permanent residents occupied some fifty buildings scattered throughout the Yerba Buena Cove area (Soulé et al 1854:173).

Following the American seizure of California, the town of Yerba Buena began to grow with what has been called "wonderful rapidity" (Soulé et al 1854:173). By April 1, 1847, Yerba Buena contained a total of 79 buildings that have described as follows:

...twenty-two shanties, thirty-one frame houses, and twenty-six adobe buildings. In the course of the subsequent five months, seventy-eight new tenements were erected, viz: forty-seven of frame, eleven of adobe, and twenty shanties. About

this time, the permanent population had increased to nearly four hundred (Soulé et al 1854:173-174).

In 1847, Jasper O'Farrell, a civil engineer and newly appointed city surveyor, laid out the basic grid plan for the streets of San Francisco, expanding on the basic grid plan for the streets of San Francisco, expanding on a previous survey performed by J.J. Vioget in 1838 (Hittell 1878:86). O'Farrell delineated hundreds of "water lots" – parcels of land along Yerba Buena cove that were at least partially exposed during periods of low tide. Throughout 1847, many of these water lots were sold at auction, mainly to real estate speculators, and often at prices ranging between \$50.00 and \$100.00 apiece (Watkins and Olmsted 1976:23). Thus, the stage was set for the explosion of landfilling which, beginning in 1849, would push the edge of the San Francisco waterfront well to the east of Montgomery Street (e.g., Dow 1973).

In 1848, on the eve of the California Gold Rush, San Francisco's population, now grown to a total of slightly more than eight hundred individuals, occupied approximately two hundred structures (Soulé et al 1854:200). Within a few short months, the city by the Bay was to undergo one of the most dramatic and unprecedented explosions of population and building ever recorded in the annals of human affairs. With the advent of the Gold Rush, the sleepy hamlet of Yerba Buena disappeared forever.

THE GOLD RUSH PERIOD (1849-1859)

When word first reached San Francisco that gold had been discovered at Sutter's Mill in early 1849, the little town by the bay had a permanent settlement of just over eight hundred people, occupying approximately two hundred structures (Soule' et al 1854:200). By the close of that year, the population had ballooned to nearly eight thousand individuals, according to one source (Hittell 1878:148), although another historian placed the number between twenty and twenty-five thousand (Soule' et al 1854:244). Those intervening months saw the infusion of literally thousands of immigrants from all over the United States and the world. According to the lore being passed from port to port, any man could become fabulously wealthy in California, and as such, the vast majority of those Argonauts who swarmed into San Francisco during the Gold Rush years stayed only long enough to make travel arrangements that would take them to the mines.

Although most immigrants who landed at San Francisco came with the intention of striking it rich in the gold fields, upon disembarking many observed that there was potential for making large amounts of money without even leaving the port. San Francisco was the hub through which nearly all people and goods passed; it was only natural that profits realized from mining activities would travel down to the city as well. One recently arrived immigrant commented:

The mines are on the forks of the Sacramento and San Joaquin rivers. The miners average about \$16 per day but it is hard and just now hot and sickly. The cost of transportation is so great that it cost them four dollars a day to live. I have seen several of my friends who have returned from the mines, some of them with a thousand dollars, others with a great deal less. From what they have told me I have no desire to go to the diggings. I am satisfied I can make it in trade (White 1930:47).

Because the conditions in the diggings were generally unknown to incoming prospectors, many arrived completely unprepared for life in the country, and without proper equipment with which to exploit the placers. As a consequence, there was an immediate and feverish demand for the appropriate goods and supplies, causing prices of these limited items to skyrocket, and business to flourish in San Francisco.

Almost overnight the little hamlet on the bay turned into an "instant city" (Lockwood 1978). With the sudden influx of men and goods, it became apparent that San Francisco could not

accommodate its newfound population and its needs without a great deal of improvement to the town:

Building lots had to be surveyed, and streets graded and planked – hills levelled – hollows, lagoons, and the bay itself piled, capped, filled up and planked – lumber, bricks, and all other building materials, provided at most extraordinarily high prices – houses built, finished and furnished – great warehouses and stores erected – wharves run far out into the sea – numberless tons of goods removed from shipboard, and delivered and shipped anew everywhere – and ten thousand other things had all to be done without a moment's unnecessary delay (Soule' et al 1854:212-216).

Many men, upon alighting from the incoming ships, thrust themselves immediately into the work force. The need for labor was so great that rates of compensation for any job, regardless how menial, were extremely high. Any able-bodied man was valued, regardless of his prior occupation. In fact, the majority of those who turned to manual labor were novices, having been trained in other professions which were of little use in the rough and tumble world of San Francisco:

Finding a man engaged in his own trade or profession – the work for which he had been educated – was a rare thing in California. Delicately nurtured men were doing the work of common laborers...San Francisco wrought many anomalous conditions in life. The whilom professor of a Maryland College was a drayman on Pacific Wharf...The once wealthy money broker of State Street, Boston, chopped wood and tended fires for a baker's oven (Barry and Patten 1947:107).

One type of training especially valued in Gold Rush San Francisco was that of the skilled carpenter. The rapid pace at which the city was expanding necessitated the employment of a huge labor force to erect residences, warehouses, stores, and wharves, as well as to supply structures with needed furnishings. Men who knew little about carpentry suddenly found themselves in the midst of the construction business, and those who had prior experience became highly prized. An immigrant of 1849 explained:

I went to work at my trade as carpenter, and employed every man that would work, having more work than I could do, at building. Frequently two-thirds of the men I employed were not carpenters, but were tailors, shoemakers, any body who would work, and could handle a hatchet and saw (Williams 1878:3-4).

Many men got their start in San Francisco in the building trades. Some went on to resume their own professions when they could, but others discovered that the skills they had acquired as laborers would serve them as well or better than those they had learned prior to leaving for California.

While there was no shortage of work for common laborers during the early years of Gold Rush San Francisco, many newly arrived immigrants instead discovered a quick money making scheme in selling off the much coveted goods they had brought from home to the highest bidder, and with the profits realized from that venture, buying additional wares to replenish their stock (e.g. Taylor 1861:56; Crane 1931:43-44; Richards 1956:13). In this way, men fresh off the boats acquired instant capital. The crazed demand for supplies, beginning in 1849 and lasting until early 1850, dictated that goods could be sold for outrageous prices, so that a merchant with a little business acumen and some luck could become wildly rich as a result of a few good deals. Speculation became rife throughout the city as the lure of instant riches took hold:

They...speculated in flour, beef, pork and potatoes; in lumber and other building materials; in dry goods and soft, hard goods and wet; bought and sold, wholesale

and retail, and were ready to change their occupation and embark in some new nondescript undertaking after two minutes' consideration (Soule' et al 1854:246).

Business in San Francisco was understandably chaotic, and the pace at which the population conducted its dealings was intense. Space was at a premium, so rough tents and shanties often served as residence and workplace alike. One early pioneer recalled, "People generally slept in their offices among their goods like cats...(Garniss 1877:14)."

Whereas during 1849 and the early part of 1850, supplies of any kind were in high demand, by the middle of 1850 the market began to turn. Merchants, anticipating a prolonged period of high prices and continued consumption, had ordered huge amounts of goods to be shipped to San Francisco. The unfortunate result of these transactions was that the market suddenly became glutted with provisions. By the time the situation was realized, the city had been inundated with stockpiles of goods, which often could not be sold at any price. Many of these supplies were left to rot in the streets, and in some instances were actually used to pave them, as was the case in 1850 when chests of unopened prime Virginia tobacco, for want of a buyer, were thrown into the mud of Montgomery Street in an effort to create a walkway (Soule' et al 1854:366). For those who had invested their money in large stocks of shipped goods, the gamble had backfired. However, for others, the change in the market proved advantageous, for during this time the auctioneering business began to boom, and goods which otherwise would have required significant amounts of capital to attain could now often be bought for a song. Whole shiploads of merchandise were frequently auctioned off as a lot, just to pay debts, whereas in other situations goods would be sold in lesser quantities (Soule' et al 1854:303). In this way small time merchants could avail themselves of cheap goods and resell them for profit without having to place orders with large shipping companies (Wilbur 1927:127).

Most accounts of the Gold Rush in San Francisco tend to dwell on the fantastic wealth that was made by successful speculators of goods, services, and most notably, real estate. Many of the men who are considered the "founders" of the city began humbly, but through shrewd business dealings and a great deal of serendipity, became financially successful. This group of pioneers, however, is minute compared to the vast number of immigrants who passed through the port of San Francisco and tried their luck at acquiring a fortune, only to fail. By far the bulk of those who opted to do business in San Francisco did not stick to a particular profession, but instead dabbled in a multitude of jobs and business dealings, sometimes simultaneously. Since few men were pursuing their original profession, they tended to change occupations frequently, always hoping the next new experience would be the lucky one. More often than not, profits were lost just as quickly as they were made, as a result of unfortunate business ventures or in many cases, from gambling (Crane 1931:12). Additionally, six major fires swept through the city from 1849 through 1851, wreaking widespread destruction throughout much of the downtown area and ruining the businesses of many San Franciscans (see Walsh 1990:Table 3-1 for a chart delineating the boundaries of these conflagrations). As one source explained: "...every citizen may be said to have been burned out several times and to have again and again lost his all" (Soule' et al 1854:345).

During these difficult times, disheartened miners often returned to the city and tried their hands at business, while bankrupt San Franciscans sought their last refuge in the mines. The combined effect was a general population of highly transient, variously employed, and far from wealthy individuals.

Thomas Hayes and Hayes Valley

Colonel Thomas Hayes was a wealthy and politically connected early San Francisco citizen. On November 2, 1852, Hayes was elected to his first public office as one of San Francisco's eight Assistant Aldermen (Soule et al. 1854:406-407). From 1853 – 1856 he held the office of San Francisco County Clerk. Thomas Hayes also was the developer of Hayes Valley, a large tract of land, west of the Civic Center, that became one of San Francisco's large residential neighborhoods (Loewenstein 1996:45).

During the mid-1850s, Hayes, like many moneyed and influential San Franciscans of the time, turned his attention to real estate speculation. Due to its hilly terrain, San Francisco was a challenge for developers. "San Franciscans showed a decided preference for low ground...By 1856...several new additions had been laid out, in each case avoiding the heights. [One such area was] Hayes Valley" (Lotchin 1974:15).

Historian John S. Hittell, discussed the general character of the California real estate market during this period, using the Hayes Tract as a specific example:

...a growing disposition on the part of many...people to regard [California] as a desirable place for permanent homes, contributed in 1859 to strengthen the era of prosperity that had its beginning in the previous year...Land rose in value, and building again became active.

The Hayes Tract of one hundred and fifty acres, south of Turk street and west of Larkin, including Hayes Valley, was sold at auction, bringing one hundred and fifty dollars on an average for lots twenty-five feet in front by one hundred and ten feet deep (1878:278-279). In 1859, the Market Street Railroad was in the early stages of making its way to the suburb of Hayes Valley.

THE LATER NINETEENTH CENTURY PERIOD (1860-1906)

By the end of the Gold Rush, San Francisco had completed its transformation from a raw frontier town into the principal urban center on the West Coast of the United States. H.G. Langley's *San Francisco City Directory* for 1859 provides an apt description of the city's metamorphosis from village to metropolis:

In 1859, this – the metropolis of the Pacific – numbers in population over 78,000 souls, and can boast of an assessment of more than \$30,000,000... The discovery of Gold in 1848 gave an impetus to emigration from which San Francisco derived, in so short a period, the title of city. Her growth was sudden; there was no INFANCY to her history. An existence of only ten years has given her rank among the cities of the world; and after passing through the fiery ordeal and financial abuses and disasters, she is now in her onward march to wealth and greatness (Langley 1859:16).

Hayes Valley during the Later 19th Century

The early 1860s saw marked changes in Hayes Valley following the opening of the Market Street Railroad as far west as Valencia Street, allowing easy access from Hayes Valley to downtown.

The U.C.B. Laguna Extension Campus, San Francisco, California, Historic Resources Study offers the following characterization of Hayes Valley's actualization as a suburban community:

From the 1870s to the 1890s, Hayes Valley developed into a Victorian-era streetcar suburb, complete with rows of single-family dwellings, multi-family flats, churches and a commercial district. Having been developed in a relatively short period of time, dwellings in Hayes Valley did not display a large variety of styles. Most were designed in the Italianate and Eastlake styles, popularized during the 1870s and 1880s. Architect Absalom J. Barrett was a prolific architect in the neighborhood, having built many dwellings in the area including 207-209 Webster and 299 Webster (Page and Turnbull 2004: 27).

THE 20TH CENTURY (1906-PRESENT)

The 1906 Earthquake

A detailed map in the book entitled *The Earth Shook – The Sky Burned* delineates the fire-ravaged areas of San Francisco immediately after the Great Earthquake and Fire of April 1906

(Bronson 1959: frontispiece). The quake, with a magnitude above eight, sparked a firestorm that took a devastating toll on the most populous areas of the city, including downtown, South of Market, the Mission district, North Beach, and Nob Hill. The project area did not burn; the Orphan Asylum suffered some structural damage but remained serviceable.

5. PREVIOUS ARCHAEOLOGICAL STUDIES IN THE PROJECT VICINITY

INTRODUCTION

From Nels C. Nelson's early 20th Century investigation of prehistoric shellmounds near Hunter's Point to Archeo-Tec's 2001 unearthing of the Gold Rush store ship General Harrison in the Financial District, academic and construction-related excavations have revealed hundreds of archeological sites beneath the ground surface of the San Francisco Peninsula.

Connecting the historical archival review to an analysis of the sites already discovered helps the research team more accurately predict the types of deposits that may exist beneath the Laguna Hill Project. The following section summarizes Prehistoric Period and Historic Period archaeological sites that have been discovered in San Francisco.

PREHISTORIC ARCHAEOLOGICAL STUDIES

Prehistoric research in the San Francisco Bay Area is one of the oldest archaeological traditions in California. The Bay Area's landscape was marked by numerous large and small mounds of earth and shell containing a variety of prehistoric cultural materials and features, which captivated early 20th century archaeologists like N.C. Nelson and Max Uhle. Prehistoric deposits ranging from shellmounds to isolated burials and features, including very important contact period deposits, such as Native American barracks constructed at Mission Dolores.

As is the case with many of the heavily urbanized regions of the United States, the prehistory of San Francisco is not as well understood as most archaeologists would desire. Yet, a number of important and revealing sites in and around San Francisco have been systematically excavated during the past hundred years by professional archaeologists who have carefully analyzed their data and published the results of their research. As a result, a basic outline of human activity in the San Francisco Bay Area prior to the first arrival of Europeans has been pieced together from the artifactual remains that the region's first inhabitants made and used in the course of their day-to-day lives.

Judging from archaeological evidence, most archaeologists agree that the earliest traces of human habitation in the San Francisco Bay Area date to around 4,000 B.C. Native American peoples lived in and around San Francisco continuously between around 4,000 B.C. and the appearance of Europeans in the last decades of the 18th century. As detailed in Section 2, the early inhabitants of the San Francisco Bay Area made their living by hunting and collecting wild foodstuffs and did not farm or keep domestic animals until the beginning of the Mission Period (1776). In the San Francisco Bay region, shellfish provided one of the more reliable and predictable sources of food. In addition, the Ohlone (Costanoans) collected wild plants and fished and hunted numerous species of land animals. They lived in villages of varying size and moved seasonally from the bay to the wooded hillsides in search of food.

When University of California archaeologist N.C. Nelson conducted the first intensive archaeological survey of the region between 1907 and 1908, he recorded no less than four hundred and twenty-five shellmounds on or near the shoreline of the Bay (Nelson 1909, 1910). It is also useful to cite N.C. Nelson's discussion concerning the wide variety of environmental settings in which prehistoric sites were located throughout the San Francisco Bay region:

[Shellmounds were] situated in a great variety of places; but, on the whole, the positions may be characterized as "convenient" rather than in any sense "strategic." Many of the largest mounds are located at the head of sheltered coves (such as the Bayshore Mound – CA-SFR-7), yet not a few deposits lie in thoroughly exposed places, out on the bluff and higher headlands. Occasionally

a hillside, with or without any accommodating shelf or hollow, has been chosen, doubtless on account of some small spring issuing in the vicinity... Some mounds are found in apparently unnatural situations, such as on the plain where no streams pass, or out in the salt-marsh, where fresh water could not be had, [but] normally shellheaps lie close to sea level. The fact is that nearly all the mounds lie within fifty feet of the surface of the bay water... but exceptions occur, [some] mounds lie very far above the normal zone... [and] at least ten of the known deposits extend below sea level [for example, the Bayshore Mound, CA-SFR-7, and the Ellis Landing Mound in the city of Richmond, on the eastern shore of the bay] (Nelson 1909:328-329).

A.L. Kroeber offers the following observation regarding the extensive archaeological heritage of the region:

"The entire Costanoan frontage on ocean and bay is lined with shell deposits. San Francisco Bay in particular is richer in such remains than any other part of the State, except perhaps the Santa Barbara Islands (1925:466)."

Today, extensive and ongoing development has badly eroded this once impressive archaeological record. Archaeologists have systematically investigated relatively few Native American shellmounds or other types of prehistoric sites in San Francisco, and many basic research questions pertaining to the complex prehistory of the San Francisco Bay region remain unanswered for lack of first-hand data. Because of this, any reasonable opportunity to identify and study even a remnant of a Prehistoric or Contact Period site in San Francisco Bay must be deemed a potentially significant scientific event.

Until the mid-1980s, most of the known prehistoric sites in San Francisco were located in the Hunters Point/Islais Creek area. The largest and most important of these is CA-SFR-7 (Nelson's Shellmound #387), variously referred to as the Crocker Mound, the Bayshore site, and Johnson's Landing. SFR-7 is located near Hunters Point. A review of N.C. Nelson's unpublished manuscript, on file at the Archaeological Research Facility, University of California, Berkeley, revealed the following about the location and environmental setting of SFR-7:

"The mound lies on the northern edge of the lagoon and extends beyond the present branch out into the bay" (Nelson 1910:Manuscript #11).

According to Nelson's site record, SFR-7 at one time covered an area of approximately 60 feet north to south and 230 feet east to west. The staff and students of the University of California excavated the mound in 1910. Recovered cultural materials included 60 artifacts, 23 human burials and a small historic period crucifix, at depths ranging between two and eight feet below the contemporary ground surface. Upon examination of the archaeological collection, Kroeber remarked that the "Artifacts obtained agree closely on the whole with those previously secured on the eastern shore of the bay" (1911:227).

Several other prehistoric sites have been noted in and around Hunters Point. One of these is CA-SFR-17, exposed during the excavation of a garden plot in the U.S. Marine housing project near the intersection of Alemany and Bayshore boulevards in 1951. The site record reveals that the mound was found on an old sand dune in immediate proximity to a marsh (site survey records on file at the Archaeological Research Facility, University of California, Berkeley). A newspaper article provides the following additional information regarding this site:

[A] skeleton was found by J.C. Hoeger... while digging in his backyard. He found an old stone pestle near the skull and assumed that the remains were those of an Indian. A native resident said that some 20 years ago when Gaven Street was being built seven skulls and many Indian relics were found. According to the

police several bodies have been found in the area before, and it is presumed to be site of an old Indian burial ground (*San Francisco Call Bulletin* 1951).

In addition to the sites discussed above, more recent archaeological work in San Francisco reveals that numerous relatively intact prehistoric deposits may be scattered throughout other parts of San Francisco. These deposits appear to have been deeply buried beneath the region's sand dunes long before the beginning of the historic era. Hence, they were hidden from N.C. Nelson when he conducted his pioneering archaeological survey of the San Francisco Bay area. For the most part, these sites are buried deep enough below the present ground surface to have been spared the impacts of more than a century of intensive development.

For example, the discovery of a fragmentary human skeleton in October, 1969, during the course of excavation at the BART Civic Center station and the subsequent analysis of the remains, points to the possibility of the existence of deeply buried prehistoric finds throughout San Francisco. The human remains, designated as CA-SFR-28, were found about 75 feet below present grade, 26 feet below the mean sea level, and 14 feet above the bottom of a 40-foot layer of clay/silt underlying the sand characteristic of the 1852 surface topography (Kelly 1976:45; Olmsted et al 1979:42). Radiocarbon dating places the bones at a surprisingly early 2950±250 years B.C. This radiocarbon date is the oldest in Central California for human remains (Henn et al 1972), with the exception of "Stanford Man" (CA-SCL-033) that has been dated to approximately 3905 B.C.

The closest known prehistoric sites to the present project site are CA-SFR-148 (less than three blocks away), followed by the above-discussed CA-SFR-28 (less than ten blocks away). Many other sites (see below) have been found in the South of Market area within one mile of the present project site (See Figure 4).

CA-SFR-148

In 2003, a prehistoric deposit was located by the California Department of Transportation during excavation for the new Central Freeway. The deposit was located near Valencia Street and McCoppin Street. Officially designated CA-SFR-148, the site consisted of prehistoric shell midden, faunal remains, and obsidian and chert cores, bifaces, and debitage. This 20-cm thick layer was found 1.5 to 2.5 meters below ground surface (Primary Record #P-38-004319).

CA-SFR-113

CA-SFR-113, located near Fifth and Market streets, appears to have been occupied between 100 B.C. and A.D. 100. CA-SFR-113's two distinct periods of occupation were determined through radiocarbon testing from two hearth features discovered on the site. The older of the two was a surface hearth, while the more recent was a sunken hearth with a lenticular cross-section. Though the hearths themselves were distinct from each other, the range and type of the artifactual material associated with the two features was remarkably similar: flaked stone, bone tools, a large amount of faunal bone from terrestrial (deer, rabbit, coyote) and marine (sea otter, sea lion, bat ray, leopard shark) food sources, as well as avian remains and large amounts of shell. The site was likely an activity site (animal/food processing, perhaps) that was periodically occupied for similar purposes in an indeterminate number of episodes (Pastron and Walsh 1988b).

835 Market

A shell midden site was recently found at the old Emporium building at 835 Market Street. Situated directly adjacent to CA-SFR-113, this parcel has revealed several loci of dense shell midden containing mussel shells, charcoal, and a small amount of faunal bone. An obsidian point was discovered in one of the loci. One area of the site was dated to between 50 and 100 A.D.; carbon dates are still pending from other areas. Further analysis will reveal if some or all loci are part of CA-SFR-113; a separate trinomial will be designated accordingly (Report in Prep. Archeo-Tec, 2005).

CA-SFR-136H

Another prehistoric deposit – CA-SFR-136H – was recently discovered south of Market Street by the staff of Archeo-Tec Inc. near the intersection of 8th and Howard streets (Archeo-Tec 2002). This deposit consisted of a small, dispersed lithic scatter representing a temporary, transient encampment or work site dedicated to the manufacture of stone tools. Later buried beneath dune sand, this site was encountered at depths ranging between 6 and 9 feet below the contemporary ground surface. Due to its close proximity to CA-SFR-28, it is possible that it is associated with a larger settlement, or group of settlements, deeply buried beneath dune sand in the vicinity of 8th, Market, Mission, and Howard streets.

CA-SFR-147 and CA-SFR-155

A shell midden site within the block bounded by Market, Mission, Third and Fourth streets was discovered by Archeo-Tec in the summer of 2003. The site consisted of two separate areas of prehistoric seasonal use: SFR-147 and SFR-155. SFR-147 was dated to 2000 years B.P., and SFR-155 was dated to approximately 1750 years B.P. Both areas contained a very dense concentration of prehistoric shell remains, few faunal materials, and very few fragments of culturally modified obsidian and chert. SFR-155 contained an obsidian biface and evidence of large nut and small seed processing. SFR-147 analysis revealed a notably low content of macroflorals in the soil (Archeo-Tec 2004b).

CA-SFR-112

CA-SFR-112 was located near the intersections of First and Mission streets. It was found in the summer of 1986, was reasonably intact at the time of discovery. Based on an analysis of artifact typology, coupled with radiocarbon and obsidian hydration evaluations, it was determined that CA-SFR-112 was intermittently inhabited between A.D. 400 and A.D. 900 (Pastron and Walsh 1988a).

CA-SFR-2

CA-SFR-2 was located on the south side of Harrison Street, west of Third Street. This prehistoric deposit (Nelson's Shellmound #439) was encountered during construction work in 1929; it has been described as follows:

The lot between two buildings was being excavated by steam shovel. On April 18, the work had ceased in order to brace the walls of the two adjacent buildings. The base of the shell deposit is 10 feet below street level. The deposit was about four feet thick, but may once have been deeper, as remains of an old building were resting on top of the deposit which probably had been cut away for the floor of the building. Underlying the shell deposit was black loam mostly and in one place yellow sand. An hour's scrutiny of the cuts through the deposit revealed no artifacts. Shell was very abundant, and there were pockets of whitish gray and yellow ash. Bird bones were fairly numerous and a few mammal bones were obtained. All of the specimens are cataloged as 1-27097 [at U.C. Berkeley's Lowie [Hearst] Museum of Anthropology]. More or less charcoal was visible in lumps. No human remains had been encountered by the steam shovel men. The same is true with regard to artifacts. Cooking stones were abundant (Site record for CA-SFR-2, perhaps written by E.W. Gifford, on file at the Hearst Museum of Anthropology, U.C. Berkeley).

As noted above, a good deal of charcoal was encountered, but none was saved, as this site was encountered before the introduction of radiocarbon dating. Hence, there are no C-14 dates from this particular site. SFR-2 is believed to have been totally destroyed after being investigated by E.W. Gifford of the University of California at Berkeley (Kelly 1976:45).

CA-SFR-114

Another previously unrecorded prehistoric site, the Yerba Buena Shellmound (CA-SFR-114), was encountered in the summer of 1988 and intensively excavated during the spring and summer of

1989 by the staff of Archeo-Tec, Inc. along the line of Howard Street, between Third and Fourth streets (e.g., Archeo-Tec 1988a, Pastron 1990). In addition to substantial midden deposits, this site yielded a discrete cemetery containing a total of eleven burials, all with extensive associated mortuary offerings (Archeo-Tec 1990).

Nearly a decade earlier, a proximal find was discovered in 1977 at the northwest corner of Third and Folsom streets – the site of the George Moscone Convention Center – when a test boring encountered an obsidian scraper of undoubted aboriginal manufacture at a depth of between 18 and 20 feet (Pastron 1978:210). Further excavation on the parcel revealed no additional prehistoric remains.

CA-SFR-135

Archaeological investigations at the 560 Mission Street project revealed prehistoric site CA-SFR-135 at a depth of 1.5 feet below street level. Three human bones were discovered, as well as several obsidian and chert flakes, fire-cracked rock, a wide variety of faunal bone, and an abundance of shell (William Self Associates, June 2001).

The presence of a multiplicity of deeply buried prehistoric deposits in one of the most intensively developed parts of San Francisco points to the strong possibility that other unrecorded archaeological deposits of similar, or even earlier age, may exist in various places throughout San Francisco.

HISTORIC PERIOD ARCHAEOLOGICAL SITES

The historical record of San Francisco mainly consists of maps, newspaper accounts, oral histories, journals and photographs which together tell the city's story. These avenues, though rich compared to the scant records available from the prehistoric period, provide a relatively narrow and often biased view of life in San Francisco throughout the historic period. Archaeological investigation provides a means of adding detail to San Francisco history. Artifacts that can be tied to pivotal events and prominent people can augment or even alter existing historical records. Deposits that can be directly connected to the personal lives of ordinary people, such as trash deposits traced to individuals on Census register, can lend historical information not available from traditional documentary sources (see Introduction: The California Register).

Several Historic Period archaeological investigations have been undertaken in the vicinity of the Laguna Hill Project site. In the fall of 2003, Archeo-Tec completed archaeological field investigations along the new Central Freeway alignment along the eastern side of Octavia Street from Market to Hayes, locating significant refuse features only 2 to 3 feet below the ground surface. A total of four trash-filled privies were excavated, two of which have been preliminarily deemed significant based on integrity and on their direct association with Irish and German families found in several different 19th century census records, city directories, and block books. Detailed excavation of the privies revealed a wide breath of household material including very personal items such as dentures. As of this writing, laboratory analysis is still in progress (Richard Ambro, Personal Communication, November 2003).

Archeo-Tec's investigations at the former San Francisco Columbarium in 1998 revealed cultural resources from the later 19th and early 20th century, including several fragments of granite grave markers presumed to be left behind when the Odd Fellows Cemetery was relocated to Colma during the first quarter of the 20th century. The site was located within the block bounded by Geary, Stanyan, Anza and Arguello streets, two miles west of the present project site. Recovered artifacts were not associated with human interments at the San Francisco Columbarium. Domestic and commercial refuse deposits dated to the late 19th and early 20th century and consisted of bottles, ceramic vessels and a variety of metal objects (Archeo-Tec 1999: 22).

In July of 1988, Archeo-Tec completed a pre-construction testing report for the Kaiser Permanente Foundation's North Addition Project to their San Francisco Medical center. Located on the block bounded by Geary Boulevard, O'Farrell Street, St. Joseph's Street and Lyon Street, the site was found 1.2 miles from the present project site. Remnants of the 19th Century Roman Catholic Cavalry Cemetery were recovered during the course of test trenching. Three marked tombstones and a single unmarked grave marker were encountered within a layer of brown clay and brick fill at approximately 5.5 feet below street level near the corner of Geary Boulevard and St. Joseph's Street. During the course of the monitoring program that followed the pre-construction testing, several more grave markers and marked tombstones were found. However, no human remains were unearthed and the stones appeared to have been a secondary rather than primary deposition (Archeo-Tec 1988b:18).

CA-SFR-125H

CA-SFR-125H was located on the block bounded by Harrison, Tenth, Bryant and Eleventh streets and consisted of a wooden privy dating to 1860-1870, and a cement basement dating to 1910-1920. Excavation revealed several thousand artifacts ranging from the 1860s to the 1960s (William Self Associates: Primary Record #P-28-000124).

1800 Market Street

Archaeological Monitoring for the Lesbian, Gay, Bisexual and Transgender Community Center Project site in December of 1999 at 1800 Market Street revealed several Late 19th/Early 20th century commercial/residential trash deposits. The trash layer was encountered between 1 and 4 feet in depth (Ambro and Dean 2000).

6. HISTORY OF LAND USE AND OCCUPATION WITHIN THE PROJECT SITE

INTRODUCTION

Given the descriptions in Sections 4 (Historical Context) and 5 (Previous Archaeological Studies in the Project Vicinity) of the prehistoric and historic evolution of the relevant San Francisco neighborhoods as a context, the following section describes the history of land use and occupation of the project site as gleaned from a review of archival resources.

U.S. Coast Survey maps and Sanborn Insurance Company maps referred to in this section can be found in Figures 4, 6, 7, 8 and 9. Abridged Census tables can be found in Appendix 3. A description of which of the resources described below will likely be impacted by construction follows in Section 9.

PREHISTORIC PERIOD (CA. 4000 B.C.-1776 A.D.)

No prehistoric sites have been recorded within the boundaries of the project site, which has never been subject to a formal archaeological study. However, the site is located in a sensitive area. The closest known prehistoric site to the Laguna Hill Project is CA-SFR-148 (See Figure 3 and Section 5).

SPANISH/MEXICAN AND EARLY AMERICAN PERIOD (1776-1848)

The centers of activity during this period were the village of Yerba Buena, Mission Dolores, and the Presidio. The Presidio was located at a considerable distance from the project site. Mission Dolores was located less than five blocks south of the present project site. It is possible, though relatively unlikely, that the activities taking place during at the Mission may have impacted the project site.

The project area was on the outskirts of the village of Yerba Buena during the Spanish/Mexican and Early American Periods. No cultural resources from these eras have been previously recorded within the project site or in its immediate vicinity.

GOLD RUSH PERIOD (1849-1859)

Colonel Thomas Hayes claimed the Hayes Tract in 1850, which included the present project site. Hayes farmed the land, gradually selling off tracts of it as it increased in value. Much of it was farmed by Italian gardeners (Ziesing 1998: 59).

The 1853 U.S. Coast Survey Map

The project site appears situated on a wooded hillside at an elevation between 100 to 200 feet above mean sea level, with the southwest corner sloping up towards the top of a 200-foot hill, the northwest corner bordering the 180-foot contour line, and the eastern border sloping towards the 100 foot contour line (See Figure 4). No buildings appear within the boundaries of the present project site, and no streets have been delineated anywhere in the area, which borders the western boundary of the map.

The San Francisco Protestant Orphan Asylum

In 1851, the Ladies' Sewing Circle founded the Protestant Orphan Asylum, which was housed on Folsom Street until 1854, when the society moved to its new large stone building on Laguna Street within the boundaries of the present project site. The orphanage could hold 250 orphans, but began with less than a hundred (see 1860 Census below).

Numerous historical images depict the Orphan Asylum, whose massive stone building was undoubtedly the most prominent feature of the Hayes Valley landscape. More details about the

asylum and about 19th century orphanages and childcare can be found in the Research Theme section (Section 8) and in descriptions of maps and early photographs that follow. The Asylum's modern day incarnation, the Edgewood Center for Children and Families, is a residential and day treatment program for severely emotionally disturbed children. Their website, www.edgewoodcenter.org, contains a detailed, if rosy, history of the Orphan Asylum as its predecessor.

The 1859 U.S. Coast and Geodetic Survey Maps

The 1859 U.S. Coast and Geodetic Survey Map depicts the large Orphan Asylum within the project site (See Figure 4). Two small buildings are also picture on the block, one in front of the Asylum and one to its south. The latter was a wood-framed schoolhouse (Page and Turnbull 2004: 24). The project site appears to encompass the same hillside contour lines as the previous edition of this map; the 200-foot hill pictured on that map now reads 210 feet, likely due to sand dunes shifted by wind.

Filling and Grading Data

During the 1850s, 1860s and 1870s, massive grading and filling activities took place throughout San Francisco. Hayes Valley, in particular, was modified to accommodate public transportation down Market Street and into the then-suburban neighborhood. An understanding of the nature of filling and grading in and around the block bounded by Haight, Waller, Buchanan and Laguna streets is essential to an understanding of the development of the project area.

In San Francisco, all city street grades were computed from zero base, which was 6.7 feet above the ordinary high tide mark on a pile at the boat stairs at the corner of Pacific and Davis streets (San Francisco Board of Supervisors 1909:23).

Comparing city street grades from the 1909 Official Street Grade book with the original elevations on the 1852 and 1859 U.S. Coast Survey maps, which were measured from mean low tide, requires adding approximately 10.7 feet to the Coast Survey map's elevation to compare it to the zero base used as the city datum. This number is derived by adding the average tidal fluctuation (approximately 4 feet) to the distance between high tide and zero base (6.7 feet).

The official grade for the corner of the intersection of Laguna and Hermann streets was set at 60 feet above city base. The intersection of Laguna and Waller was set at 93 feet, and that of Laguna and Haight was set at 120 feet (Municipal order 684, San Francisco Board of Supervisors 1909:160), comprising the eastern boundary, south to north, of the project site. The western boundary, Buchanan Street, was set at 148 feet at Hermann Street, 146 feet at Waller Street, and 170 feet at Haight Street (ibid 30). The current grade of the parcel is 156 feet above mean low tide throughout the southern edge (U.S.G.S. map, 1956, San Francisco North, 7.5 Minute Quadrangle), and 178 feet high in the northwest corner of the project block.

According to the 1853 U.S. Coast Survey Map (Figure 5), the project area was situated between the 100 and 200-foot contour lines. Parts of it rose 10 feet by the 1859 map. It appears that the streets were cut down on the western half of the block. However, given the length of time that the orphanage and surrounding buildings existed, it is apparent that no significant topographic modification took place immediately surrounding the buildings. A history of the orphanage told by its modern day incarnation, the Edgewood Center, states that the encroaching sand hills were removed during the 1860s (<http://www.edgewoodcenter.org/about/1860s.htm>).

THE LATER 19TH CENTURY (1860 – 1906)

The 1860 U.S. Census

The 1860 Census (see Appendix 3 for abridged Census record) lists six staff members, 63 orphans and two individuals who had "n/a" listed as their profession. Listed first was 29-year-old

physician and his 27-year-old wife (profession "n/a"). One 31-year-old teacher, a 21-year-old female "laundryman", a 34-year-old English nurse and a 28-year-old Irish cook. The only male besides the physician was a 28-year-old laborer. Also listed among the staff with profession "n/a" was an 18-year-old named Dazy Bailey who was blind and deaf. Further research into earlier and later census records produced no additional information about Bailey, who was born in Alabama.

Of the 63 inmates at the Orphan Asylum, 41 were male and 22 were female. Ages ranged from 2 to 15, but most were 12 or younger; older orphans were likely sent to live as indentured servants in work homes. A third were born in California and most of the remainder were born in the East, Pacific Northwest and South of the United States. Foreign-born orphans hailed from Australia, England, Germany, Ireland, Mexico and Scotland. Only one inmate was nonwhite- an eight-year-old born in California was listed as "mulatto".

1868 Historical Photographs

Two 1868 photographs depict the Orphan Asylum (See Figure 5). The first, labeled "Protestant Orphan Asylum on Buchanan + Haight St. 1868. #97 Looking North East from Market St. cut", shows the Orphan Asylum and its surrounding yard. The forested area visible on the 1869 Coast Survey map is depicted in this photograph, as are the wood framed buildings along Buchanan Street. The property appears fenced and level with the road.

The second, also 1868, portrays Waller Street looking towards Laguna Street. In the foreground are a planked sidewalk and several small wooden buildings/storefronts. The Orphan Asylum appears in the distance in the background; no specific details about the orphanage or the property are shown in this photograph.

The 1869 U.S. Coast and Geodetic Survey Map

The 1869 U.S. Coast and Geodetic Survey Map depicts the project site still situated on the edge of a hillside. The eastern half of the block appears wooded, while the Orphan Asylum building still sits within the northwest quadrant. The building appears to have been expanded. Though all surrounding streets had been delineated, the area remained quite sparsely populated compared to the downtown area.

The 1870 U.S. Census

The 1870 U.S. Census lists 189 orphans and 15 staff members. Staff members included a 32-year-old Scotland-born matron with two assistants (aged 30 and 44), three teachers (aged 19, 25 and 29) two nurses (aged 16 and 40), one seamstress (39) and a Wales-born cook (41). The four male members of the staff consisted of an England-born gardener (age 43) and three Chinese laundrymen (aged 17, 22 and 25). Another female staff member whose title is illegible hailed from Canada. All other staff members were from other parts of the United States.

Of the 189 inmates at the Orphan Asylum, 76 were girls and 113 were boys. Ages ranged from 2 to 16. It is not clear whether the 16-year-old nurse (not included in the count of girl inmates) was in fact an inmate or hired as a nurse from the outside. Though the vast majority of inmates were born in California, most regions of the U.S. were represented, as were Mexico, Germany, South America, Ireland, Scotland and Wales. All inmates were listed as white.

Bishop's 1875 City Directory

Name	Profession on 1870 Census	1875 Bishop's City Directory Listing	Page
Dolliner, Jane	2nd assistant matron	Dolliver, H.J. Miss, res. 1403 Polk.	307
Boyd, Julia	School Teacher	Boyd-, widow, res 411 Jones	158

The 1880 U.S. Census

The 1880 Census (See Appendix 3 for abridged census listing) reveals 217 inmates and 17 staff members. The latter consisted of the matron (with two assistants) the nurse, the seamstress (with one assistant), two teachers, two nurses, a waitress, five servants and a gardener. All of the inmates and staff were white.

The matron was a sixty-year-old New Yorker, the nurse was born in Canada, and the English-born seamstress was 27 years old with a 46-year-old Irish assistant. The teachers both hailed from the eastern U.S. and were 38 and 48. The nurses, 21 and 40 years old, were born in Ireland and New York respectively. The waitress was 20 years old and born in California to Prussian parents, and one of the servants was born in South Africa to Irish parents. The servants ranged in age from 26 to 46 and hailed from the eastern U.S., Germany, and England. The only male members of the staff were two of the servants and the 30-year-old gardener.

In 1880, 86 of the inmates were female and 131 were male. Ages ranged from 3 to 14 with one 23-year-old (who was older than the nurse and the waitress). Some parents' birthplaces were unknown; others were simply listed "America". The majority of the inmates were born in California, most of the rest in the U.S., and a small number in Australia, Ireland, Scotland and Italy. 13-year old Elizabeth Pike was born in China to parents born in America. Most American-born inmates descended from northern European-born parents.

189 of the 217 inmates were listed as "half-orphans", the rest were listed as orphans. Half-orphans were children who had only one parent living/available as a caregiver, leaving that parent either destitute or without sufficient time to work and raise a family.

No staff or inmates listed on the 1870 census were listed on the 1880 Census, suggesting both a high turnover rate and low standard of living for staff. The lack of repeat inmates is probably due to the placing of older inmates in work homes, and the role of the orphanage as a temporary place to put children during the years that their parent(s) were unable to care for them.

1880 Langley City Directory

Name	Profession on 1880 Census	1880 Langley City Directory Listing	Page
Batturs, M.L.	1st Asst. Matron	~Batturs, A.L. Mrs., first assistant matron Protestant Orphan Asylum.	114
McKeon, Mary	2nd Asst. Matron	McKeon, Mary A., domestic 103 Grove,	619
Beaumont, E.A.	Seamstress	Beaumont, E.A. Miss, seamstress Protestant Orphan Asylum	117
Hepworth, S.	Asst. Seamstress	Hepworth Susan, Mrs. assistant seamstress Protestant Orphan Asylum	435
Cony, S.W.	Teacher	Cory, Josephine Mrs., teacher Protestant Orphan Asylum.	234
Laughlin, A.	Nurse	Laughlin, Anges Miss, nurse Protestant Orphan Asylum.	535
Farley, M.	Servant	Farley, Maggie, chambermaid, Golden Eagle Hotel (only M. Farley listed)	319
Hayes, H.L.	Servant	Hayes, Henry L, baker, r. S s Twentysecond between Dolores and Fair Oaks,	424
Franz, Charles	Gardener	Franz, Charles, gardener Protestant Orphan Asylum, Ws Laguna, bet Haight and Waller	347

The 1889 Sanborn Insurance Company Map

The 1889 Sanborn Insurance Company Map depicts the San Francisco Protestant Orphan Asylum and its School House within the project block (See Figure 7). Both buildings lay along Buchanan Street.

The Orphan Asylum itself consisted of many wings ranging from one to five and a half stories tall. A stable and several sheds lie in the back yard (marked "Garden") of the Orphan Asylum itself, and two small buildings—one marked "Coal Ho." and the other marked "Repair Shop"—faced Buchanan Street in front of the Orphan Asylum.

Waller Street divided the Asylum from its School House, which was one story tall and shaped like an inverted "V". Notes from the mapmaker underneath the schoolhouse: "Built on Hillside All under one roof. East side has basement". Behind the schoolhouse, the lot is empty.

The 1899 Sanborn Insurance Company Map

The 1899 Sanborn Insurance Company Map (Figure 8) depicts the San Francisco Protestant Orphan Asylum and its School House much the same as the previous edition of the map. Two small additions had been made to the schoolhouse itself, several one-story sections had become two-story sections, and two more wood buildings had been added to the row of wooden buildings in the front of the Asylum, totaling four. A stone wall lay along Buchanan Street.

Behind the Asylum lay the same shed from the previous map, a two-story building in place of the stable, and a two-story laundry room.

The School House appears unchanged from the previous map, though it is now annotated with the phrase "Two Men Sleep in Building". The lot behind the School House remained empty.

The 1900 U.S. Census

The 1900 Census (See Appendix 3 for abridged listing) reveals 163 inmates and 17 staff members, a modest increase from the previous decade. None of the original staff or inmates that were listed in the 1880 Census were present in the 1900 Census.

Some information about staff members does not appear on the census (age, race, marital status) and there does not seem to be a pattern to the blank areas (e.g. old age concealment). In addition, none of the staff members except for the Head of the school had any specific titles. They were all simply called "attendants".

Eleven inmates have a question mark in the "age" column. Seventeen teenagers, many more than the previous decade, and several very young children lived at the Orphan Asylum; the rest of the children's ages were in between. All of the children were listed as white, and the vast majority were born in California. Some were born elsewhere in the U.S. as well as Germany, Australia, Asia, Canada, England, Scotland and Mexico. The Mexico-born child's parents were both born in Germany. First-generation American children's parents hailed mostly from Northern Europe, accounting for more of the orphans than those whose parents hailed from other parts of the U.S. Relatively few children were second-generation Californians, and some listings did not specify the U.S. state in which the parents were born.

1900 Crocker-Langley City Directory

Name	Profession on 1880 Census	1880 Langley City Directory Listing	Page
McNeil, Ella A	Head	McNear, E.A. Mrs., matron Protestant Orphan Asylum S s Haight bet. Laguna and Buchanan	
Nelson, Clara	Attendant	Nelson, Clara Mrs., dressmaker, r. 1017 Geary	1283

THE 20TH CENTURY

1894, 1901 and 1906 Hicks-Judd Block Books

All three editions of the Hicks-Judd Block Books depict the Protestant Orphan Asylum as the owner of what is now the project site, with the exception of the 1906 edition concerning the block bounded by Waller, Hermann, Laguna and Buchanan. The third of the block fronting Buchanan was owned by the Board of Trustees of the S. F. Normal School; the remainder of the block was owned by the Protestant Orphan Asylum.

The San Francisco State Normal School

The San Francisco State Normal School was a teacher's college that grew into San Francisco State University. At first, the Normal School occupied a small part of the San Francisco Protestant Orphan Asylum, and after the orphanage closed, the school, renamed the San Francisco State Teachers College, took over the block. In the 1930s the school name was changed to San Francisco State College. After its move to its current Lake Merced location, the school became San Francisco State University.

Page and Turnbull's *Historic Resources Study (HRS)* characterizes the birth of the State Normal School:

During the first two decades following the Gold Rush, California remained a male-dominated society with relatively few families compared with the older states Back East. Nevertheless, increasing numbers of families forced the State government to sponsor public education efforts. The education of a large body of teachers was a key component of this effort. This process began with the establishment of state "normal schools," or teachers colleges in the 1860s to train young ladies to become elementary and secondary school teachers. The need for normal schools was at first not widely recognized. In 1853, Superintendent of Instruction J.G. Marvin stated in a report to the Legislature: "No apparent necessity for a normal school has yet arisen. The supply of competent teachers in California is more than equal to demand." However, just two years later, parents began pressuring the State Legislature to implement a teacher-training course to meet the rising demand for qualified teachers within urban areas. With additional pressure from the State Teachers Institute, the California State Normal School was founded as the first state-sponsored institution of higher learning in San Francisco on May 2, 1862 (Page and Turnbull 2004: 26-27).

The 1906 Earthquake and Fire

A detailed map in the book entitled *The Earth Shook – The Sky Burned* depicts San Francisco immediately after the Great Earthquake and Fire of April 1906. Though the project area escaped the fires that devastated much of San Francisco, the building did sustain some damage, and the children were evacuated for a time. Following the quake, the lawn of the orphanage served as a temporary camping ground for newly homeless refugees of the disaster. It is possible, though unlikely, that archaeological evidence from this refugee encampment still remains buried beneath the present project site.

The 1910 U.S. Census

The 1910 U.S. Census (See Appendix 3) lists 15 staff members and 109 inmates. The matron was a 42-year-old widowed English Immigrant with two children, and the nurse was a 46-year-old widow from Wisconsin who had one of her two children living. The cook was a 59-year-old man from France with a 48-year-old Englishman assistant, and the two laundrymen, 28 and 40, were respectively from France and Ireland; the Gardener was a 53-year-old male New Yorker. Additionally, a 30-year-old German "overseer", and seven female "caregivers", two of whom were from Scandinavia, are listed. The number of caregivers per student is notably higher in this register than in previous years.

Of the 109 inmates, 53 were female and 66 were male. Age distribution ranged from 3 to 15 with one female 18-year-old still at the orphanage. All children were born in America except for one born in Canada, and the vast majority was born in California. Parents hailed from northern/western Europe and Russia, with a large percentage from Scandinavia.

Unlike previous censuses, several repeat individuals were listed: One staff member, Clara Nelson, and inmate George Bank. A detailed discussion of George and Clara and the research potential of tracking individual inmates throughout their lives follows in the Research Theme section.

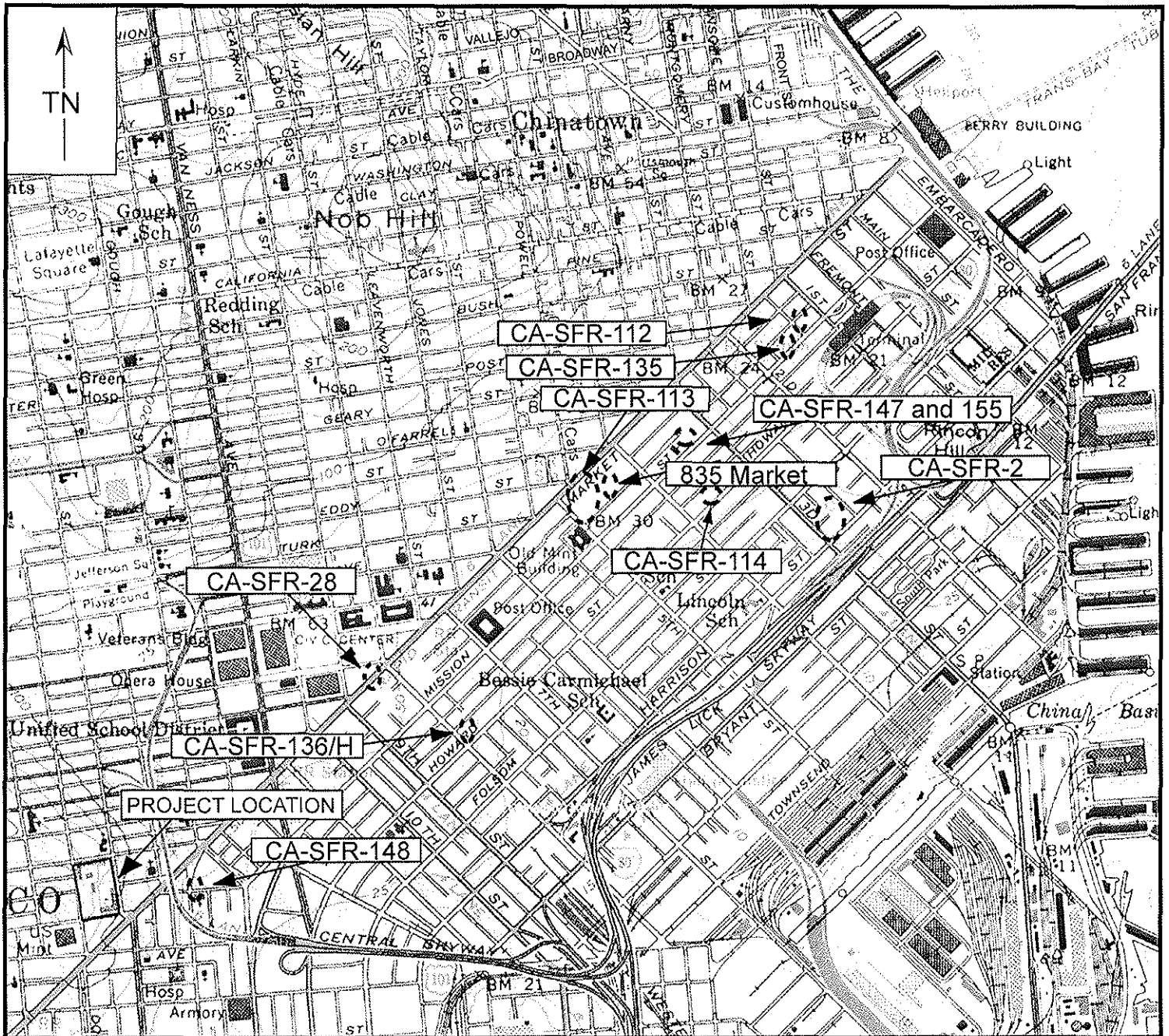
The 1913 Sanborn Insurance Company Map

The 1913 Sanborn Insurance Company Map (Figure 9) depicts a relatively unchanged San Francisco Protestant Orphan Asylum. The footprint of the main building is quite similar, appearing only less portioned and with adjacent sheds and porches. The same small sheds along the same stone wall appear in front of the building, and several scattered sheds, a chapel, a wood shop, and a nurses' station appear behind the building. The former School House is now the State Normal School, and the original School House building still stands, surrounded by 1, 2 and 3-story classroom buildings.

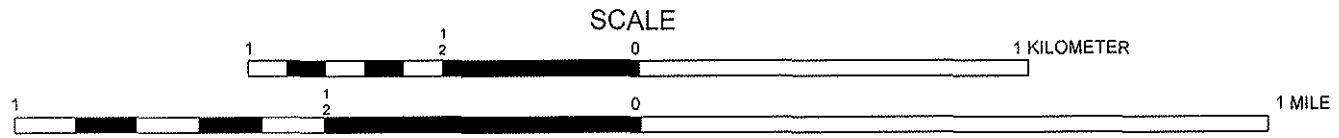
The 1949 Sanborn Insurance Company Map

The 1949 Sanborn Insurance Company Map depicts the many buildings of San Francisco State College encompassing the project site. Some of these buildings are still standing today.

LAGUNA HILL PROJECT
 FIGURE 3 - PREHISTORIC SITES IN THE PROJECT VICINITY

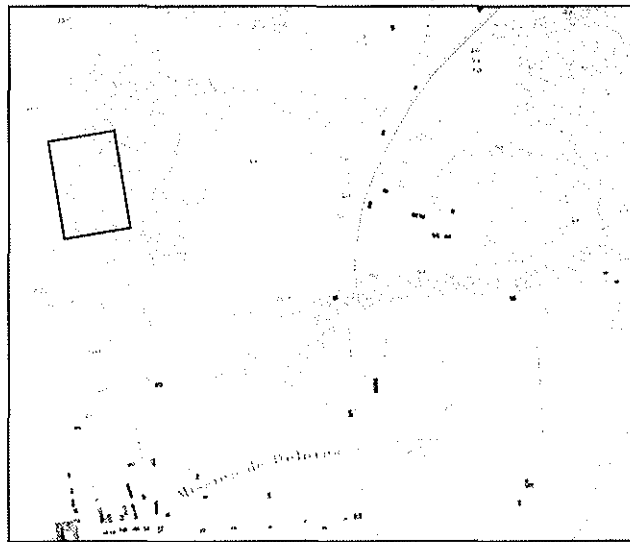


USGS 1956 NORTH SAN FRANCISCO, CA
 7.5 MINUTE SERIES TOPOGRAPHIC MAP
 PHOTOREVISED 1968 & 1973 T.2S R.5W

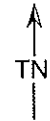


LAGUNA HILL PROJECT
FIGURE 4 - 1853 and 1859 COAST SURVEY MAP DETAILS

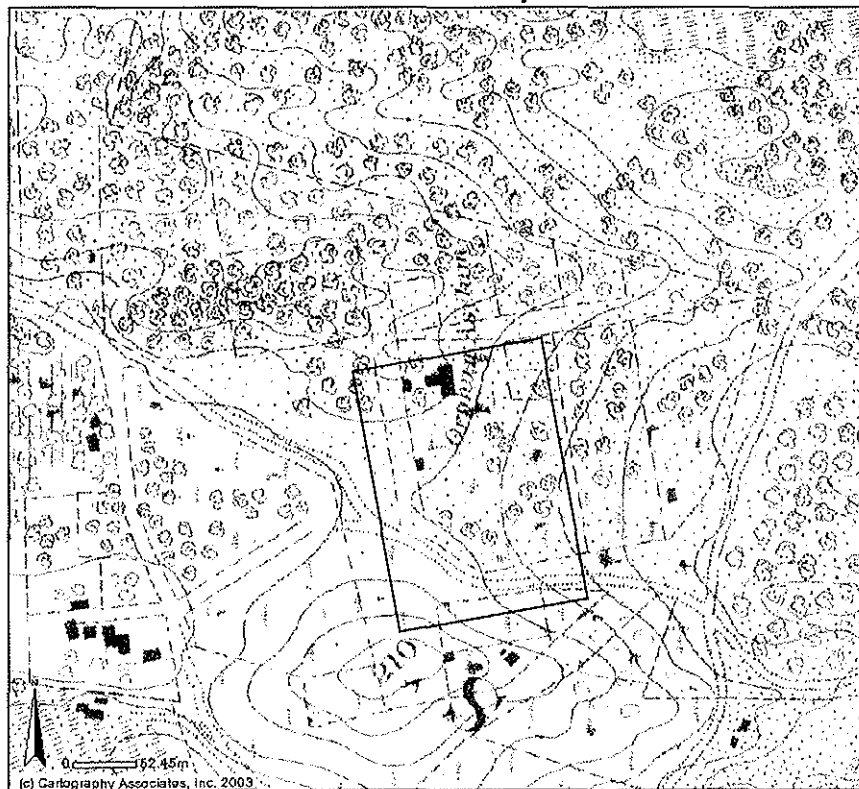
1853 Coast Survey



0 — 175m
Approximate Scale



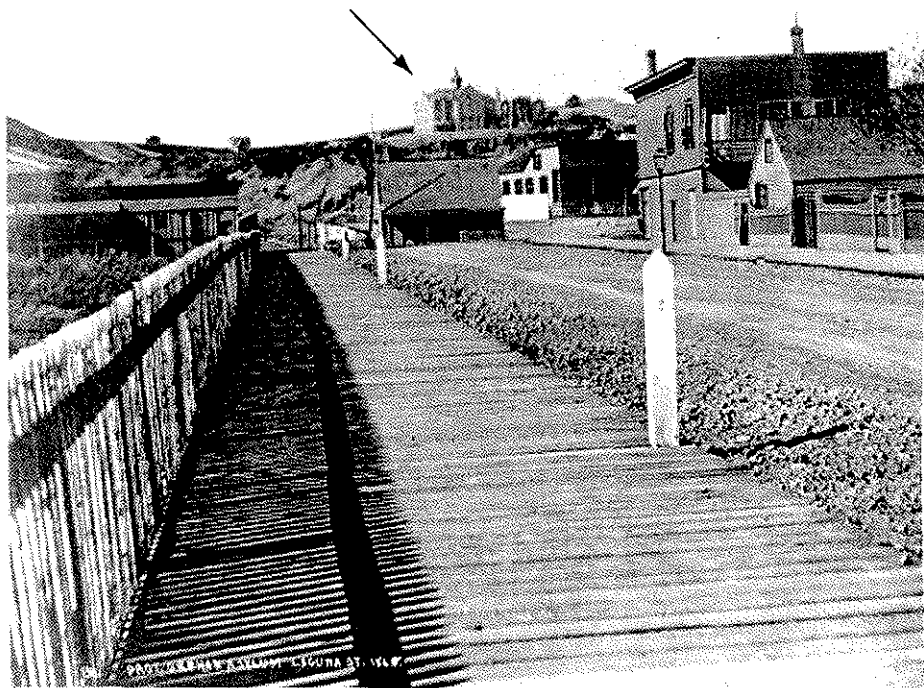
1859 Coast Survey



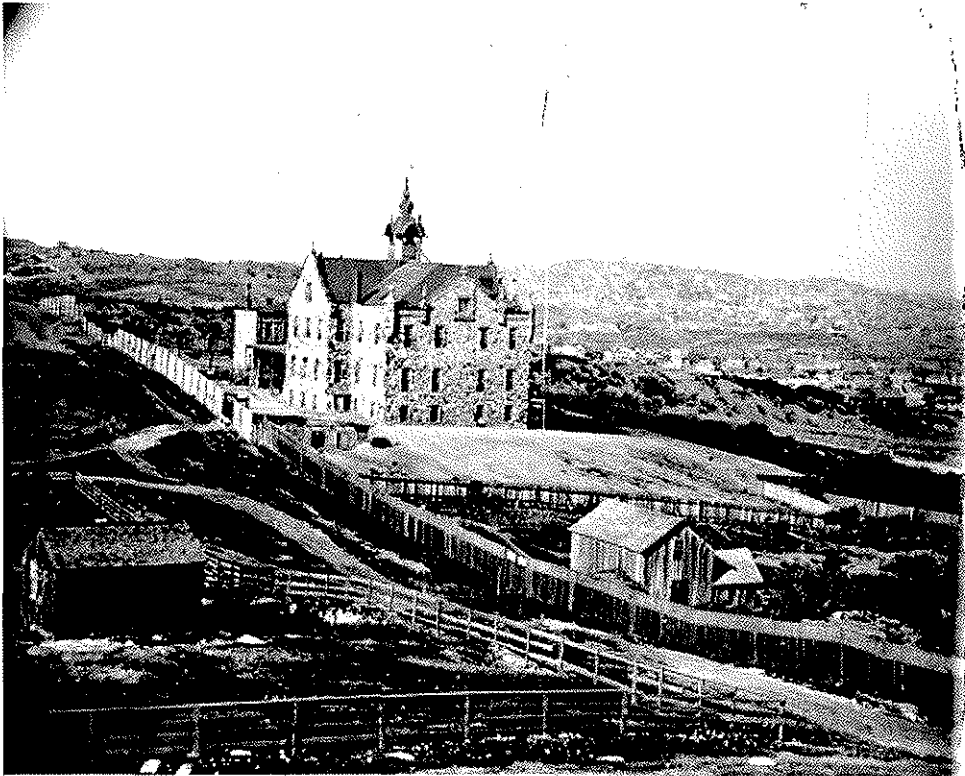
0 — 100m
Approximate Scale



LAGUNA HILL PROJECT
FIGURE 5 - 2 1868 PHOTOGRAPHS OF THE PROTESTANT ORPHAN ASYLUM



Source: San Francisco Public Library



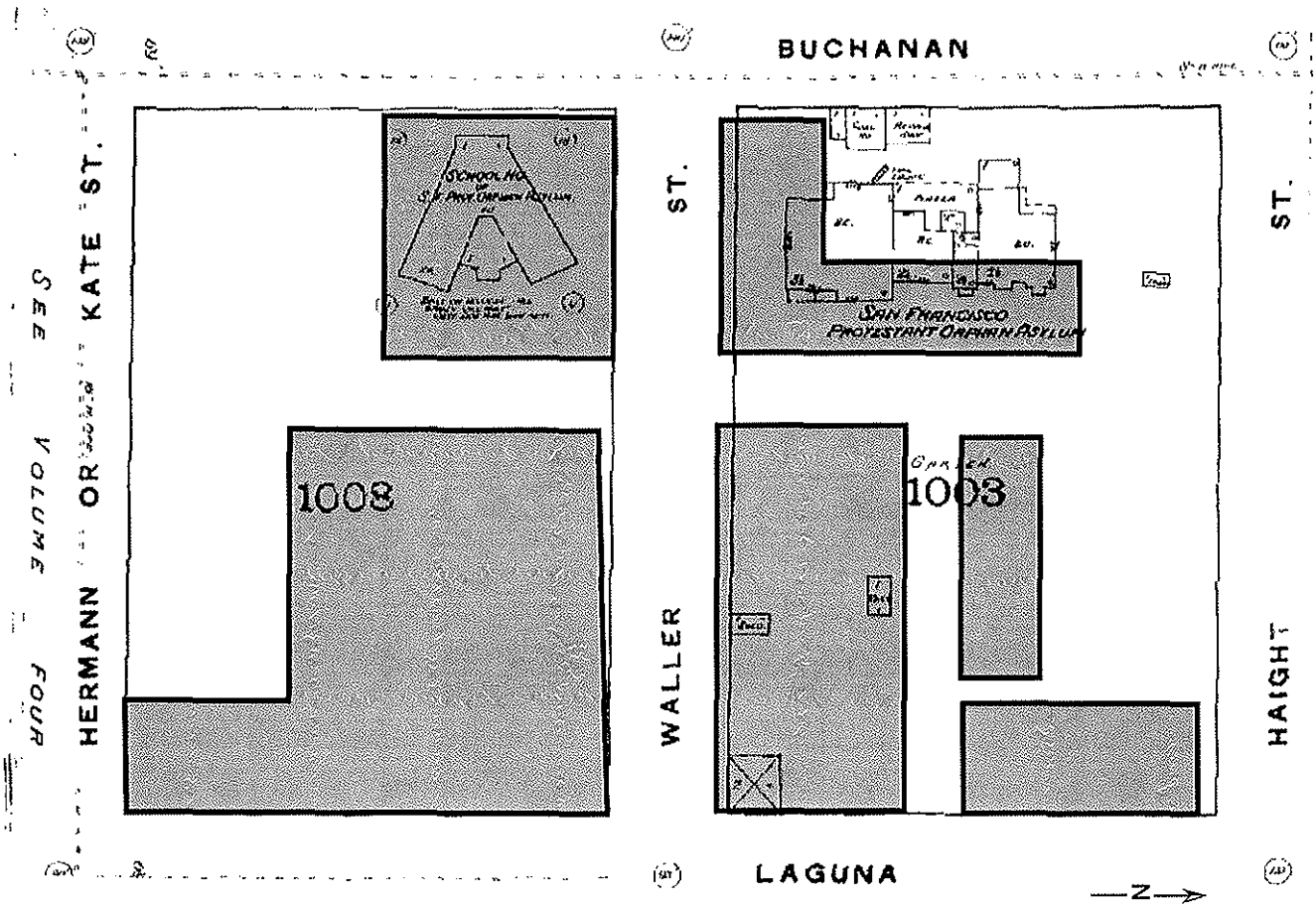
Source: San Francisco Public Library

LAGUNA HILL PROJECT
FIGURE 6 - 1869 COAST SURVEY MAP DETAIL

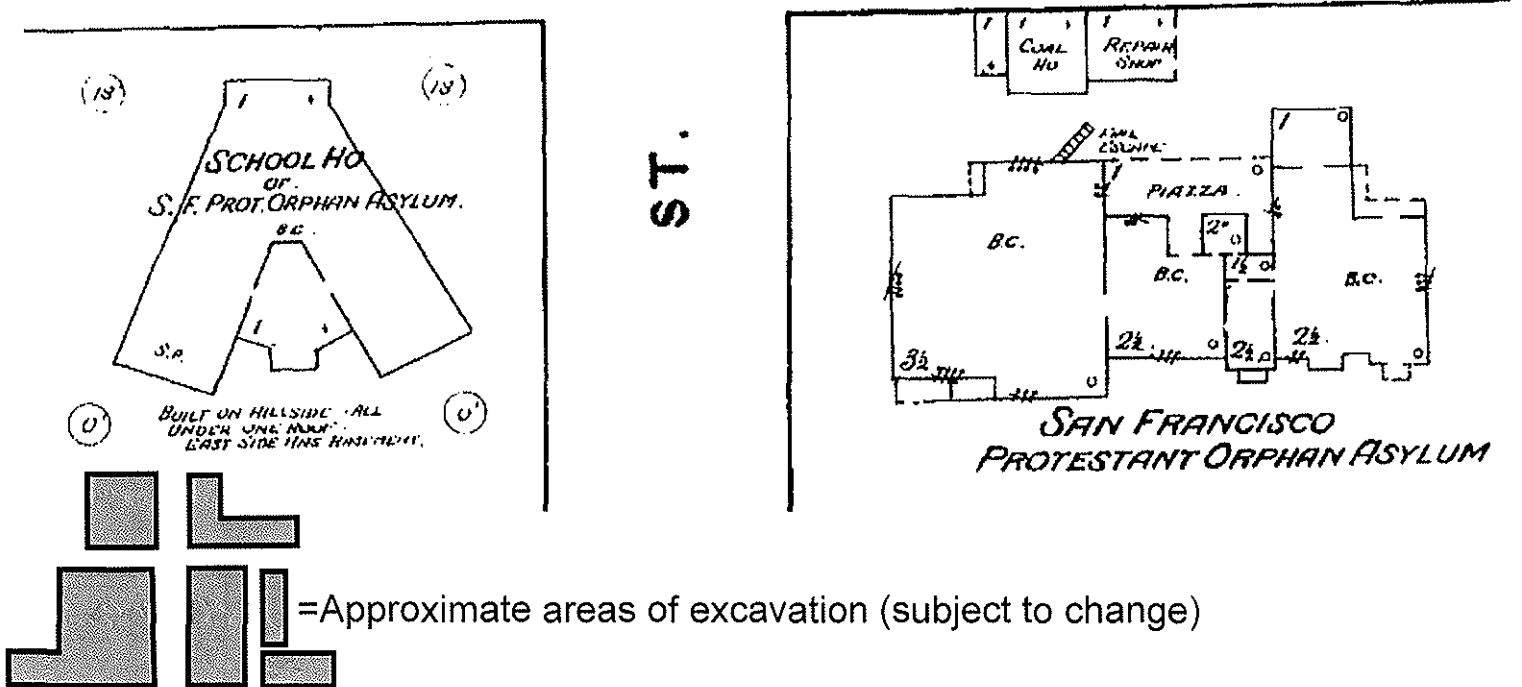
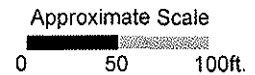


0 — 150m
Approximate Scale

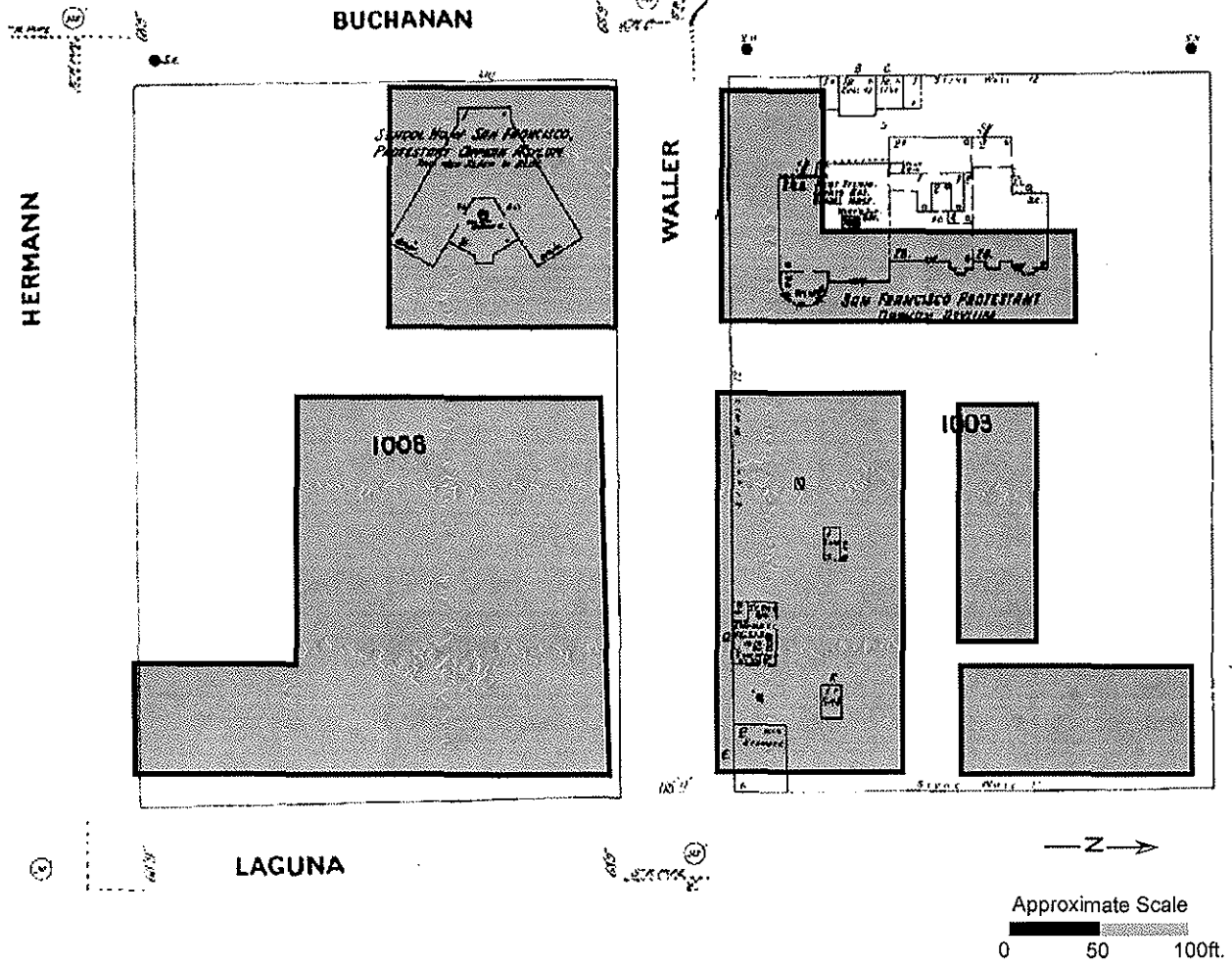
LAGUNA HILL PROJECT
 FIGURE 7 - 1889 SANBORN MAP



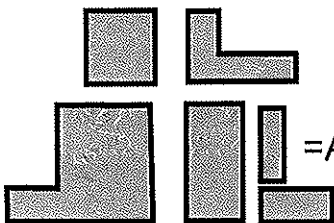
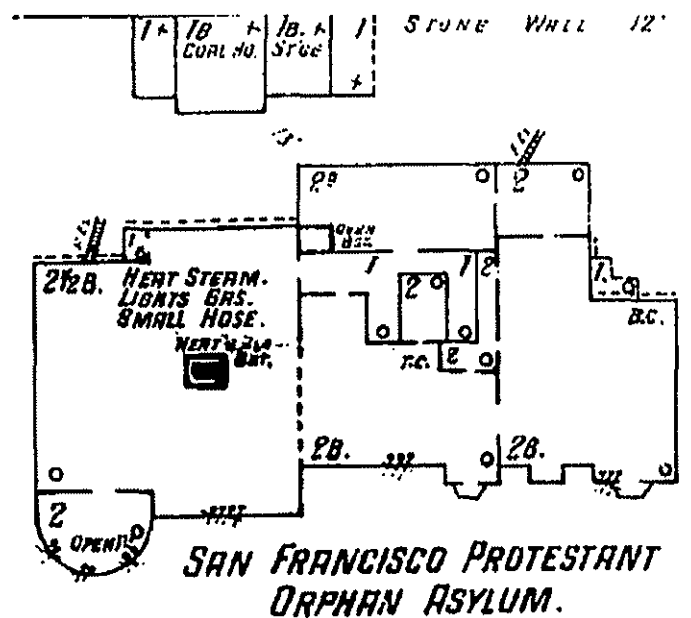
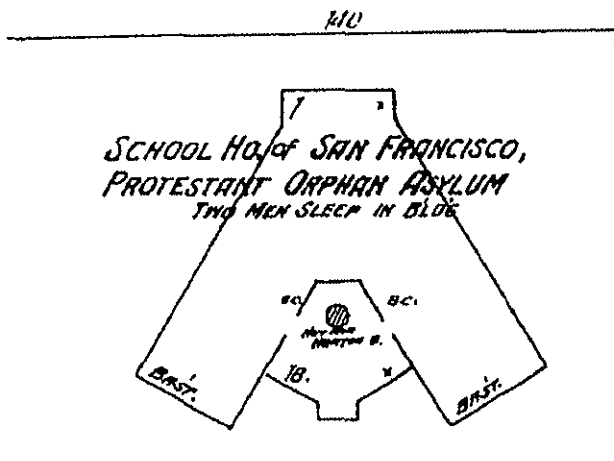
Close-up View of the Orphan Asylum and School House:



LAGUNA HILL PROJECT
 FIGURE 8 - 1899 SANBORN MAP



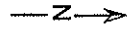
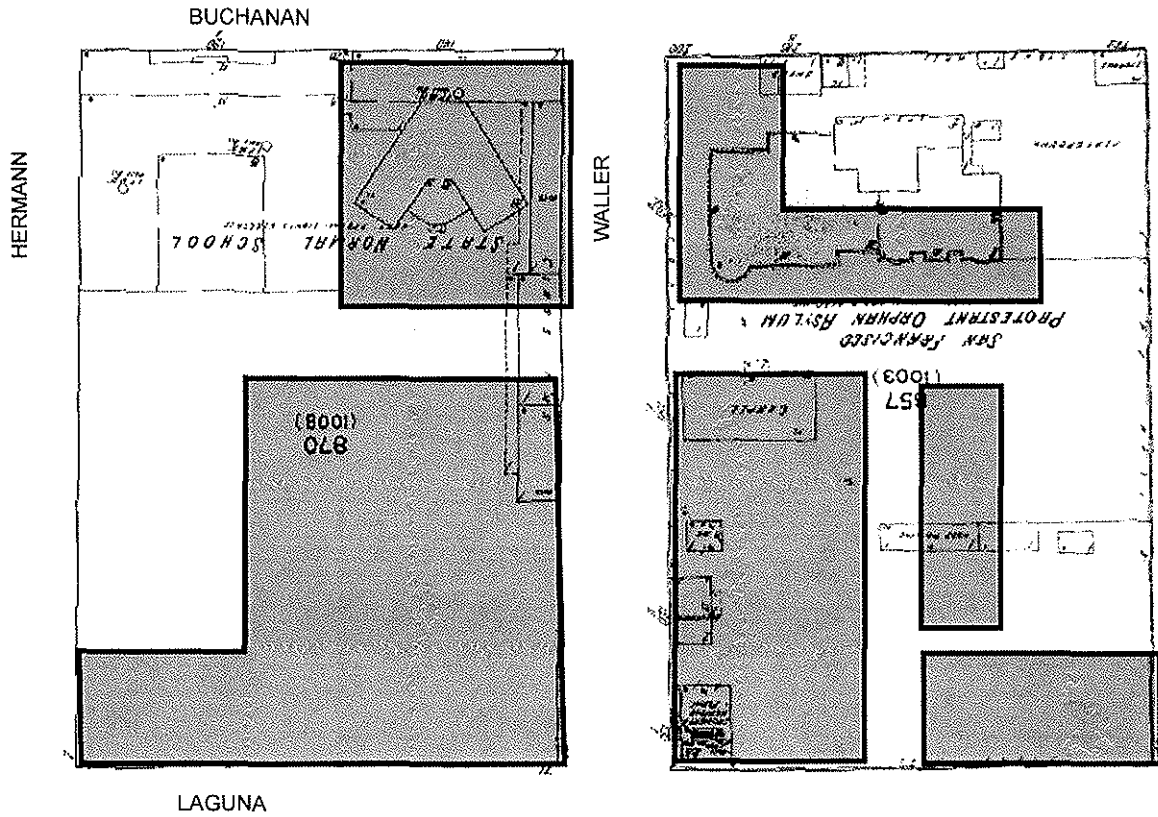
Close-up View of the Orphan Asylum and School House:



=Approximate areas of excavation (subject to change)

LAGUNA HILL PROJECT

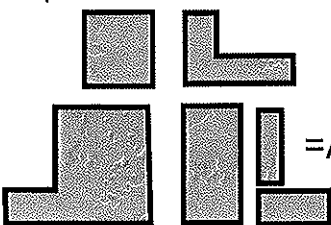
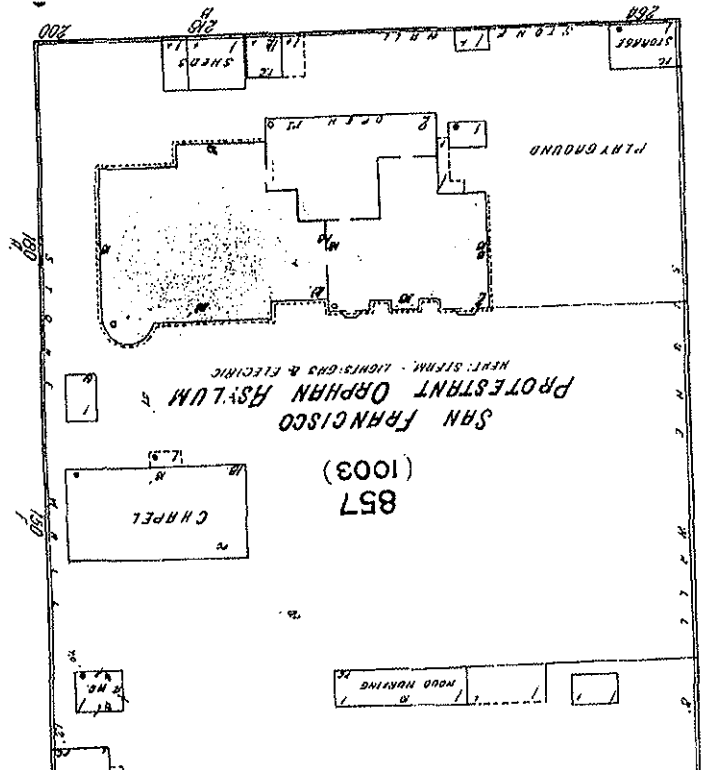
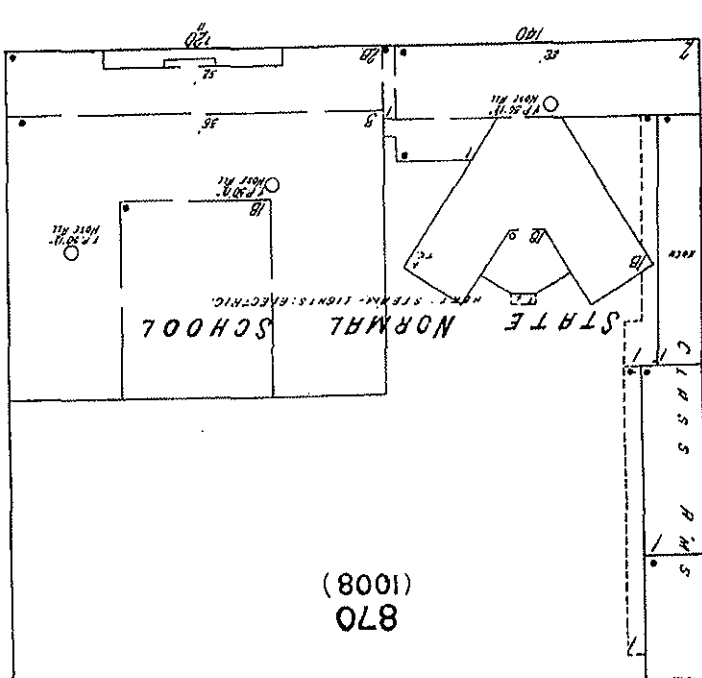
FIGURE 9 - 1913 SANBORN MAP



Approximate Scale



Close-up View of the Orphan Asylum and School House:



=Approximate areas of excavation (subject to change)

7. POTENTIAL ARCHAEOLOGICAL PROPERTY TYPES

PREHISTORIC PROPERTY TYPES

One of the goals of this Archaeological Research Design and Treatment Plan is to identify prehistoric property types found in the archaeological record that may be used to describe patterns of behavior that may have taken place within the present project site. Property types are defined as groups of archaeological resources (or groups of artifacts) that share important characteristics, according to the following basic hierarchy:

Table 7-1. Hierarchical Definitions for Prehistoric Archaeological Resources

Definition	Identifying Attributes	Example
Artifacts/Ecofacts	Individual artifacts and/or groups of artifacts that share a historical and/or functional association	Flaked stone debitage, flaked stone tools, and/or bone and stone implements used in flaked stone tool manufacture
Property Types/Features	Groups of archaeological resources that share important characteristics, such as functional and/or temporal association	All of the above examples together would constitute a "lithic scatter" within a site localized to a given stratum
Archaeological Sites	Groups of property types/features that share important characteristics, such as functional and/or temporal association	A lithic quarry and associated areas for the manufacture of flaked stone tools would consist of a number of property types including lithic scatters (see above), hearths, refuse features and obvious human modification of the lithic resource itself through quarrying

From examination of a variety of archaeological studies of prehistoric and contact period sites around the San Francisco Bay region and throughout Northern California as a whole, the research team has identified six property types. Archival evidence suggests that most of the following property types could be discovered in San Francisco, with the exception of rock art and bedrock mortars.

Determinations of predicted property types and their potential archaeological contexts are tied below to a discussion of relevant research issues that are important to the study of California's prehistoric inhabitants. However, generally speaking, any intact prehistoric deposit found within the project site should be assumed to be a find of scientific significance and therefore eligible for the California Register under Criterion D. A specific program for evaluating features and assessing Potential California Register Eligibility of prehistoric finds within the project site is described later in document. Table 7-2 summarizes the types of archaeological deposits that can contribute to important research issues (described in further detail below).

Table 7-2. Research Potentials of San Francisco Prehistoric Resources

Research Theme	Relevant Property Types
Chronology and Cultural History	A large and diverse sample of artifacts and assemblages for carbon-14 dating, obsidian hydration and sourcing, and cross-dating by artifact type through the Central California Taxonomic System that will aid in expanding

	the prehistoric cultural record and in establishing an organizational chronological framework.
Subsistence and Settlement Patterns	Data that will illuminate the spatial patterning of sites, seasonal migration patterns, and community structure as well as refining the information of ethnographic and ethnohistoric sources.
Succession of Prehistoric Populations	Data that relates to understanding cultural change and development over a long temporal period in a localized area, particularly environment changes, <i>in situ</i> technological development and the influence of other cultural groups.
Trade, Transport and Inter-Regional Contact	Exotic or non-local materials that will allow us to posit possible exchange patterns and external relations with other cultural groups.

PROPERTY TYPE DESCRIPTIONS

Multi-Activity Sites

A multi-activity site is defined as containing more than one of the property types listed below. They may contain midden, hearth and ash features, housepits, burials, or other types of archaeological features. Village sites or shellmounds, as well as other types of habitation sites, would fall under this property type. These sites are especially significant for archaeological study and for a variety of research questions, particularly the relationship between various daily tasks and cultural patterns and social organization.

Isolated Burials and Features

This property type is generally less likely to address research themes than a more extensive deposit such as a multi-activity site. However, prehistoric human burials are always considered a significant find, due in part to their importance to their descendants and in part because a great deal of information about past peoples' health and traditional culture can be gleaned from their analysis. The extent to which these types of information can then be applied to relevant research questions varies widely depending on the archaeological context within which the burial, or feature, is found.

Lithic Scatters

Flaked stone tools and waste flakes from their manufacture are typically found in the form of a diffuse scattered deposit on the ground. These sites are significant in that they can answer a variety of research questions about prehistoric technologies, as well as provide exact dates for the deposits in which they are found. When lithic scatters are found on the surface of the ground, they are slightly less useful for identifying dates of deposition of a particular site, because they are generally assumed to have been subject to a greater degree of disturbance than buried deposits.

Bedrock Milling Stations

Cupules on exposed bedrock surfaces are often found along the banks of creeks or near other water sources. These are culturally modified rock formations used for the processing of acorns and other food products. Cupules may also have other cultural significance, including medicinal use or ceremonial use. Bedrock milling stations are often located near seasonal occupation sites where food surpluses were processed (Chartkoff and Chartkoff 1984:157). Studies of this archaeological property type could significantly add to information concerning these aspects of subsistence and other cultural activities among the native inhabitants of the region.

Rock Art Sites

Paintings (pictographs) and carvings or incisions (petroglyphs) in the form of designs or pictures on exposures of bedrock are found with relative frequency throughout the state of California.

Such property types, however, are typically more common in more mountainous areas where there are natural rock faces. Therefore, while they are very unlikely to be found in the vicinity of the present project site, these sites are important contributors to the archaeological record as their purpose remains poorly understood, and they offer insight into aspects of a culture that are not available through study of other property types. These deposits sometimes display stylistic changes by period, as well as through their association with property types that are amenable to absolute dating methods. In addition, measuring lichen growth on the pecked or painted surface can potentially date them, although this technique has not yet been refined. Rock art is also often found in association with specific ritual sites and sometimes appears to depict specific events; however firmly interpreting symbolic images of a past culture is very problematic. These archaeological property types have been minimally studied in the region, and thus any information gathered through the study of rock art sites within the project site, should they exist, would significantly add to the archaeological record of the San Francisco Bay peninsula (Chartkoff and Chartkoff 1984).

Isolated Artifacts

The prehistoric peoples of California utilized a wide range of material culture, such as tools made of stone, bone, antler and shell; decorative items made from shell, bone and stone; baskets and woven textiles made from plant fiber; and clothing and other items made from the skin and fur of animals. These items, just as today, were often lost or discarded during the course of a variety of travels and activities. When such items are found outside the context of a habitation site of some kind, their ability to address relevant research themes is limited, although they are inherently interesting. However, sometimes in the case of stone tools made of obsidian, important information can be gleaned about the context within which the tool was found by dating the artifact using obsidian hydration.

HISTORIC PROPERTY TYPES

The historic urban landscape is an important source of information on past lifeways, as physical manifestations of those lifeways result in the creation of archaeological property types. One of the primary goals of this study is to identify historic property types found in the archaeological record that can be used to describe the patterns of behavior that were present within the current project area. Property types are defined as groups of archaeological resources (or groups of artifacts) that share important characteristics as defined below:

Table 7-3. Hierarchical Definitions for Historic Archaeological Resources

Definition	Identifying Attributes	Example
Archaeological Resources	Individual artifacts and/or groups of artifacts that share a historical and/or functional association	Individual bottles, ceramics, faunal remains, and other artifacts.
Property Types	Groups of archaeological resources that share important characteristics, such as functional and/or temporal association	All of the above examples found together would constitute a "refuse" property type
Archaeological Sites	Groups of property types that share important characteristics, such as functional and/or temporal association	A combination of property types, such as a "refuse" deposit found in association with "architecture" remnants that can be associated with a residence through historical research would constitute an archaeological site

Study of documents such as Sanborn Fire Insurance maps and U.S. Census demographics has resulted in the prediction of four expected historic property types, further discussed below. Identification of contact/historic period deposits created by Native Americans is somewhat more

complicated, as these sites have the potential to resemble both prehistoric and historic property types. Such sites will be addressed in the field, and proposed methodologies will combine the knowledge of both prehistoric and historic approaches and applicable research themes.

Determination of expected historic property types and their potential archaeological contexts is tied in Section 8 to a discussion of research themes potentially addressed by the following property types. The ability of property types to address relevant research themes determines the legal importance of that resource. A specific program for evaluating features is described in Section 10, the proposed treatment approaches for Historic Properties.

PROPERTY TYPE DESCRIPTIONS

In addition to the documentary research described in Sections 4 through 6, several other considerations helped determine property types: a preservation assessment, factoring in land use history that has in many cases destroyed or severely impacted the archaeological record in the area, and a comparison with known historic property types found on other urban archaeological sites was also useful. While it is impossible to predict every property that may be encountered during excavation, the four property types listed here encompass those remains most likely to be encountered, and are specific to the project area. They consist of archaeological remains representing refuse, architecture, landfill and landscape, and infrastructure. Table 7-4 outlines each property type, gives examples of archaeological features and lists examples of identifiable attributes.

Table 7-4. Expected Historic Property Types within the Project Alignments

Property Type	Feature Type	Identifying Attributes
Refuse	Hollow, refuse-filled features (e.g., pits, privies, wells)	Identifiable in exposure as discrete deposits
	Sheet refuse	Diffuse deposit of artifacts, may have accumulated over a long period of time
Architecture	Foundation alignment, footings, wall trenches	Brick and concrete foundations and alignments, usually matching up with historic maps and photos
	Ovens, stoves	Brick base, fire-affected brick, metal hardware fragments or identifiable stove fragments (e.g., doors, grates, stovepipes)
	Walls, pilings, other structural remnants	Nail concentrations, wood, plaster, doorknobs
	Floors	Earth (hard-packed), wood, adobe, brick, tile, or concrete
Landfill and Landscape	Debris fill	Glass, metal, bone, wood, etc.
	Sand fill	Sterile sand with few (if any) cultural inclusions
	Imported fill	Gravel, non-native soils
Infrastructure	Sewer lines	Brick, concrete, cast iron or ceramic pipes
	Power lines	Post holes visible in exposure, or metal pipes
	Pipes (water, gas, etc.)	Cast iron, wood, or clay
	Stone Walls	Stone Walls

Refuse

The most common and informative expected historic property types are refuse features which result from the domestic, commercial or institutional occupation of the area. Commercial and residential features are often combined, as it was common for those conducting business in this area to live in or adjacent to their businesses. Separation of a domestic feature from a strictly

commercial one may be a fruitless effort in the field. Refuse-related property types encompass both hollow, refuse-filled features and sheet refuse.

Hollow features include pits, privies and wells. Such property types were created specifically for functional use. During their use or upon abandonment, they became a receptacle for refuse. The refuse provides the archaeologist with a discrete picture of the day-to-day behaviors of the people who used the facility. As such, these features have the ability to address important research themes.

Sheet refuse includes broad artifact scatters. Sheet refuse often accumulates on living surfaces over a period of time as people discard refuse in their yards and working areas, a common 19th Century practice. Sheet refuse may also be introduced fill to raise low ground. The long accumulation time involved in the creation of such property types is problematic for archaeologists, depending on the occupational history of the location under review. It is difficult to make substantive interpretive statements from a sparse sheet refuse layer deposited over many years by several occupants. Sheet refuse layers that are composed of dense concentrations of artifacts and are capped by a layer datable to a specific event, however, retain the potential for strong association with specific occupants, and sufficient artifact quantity and variety to warrant analysis. Where such association is possible, massive sheet refuse has the potential to address important research themes.

Architecture

Architectural properties include structural remains such as foundations, wall footings, platforms, collapsed wood buildings, ovens and stoves. This property type essentially encompasses all buildings and structures, including industrial (factories and workshops), residential (sheds, houses), and commercial (stores, hotels, restaurants, etc.). In many cases, the remains correlate to structures depicted on historical maps and other documents. In these instances, the ability of those remains to contribute to important research domains may be limited except to provide additional understanding of changes in construction techniques over time. Many research questions are often better suited to other research media such as analysis of primary documents.

Landfill and Landscape

Landfill and landscape property types include soil and debris deposits. Landfill deposits that are composed of sand have limited research value, because the sequence and process of filling to raise low ground is often well documented in variety of city documents. However, landfill that is composed of cultural debris has the potential to shed light on a variety of important research themes related to waste disposal and development practices.

Infrastructure

Infrastructure in urban settings include those features related to development and maintenance of settlement such as sewer lines, drain pipes, power lines, roads, hydrants, etc. Infrastructure features often correlate to municipal utility maps. Where deviation occurs, it provides a means for addressing research issues such as the practical application of technology and development in specific contexts. As with architectural properties, such research domains may be addressed by other research media, thus limiting their potential archaeological significance.

8. RESEARCH THEMES AND QUESTIONS

PREHISTORIC RESEARCH THEMES AND QUESTIONS

The following research themes identify important issues that could potentially be addressed by the kinds of data potentially contained within the project site and its immediate environs. Research themes help determine the most archaeologically sensitive areas within the project boundaries. Determinations of relevance to research themes will serve to identify significant features in the field as part of the CEQA evaluation process and subsequent monitoring activities.

Chronology and Cultural History

A principle objective of California archaeologists studying prehistoric cultures throughout the 20th century has been to organize prehistoric archaeological assemblages by the particular time periods and cultural histories within which they were created. Unlike historic archaeological sites for which some records exist of the sequence of events and cultures, the first inhabitants of California left no specific record of their cultural chronology; archaeologists formulate a timeline through Native Americans' material culture. An additional goal of establishing a systematic chronological framework for California's prehistoric cultures was to enable archaeologists to compare archaeological assemblages throughout the state.

The Central California Taxonomic System (CCTS)

The CCTS was developed by Lillard, Heizer and Fenenga (1939), and was later formalized and expanded by Beardsley (1954). The archaeologists employed a comparative methodology in order to group archaeological data by site into specific assemblages. Assemblages from different sites were then grouped together with respect to similarities and differences, and when similarities dominated, the composite assemblage was given a distinctive classification. These composite assemblages were then ordered by dates, thus developing a chronology of culture change *vis a vis* the material remains those cultures left behind. This framework was used as a method of classifying and describing archaeological assemblages throughout most of the 20th century.

In the past thirty years, there have been criticisms of this approach and concomitant revisions to the framework (Fredrickson 1992; Bennyhoff and Fredrickson 1969). However, the CCTS as a device for generally grouping artifacts by time period and comparing them with similar sites in other places of the state, continues to be a useful means of establishing the association of a particular site or assemblage within a broad framework.

In the case of habitation sites, human burials with associated mortuary goods, and even isolated finds of artifacts, this framework can be usefully applied in order to begin to establish the dates of those deposits. In addition, application of new archaeological data to this framework, when combined with additional analyses such as obsidian hydration and C-14 dating, can be used to further refine this taxonomic system.

Carbon 14 (C-14) Dating

C-14 dating was developed in the 1940s and has been continually refined to the degree that this method is currently the primary means of dating prehistoric artifacts and deposits in California. It is based on the fact that organic items such as charcoal, shell or animal bone, and artifacts made from those materials, have a fixed quantity of Carbon-14 in them that decays over time at a more or less stable rate, depending on local climatic factors. By this method, artifacts and archaeological deposits can, by association, be dated to a very narrow period of time. Carbon is frequently found within cultural deposits, particularly those associated with California's first inhabitants. C-14 dates have been used to verify the accuracy of the CCTS phases and periods, and therefore the two methods used together can provide a more complete picture of the time sequence in which prehistoric archaeological deposits were created. Any shell, bone, or charcoal collected from the project site could effectively be dated using this technique.

Accelerator Mass Spectrometry (AMS)

An alternative to conventional C-14 dating methods is a process called Accelerator Mass Spectrometry. AMS was developed in 1977 by a group of nuclear physicists with the aid of an instrument called a tandem Van de Graaff electrostatic accelerator (Groza 2002). AMS is a technique for measuring long-lived radionuclides that occur naturally in our environment. AMS uses a particle accelerator in conjunction with ion sources, large magnets and detectors that eliminate interferences and count single atoms in the presence of 1×10^{15} (a thousand million million) stable atoms. A much smaller carbon sample can be dated using AMS, compared to conventional radiocarbon dating, making it possible to directly date specific temporal artifacts, like shell beads. Any shell or charcoal collected from the project site could potentially be dated using this technique.

Obsidian Hydration and Sourcing

Another relatively recent technique by which archaeological deposits can be dated is through obsidian hydration. Obsidian was an important lithic resource to California's prehistoric inhabitants, from which they created a variety of tools and other objects. Once a piece of obsidian is broken, it begins to absorb water at a predictable rate; absorption rates differ between geographic regions due to climatic and geologic differences. The distance which water has penetrated the surface of the obsidian can be measured, and a mathematical formula applied, to determine the age of the artifact. This method can be used to date prehistoric property types in which obsidian tools or waste flakes are present. As is the case with C-14 dating, the dates obtained from obsidian hydration of artifacts can be usefully applied to the CCTS, in order to make meaningful interpretations about the culture history within which they were created. In general, however, obsidian hydration rim measurements are much less precise chronological indicators than are radiocarbon dates.

Obsidian can also be chemically linked to the source from which it was formed. X-ray Fluorescence (XRF) sourcing is a relatively new technique by which obsidian artifacts can be traced to their original source, because each geological deposit of obsidian carries a unique chemical signature from the minerals and ecological circumstances in which it is formed. XRF sourcing is a good method for addressing questions of trade and movement between prehistoric peoples, which is discussed in further detail below.

Research Questions

When was this site occupied, and for how long? Were there multiple occupations? Can dates be correlated with known sites in the area? What group(s) lived there, and how does their material culture compare to those of nearby sites?

Subsistence and Settlement Patterns

Another method by which archaeologists make meaningful interpretations about the lifeways and behaviors of the prehistoric peoples of California is through an analysis of their settlement patterns. This type of analysis takes into account chronological data, the spatial patterning of sites within a region, and the artifact assemblages found within those sites. What emerges, typically, is a series of interpretations about where people lived from season to season, how they structured their communities, what resources were used by the people at various times of the year, and what types of material culture were important at different times. Generally speaking, the settlement patterns of people both in prehistoric and historic times have a lot to do with what kinds of food resources they used and how they obtained them.

As discussed in Section 3, the Yelamu are described as following seasonal migratory patterns to take advantage of various natural resources (Milliken 1995:61). Not only did they move seasonally between villages within the San Francisco peninsula, but they also moved about in the territory of neighboring groups through ties of marriage and trade, to the east side of the San Francisco Bay (Milliken 1995:62). Applying this idea to archaeological assemblages, Breck Parkman has proposed a settlement pattern for the San Francisco Bay area (1994). Parkman

notes that bedrock milling stations, found in the wooded hinterlands surrounding the San Francisco Bay, are often associated with sites that are somewhat different in structure than the coastal shellmounds dotting the San Francisco Bay (Nelson 1909, 1910). Based on analysis of seasonal availability of various food resources found within archaeological assemblages in the Bay Area, he proposes a seasonal settlement pattern where people lived on the coastal shellmounds in the winter to take advantage of marine resources, and moved to the wooded hinterlands in spring and summer to utilize inland plant and animal resources, particularly acorns (Parkman 1994).

On a smaller scale, settlement pattern analysis can be applied within a particular site to better understand how people structured their communities and what cultural reasons might be behind it. Kent Lightfoot has employed such an approach to understanding the structure of San Francisco Bay shellmounds (1997). He asks, and attempts to answer, the question of why such a distinctive mounded space would be important to the prehistoric inhabitants of the Bay Area, why they might have lived upon them, and why they might bury their dead within them.

If a multi-activity habitation site exists within the present project site, this important research issue could be fruitfully examined through its analysis. Isolated finds, lithic scatters and human burials do not generally questions about settlement among prehistoric peoples. However it is important to note that sites consisting primarily of chipped stone material (like lithic scatters) comprise a site type that has received too little attention in archaeology because of the biased focus on rich shell midden sites, and as such it could be an important data set with which to address this research theme.

Research Questions

Was this a seasonal or permanent site? During which seasons was the site occupied, and why? What attributes of the site made it favorable for habitation? What types of activities took place on this site? What foods were they eating, and did processing methods change through time? Did the proportions of food *types* change through time? If so, to what was this change due? (Possibilities include environmental change or overexploitation of resources.) What—if any—is the role of trade routes in subsistence patterns at this site?

Succession of Prehistoric Populations

This research issue relates to the nature of cultural change through the period of time in which a particular group of people occupied a particular region. Changes in cultural behaviors are often linked to changes in the environment, technological innovation or evolution, and the *in situ* growth or intrusion/migration of cultural groups. Another relevant research question is whether the San Francisco peninsula was continuously occupied by the cultures that left their mark in the form of archaeological deposits, or if there are measurable gaps in time of human presence within the region. This research issue has been explored for the San Francisco Bay area using a variety of sources by numerous archaeologists over the past hundred years (e.g., Fredrickson 1974; Fagan and Maschner 1991; Lightfoot 1993; and Lightfoot and Simmons n.d.).

The best source of data to address this research issue is a multi-activity habitation site. Isolated finds, lithic scatters, and isolated human burials are usually insufficiently diverse archaeological deposits to provide good indicators of cultural change, although data gleaned from large graveyards containing individuals from different time periods can often address population succession.

Research Questions

What groups inhabited this site, and for how long? What environmental or technological changes took place that may have shaped population successions? Is there any evidence that different groups mixed during the same time periods? In the case of a large graveyard, did later burials seem to accidentally intrude on earlier ones or show different patterns of grave goods?

Trade, Transport and Inter-Regional Contact

Trade and contact between prehistoric peoples is an important archaeological question that relates directly to belief systems, settlement patterns, culture change and cultural difference. Objects of value have been exchanged for other significant objects throughout prehistory and historic times, and often are tied to available resources and political issues such as cultural boundaries and control over various resources. At a theoretical level, these contact networks must be viewed as generalized, and may be difficult to pinpoint in terms of actual social mechanisms. Given that caveat, contact between cultures and transport of artifacts, behaviors, or belief systems from one place to another are issues that can be addressed through analysis of archaeological assemblages.

This research issue has been usefully addressed through an analysis of various classes of artifacts, particularly obsidian artifacts that can be linked to the source from which they were obtained (e.g., Jackson 1989; Clewlow et al 1982). Other types of artifacts, such as certain types of beads, are also indicators of exchange in that beads were exchanged as currency for a variety of goods and resources that were not available locally (e.g., Arnold 1992). Evidence of trade can typically be documented by straightforward presence or absence of items whose origin or source is exotic (non-local) with respect to the site under question. Issues of transport and inter-regional contact are often more difficult to address by a simple artifact analysis, and therefore must generally be inferred from a combination of presence/absence of artifact of non-local origin and other analyses such as settlement patterns and local culture history/chronology.

As is the case with the research issues discussed previously, the most useful prehistoric property type for addressing questions of trade and contact between peoples is a multi-activity habitation site. Lithic scatters can be informative in this regard, depending on the archaeological context within which they are found, as can human burials. However, isolated finds and assemblages that don't contain a great deal of diversity of artifacts and features require more speculation and inference with regard to aspects of trade and inter-cultural influence.

Research Questions

What materials were being used to manufacture what goods, and to what groups and time periods can the manufacture be traced? Was most of the manufacture being made from exotic or locally available material? If exotic, from where did the materials originate? If local, were those goods traded for exotic material? Is there any evidence that Native Americans used Euro-American materials to manufacture tools (such as using glass in place of obsidian)?

HISTORIC PERIOD RESEARCH THEMES AND QUESTIONS

The following research themes identify research issues and questions that could potentially be addressed by the expected historic resources within the project alignment. Determinations of relevance to research themes help identify significant features in the field.

Historic Period research themes within this project site are all tied to the institutional properties that have occupied the project site from the beginning of the Historic Period to the present. The Protestant Orphan Asylum (first called the San Francisco Orphan Asylum, often called the San Francisco Protestant Orphan Asylum) will be referred to below as "the Orphan Asylum". Most expected resources are refuse (and possibly architecture) from the Orphan Asylum's occupation of the project area throughout the second half of the 19th century and the beginning of the 20th century. It is a lesser but still extant possibility that refuse materials from the State Normal School—which moved to the project site after the 1906 earthquake—remain beneath the project site.

The Protestant Orphan Asylum

The Lives of Children

The historical record typically leaves scant trace of information about the lives of children. Indeed, adults create nearly all documentary sources. Though toys and children's personal items are also most likely manufactured and purchased by their elders, archaeology can offer a rare glimpse into

a child's life. Many archaeological studies of children rarely go beyond descriptions of children's possessions. As with women's presence in the archaeological record, there is a resurgence in the interest of the life of the young person in historical archaeology, as evidenced by publications such as J. Moore and E. Scott's *Invisible people: Writing Gender and Childhood into European Archaeology* (1997) and Laurie Wilke's essay "Not Merely Child's Play: Creating a historical archaeology of children and childhood" (Derevenski 2000).

The Protestant Orphan Asylum from the Gold Rush Era to the Victorian Era

The Gold Rush was a time of widespread rapid changes, instability, filth and drunkenness—hardly an ideal environment in which to raise a family. Poverty, unwanted pregnancies, sudden impoverishment from a bad business deal and disease resulting from poor sanitation resulted in many families not being able to take care of their children. Some children went to orphanages permanently, and others stayed until their parents were again able to care for them. Unfortunately, the tendency of people to have children they are unable to care for did not begin or end with the tumultuous Gold Rush Era, and continues today throughout the world. It is what happens to these children that differs from culture to culture, and the era in which orphanages were in fashion in the U.S. is a narrow window worthy of specific study.

It may be possible to differentiate Gold Rush Era orphans from Victorian Period orphans by means of dating privies and trash pits to different eras. Changes in the infrastructure and clientele of the orphanage may be apparent in refuse remains.

Thomas J. Schlereth (1991:xii) has called the four decades between 1876 and 1915 the Victorian Period in America. This period was marked by expressions of the transition from a rural, agrarian, economy to one that emphasized industrialism. Residential life in America was increasingly affected by trends of urbanization, mobility, and a distinct concern with cleanliness and orderliness.

After the chaos of the Gold Rush Era, a need for stability emerged, and the trend of Victorianism, already spreading throughout the western world, was welcome. The timing, transitions, and boundaries of these changes as evidenced in the architecture and consumption patterns of the 1860s and early 1870s can contribute to our understanding of the geography of the Victorian period.

The Establishment of Institutions

During the Gold Rush, life was fast-paced. Quality hospitals, schools and other institutions took a long time to establish and were in short supply. As the Victorian Era took hold, a stable infrastructure anchored by quality institutions gained in importance, and soon came such institutions as the University of California, the State Normal School and the first Orphan Asylums.

Research Questions

If remains are specifically traceable to the Gold Rush Era, what can they reveal about the material standards of living of the residents of the orphanage? What types of food remains are evident?

Do any architectural elements remain, and how do they compare to recorded history and documentary records of additions and detached buildings built over the years?

The Realm of Orphanage Staff

Some of the staff of the Orphan Asylum lived on the grounds of the orphanage (See city directory records in Section 6). The staff consisted largely of unmarried or widowed women of a wide range of ages, as well as several men. Census records indicate a staff that usually included a head or matron and her assistant, a seamstress, nurse, several attendants, waitresses, gardeners and groundskeepers (see Appendix 3). Though an orphanage was far from the most high-paying or prestigious place to work in San Francisco, it did provide an opportunity for women to earn

money. Directories and census records indicate high turnover, and working conditions were likely difficult.

Staff to Student Ratio

The San Francisco Protestant Orphan Asylum had a staff to student ratio ranging from 9 to 13 inmates per staff member (See Appendix 3). However, this figure includes gardeners, laborers, teachers and cooks who may or may not have had direct supervision of the children during mornings, evenings and mealtimes as part of their job. In 1880, when the most “matrons” were present, the ratio of matrons to inmates was 78 to one. If other staff members shared in child care, this may have meant long hours. Either case points to a strained staff; adding this stress together with the extreme psychological duress that unwanted children experience adds up to an unpleasant environment for everyone involved. Indeed, it was the typical experience of Victorian Period orphanages that children marched to meals and ate in silence, and that older children often brutally preyed on younger children (Crenson 1998). Still, the large gardens on the grounds of the orphanage likely provided a place for children to play and invent their own worlds, forming friendships and good memories.

Research Questions

Is there a distinction between staff and student privies? If so, do the staff privies contain alcohol bottles or fancier food? Does it appear that an excessive amount of alcohol was consumed?

Can any differences between the higher-up staff positions and the servants be identified in trash pits? If so, to what extent was the staff socio-economically stratified?

What types of personal possessions can be traced to staff members? Is there evidence of waste or frivolity, such as discarding useful items?

The 1870 census form indicated a Chinese launderer. Is there any evidence of Chinese personal or work-related objects that may lead back to this individual?

What can remains of the nurse’s station tell about health care practices of the inmates? Is there evidence of good or bad hygiene, and did this vary between the Gold Rush and the Victorian periods?

What can remains of the cook’s station and the cafeteria reveal about the inmates’ diets? How wide was the range of food in their diets? Was the tableware marked with any institutional insignias?

What evidence of teaching inmates subjects or trades can be found by the schoolhouse or the detached buildings on the grounds? Are trades in sync with the labor markets of their time, or are they obsolete?

Cultural Heritage

Religious and Ethnic groups that the children and staff belonged to may have visibly influenced their material culture. This was a Protestant Orphanage, serving Protestant children, but it is possible that some children were of mixed religious background or were an exception to the rule. Ethnicity may have influenced the possessions and diets of the staff and inmates. Breakdowns of ethnicity can be found in census summaries in Section 6 and census tables in Appendix 3.

Research Questions

What can food remains and personal items reveal about the cultural background of the inmates? Did food remains reflect the ethnic backgrounds of the cooks?

Is there evidence of American patriotism or acculturation of immigrant inmates?

Is there any evidence of non-protestant occupation of the Orphan Asylum?

What evidence of religion can be found? Is there evidence that religion or any other cultural practice was taught in schools?

What religious remains can be found near the chapel?

Tracking the Lives of Individual Inmates and Staff

After the orphanage, many young adults doubtless faced an uncertain future. A study of the orphanage itself would be incomplete without studying its effects on its orphans as adults, as well as studying the lives of staff that worked there. While researching the life trajectory of every individual listed on the Orphan Asylum census records is outside of the scope of this study, such research on a sizeable group of selected children could prove very fruitful at a later stage of the project, and may add significance to any cultural resources that are found beneath the subject parcel. This research theme traces three inmates (two of which are associated with famous people) and one staff member beyond their days at the Orphan Asylum, and raises questions that may be able to be answered if a larger such study can later be done.

F.H. Muybridge

Early photographer and inventor Eadweard Muybridge had a son named F. H. Muybridge that may not have been his biological child. The 1880 Census lists the 6-year-old boy as a Half Orphan at the Orphan Asylum. The following excerpt from an article entitled "The Shootist" by David Minor recounts the following:

A successful photographer by 1872 [Muybridge] apparently decided to put down a few roots, marrying divorcee Flora Shallcross Stone. In April of 1874 she presented him with a son. It would seem likely that Eadweard had a hand in the naming of Floredo Helios Muybridge. It also would seem, at least to Muybridge, that Flora may have creatively amused herself while he was off "shooting" Modocs, and that perhaps Floredo was not his. He was convinced enough to put a fatal bullet into his wife's lover, Harry Larkyns, on October 17, 1874. He was imprisoned until his trial the following February, when his attorney Wirt Pendegast got an acquittal on the grounds of insanity. Then it was off to Central America, to let the ruckus die down and to take some photographs. As if all this weren't enough, Muybridge had taken on a new client and a new project (Minor 1997).

Attempts to locate F. H. Muybridge as an adult produced only one result: the 1930 Sacramento census. At 56, Muybridge was a gardner in a nursery, rented his home, and was unmarried (1930 U.S. Census, Sacramento, Enumeration district 34-50, Supervisor's district 3, Sheet 6).

Ida and Eliza London

Famed 19th Century author Jack London's two stepsisters, Ida and Eliza, stayed at the Orphan Asylum for a time and were removed in February of 1877. Though they do not appear on the Census forms of the Orphan Asylum, the family is listed as living in Alameda in 1880, and much has already been written about Jack's early life and the family's great poverty. In addition to Jack's history, historical timelines also exist for the life of Eliza, who served as a capable stand-in for Jack's affectionless mother, Flora. As their mother had died just after Ida was born, Eliza had experienced the loss of a mother as well as the institutional life of an orphanage, and was steadfastly loyal and loving to Jack throughout his life. In the early 1900s, Eliza was the superintendent of Jack's Sonoma County ranch and managed it until her death (Kingman 1997).

Research Questions

Can any cultural materials be traced to these noteworthy individuals, or—more likely—what can remains from the time periods they were at the Asylum reveal about what their experiences may have been like? How can this add to the historical body of knowledge of Muybridge and London?

George Bank

George Bank was listed as an inmate on both the 1900 and the 1910 Census records. His mother was born in Canada and his father was born in Germany. In 1900, his age was not listed and his sister Sivelen, who apparently had the same mother and a different, New York-born father, was five years old. In 1910, he was 12 years old, and now had a 15-year-old brother named Sybelle who appears to have had the same mother and father as George. It is possible that, through errors in name, sex and paternity on the record, Sybelle and Sivelen are actually the same person; no record of any Bank with a similar enough birth year appears in any later censuses.

In the 1920 census, George was 21 and lived at 202 Georgia Street in Vallejo, California. He was single and lived among four roomers in a rented household run by a 63-year-old laborer and his 54-year-old wife. George worked as a machinist; the other roomers he lived with were a boilermaker, a pipesplitter and another machinist (U.S. Census, Vallejo, CA: Supervisors' District 3, Enumeration District 314, Sheet 6A).

George died in 1993 in San Mateo at the age of 94 (California Death Index, 1940-1997).

Clara Nelson

One staff member, Clara Nelson, appeared on the staff of the Protestant Orphan Asylum in two censuses: 1900 and 1910. In 1900 she was 39, listed as an "attendant", and was Swedish-born with Swedish parents. When she was 49, she was listed as a "caretaker" at the Asylum (See Appendix 3). A search of the 1920 census revealed that the 59-year-old was a patient at the Brooklyn State Hospital in Brooklyn, NY (1920 U.S. Census, Brooklyn, NY: Supervisor's District 3, Enumeration District 1113, Sheet 5). When Clara was 69, she was living at the Bethany Home Methodist Episcopal Church in Chicago, Ill (1930 U.S. Census, Chicago, Ill: Supervisor's District 5, Enumeration District 16-1950, Sheet 1). No record was found of her childhood, immigration or death.

Research Questions

Does it appear that families kept having children even after many of their children were at an orphanage? Did they raise some siblings at home and send others away? Was it common for many children to have different fathers?

What are the types of professions that former Orphan Asylum residents enter into, and how do they compare to those of the general public? Are they going into professions that they may have been trained to do at the Orphan Asylum? Are incarceration rates or rates of factory labor any higher than in the general public of the same socioeconomic group? If additional documentary details can be found regarding post-asylum work homes (even census listings of former inmates that work as young servants) how do these homes appear to have influenced the children's futures?

Are marriage rates any different for children in the Asylum? In cases where full- or half- orphan is indicated, is there any significant difference between the two later in life? How does this compare to studies already done of similar institutions? Do half-orphans have inheritance rights later in life?

Numerous sibling groups appear on all of the Orphan Asylum Is there any difference in the lifespans or life trajectories of inmates who remained with siblings?

Is it possible to gather more information that may inform the cultural remains by interviewing descendants of the orphans?

What socioeconomic classes did the staff members hail from, and what happened to them after they left their jobs at the orphanages? What were the dynamics of their own families prior to and after their jobs at the Orphanage?

The Inner World of an Orphanage

The record of an institution typically leaves its historical mark in two forms. The first form springs from the outer world, created by and for the adult population. The physical building and its transformations as well as the orphanage's philosophy and reputation all belong to the outer world. People in positions of power who are concerned about influencing philanthropists and voters and gaining the trust of the community engineer the building, its philosophies and reputation. The records of this outer world include newspaper accounts, archives kept by the institution, and most historical accounts.

The second form emerges from the self-created records of the community that the institution serves. The experiences and points of view of those most affected by the place, whose whole lives were shaped by it, did not, especially during the 19th Century, have much of a voice in the official history of the institution. Thus, often most of the sources on which historians rely to characterize a place, and that are seen as most essential, are the official ones. Written or oral history of the orphans is either flattened into a generic experience ("life at the orphanage was hard") or seen as anecdotal supplements to the more quantitative historical facts such as what size, religion, etc. the orphanage was.

Research Questions

How can remains found at the Orphan Asylum shed light on the inner world of the orphanage?

The garden and grounds of the orphanage may have been a place of relative freedom for the inmates. Is there any evidence of items apparently buried by children? Is there evidence of makeshift toys or recreational items made as part of imagination games?

Is there any material evidence of a social hierarchy or violence among inmates, such as makeshift weapons? Were pets buried? Is there any evidence of cruelty to animals, such as caches of dead animals?

What can remains of children's personal items reveal? Do toys and items appear donated, and if so, were they donated to individual children or shared? Did the children modify the toys in any way? How much variation was present in toys or personal items, and did they correlate to adult moral values, socioeconomic class, or emotional sentimentality? Do items reflect financial excess or constraints of the institution?

Is there evidence of institutional supplies purchased in bulk? For example, do all buttons and plates bear the insignia of the asylum? Is there evidence of food purchased in bulk, such as big cuts of beef? If so, what can this tell us about the atmosphere of the asylum (e.g. military or "home-like" environment).

Is there any evidence of holiday celebration, either on a large, organized scale or on a personal level?

If cultural materials are found, can any further research into the descendants of the orphans from that time period reveal any information that may help interpret the remains from the orphans' perspective?

The Irony of Moralism and Child Abuse

During an age where money equaled goodness, most poor adults were held in contempt by higher classes. The "undeserving poor", such as children and the insane, were placed in asylums, whereas poor adults were placed in poorhouses. These institutions served both to uphold the appearance of a just society and to shield the general public from having to look at poverty on a daily basis. Before orphanages, unwanted children often lived on the streets and were taken in by families, and sometimes apprenticed tradesman or craftsmen. In orphanages, the mortality rate wasn't much lower than it was on the streets (Crenston 1998) and the feeling of imprisonment may have overshadowed even the security of having a place to sleep. Roger Dean Kiser, a

former orphan who was brutally abused during mid 20th Century in a Tallahassee orphanage, is author of the book *Orphan: A true story of Abandonment, Abuse and Redemption* (Adams Media 2001). Kiser's website has the distinction of being the most widely read child abuse website in the world, with a readership of 2.5 million since 1999 (<http://www.rogerdeankiser.com/>). The following excerpts are from his online short story collection:

Excerpt from "3, 652 Days"

I was just a six year old boy when whatever natural feelings that had been given to me by God began to die from lack of feeling. I have not one memory of laughter, warmth, hugs, or cuddles. All I can remember is being all alone and feeling as if I were a young boy being sent to prison because I had no where else to go. All alone and all afraid of the world and I still feel the same way today, as a full grown man (<http://www.geocities.com/trampolineone/survive/srv200.htm>).

Excerpt from "Toys in the Closet"

It is true that we did get into much mischief as little boys. There was never anything for us to do. We had no toys to play with, so we made things out of sticks, and cans, and we would build army forts under ground. We hid in them for hours at a time, just to feel safe (<http://www.geocities.com/trampolineone/survive/srv035.htm>).

Excerpt from "My First House":

We boys started walking toward Spring Park Elementary School, which was right next door to the orphanage home. Sure enough, there was a crawl space located in the red brick foundation that led under the building.

One at a time we entered the hole, and found it to be quite spacious. We had to crawl on our hands and knees to get around. It was sandy, it was warm, it was ours, and that was all that mattered to us.

This was going to be our new home. For the first time in our lives, we were free. There was no one to beat on us, or to tell us what to do. There were no leaves to rake, or toilets to clean. That was a wonderful, wonderful feeling, even though it was to be short lived.

During the course of the night, we gathered wood for a fire. We used two-by-four studs and old rusty wire to make beds for sleeping, and old apple crates to make dressers. Around three o'clock in the morning our house was complete.

"Anyone want a smoke?" asked Wayne.

Each of us took a small piece of dried grape vine and we lit up. There was a cough here and there, but overall it went well. Every boy from the orphanage had already learned to smoke by the age of eight.

We sat around the small fire smoking and looking at our handy work. We called our first meeting to order, and decided we would sneak back over to the orphanage. We needed to gather up several loads of pine straw to use as mattresses. When that was finished, we just sat around looking at our handy work. There were dressers, beds and several bows and arrows, which might be necessary for our protection.

(<http://www.geocities.com/trampolineone/survive/srv259.htm>).

Orphanage Infrastructure

The archaeology of the Orphan Asylum has potential to reveal information about the building's infrastructure that can help fill in documentary sources regarding the building's waste management, water/plumbing, electricity as well as the locations, architecture and associated waste of detached buildings that might have been infrastructure related (such as privies and wash houses). Infrastructure-related cultural remains have the potential to reveal information about when technological advances reached the Orphan Asylum.

Research Questions

Were the privies lined and cleaned out or abandoned? If the boys' privies are discernable from the girls' privies, how far apart were they and what were the differences? Were the staff privies close to the inmate privies? Did the contents appear to have been accidentally lost (such as pocket knives or change) or deliberately discarded? Are deliberately discarded items in privies or trash pits dumped in a single episode of dumping (such as whole sets of tableware being replaced) or more gradually? Is there evidence that the inmates participated in the chores?

What can the number, dates and locations of privies and trash pits reveal about when plumbing and municipal garbage collection began to service the orphanage?

What remains of lighting or heating technologies can be found at the orphan asylum, and how advanced were they relative to their era?

Do any remains of the stone walls pictured on the later 19th Century Sanborn maps still exist beneath the project site?

The San Francisco State Normal School

The pressing need for teachers at the beginning of the 20th century sparked the predecessor of today's San Francisco State University: the San Francisco State Normal School. Normal Schools, which were colleges that trained teachers, began as simple training programs at the high-school level and evolved into more rigorous four-year institutions with the advent of longer school years and higher standards of education. The San Francisco State Normal School, which—depending on how far the city's infrastructure reached at what date—may have left an archaeological mark on the project site.

In 1908, the Normal School was on the grounds of the Protestant Orphan Asylum, relocated in the former orphanage chapel after the former Normal School building was destroyed. Teachers from the Normal School taught the inmates at the Orphan Asylum, but they also lived at the Normal School and trained to be teachers. More historical information about the growth of Higher Education in San Francisco and its relation to the project site can be found in Page and Turnbull's HRS (Page and Turnbull 2004).

Research Questions

Do any refuse materials from the Normal School still exist in 1908? If so, what can this tell us about the infrastructure of San Francisco's western then-suburban areas and when municipal services were available?

If remains are found, what can they tell us about the diets, hygiene, personal possessions, socioeconomic class, intellectual and recreational aspects of the students and staff at the San Francisco State Normal School?

Previous Archaeological Studies of Institutions

San Francisco's Notre Dame Girls' School

San Francisco's Notre Dame Girls' School was discovered beneath a modern Girls' School at 16th and Dolores Streets while the building was undergoing earthquake retrofit of its foundation before it was turned into a senior housing facility. In the crawl space beneath the floorboards around the

inner perimeter of the foundation lay the rubble of the Notre Dame Girls' School, which was destroyed in the Great Earthquake and Fire of 1906. Findings included a whole piano, desks with inkwells, ink bottles, many slate pencils, buttons, white and colored-concentrations of kitchenware, dishes, mixing bowls, cups, saucers, knickknacks, religious sculptures, rosaries, religious medals, planters, bottles, pins, altar, architectural elements of the hall, cast-iron ornamentation, and food remains. The girls were living on the third floor, which crashed down, so their personal possessions, as well as remains (including whiskey bottles) from the nuns' wing, also emerged. All above artifacts came from the perimeter of the building where the retrofit was taking place; the majority is still preserved beneath the project site (Personal Communication, Dr. Richard Ambro of Archeo-Tec, May 2005).

The Stewart Nevada Indian School

Trash pits on the grounds of the Stewart Nevada Indian School in Carson City, Nevada revealed clear differences between staff and student trash pits. Since the Stewart school was a boarding school with a highly regimented environment and a population of Indian children who were taken and held there by force, it is institutionally comparable to an Orphan Asylum.

The staff trash pits revealed champagne bottles and oyster tins. The students' pits revealed slates, uniform buttons, harmonica plates, doll parts, and marbles. There was also evidence that the kids hunted and gathered to obtain supplementary food (Personal Communication, Eugene Hattori, Ph.D. of the Nevada State Museum, April 2002).

Research Questions

How do remains of the Protestant Orphan Asylum and/or the State Normal School compare to those of similar institutions throughout the country? If any marked differences in diet, hygiene, health care, dress, quality of tableware, or student/staff discrepancies arise, what can they tell us about the differences in values, budget, religion, ethnicity or culture among the compared institutions?

9. ARCHAEOLOGICAL TESTING AND EVALUATION PLAN

OVERVIEW OF ARCHAEOLOGICAL TESTING TECHNIQUES

In this phase of research, a series of **test trenches** will be used to test for subsurface cultural remains up to the maximum depth of construction excavation. Figure 10 depicts the Archaeological Testing Plan.

CONSTRUCTION EXCAVATION IMPACTS

Depth of Construction Excavation: 12-25 feet below present ground surface

Foundation Type: To Be Determined.

Previous Impacts: Shallow foundations of academic buildings currently occupying the project site. Some grading of sand hills occurred in the mid-19th Century.

TESTING JUSTIFICATION: POTENTIAL RESOURCES

The following list results from archival research detailed in Section 6 and previous archaeological studies discussed in Section 5. Potential California Register evaluations are based on Research Themes and Questions discussed in Section 8.

Potential Resource: Prehistoric Native American Cultural Deposits/Human Remains

Based On: Nearby deeply buried prehistoric remains

Potential California Register Eligibility: Criterion D

Testing Recommendation: Test Trenches, Monitoring

Potential Resource: Refuse from the Protestant Orphan Asylum (1854-c.1919)

Based On: Coast Survey Maps, Sanborn maps, Census data, Historical Photographs, City Directories

Potential California Register Eligibility: Criteria B and D

Testing Recommendation: Test Trenches, Monitoring

Potential Resource: Refuse from the San Francisco State Normal School (1908-1920)

Based On: Sanborn maps, Institutional Records

Potential California Register Eligibility: Criterion D

Testing Recommendation: Test Trenches, Monitoring

MITIGATION RECOMMENDATIONS: TEST TRENCHES MONITORING AND DATA RECOVERY

A focused program of test trenches will be implemented prior to construction excavation (See Figure 10). Monitoring and data recovery will be implemented during construction excavation.

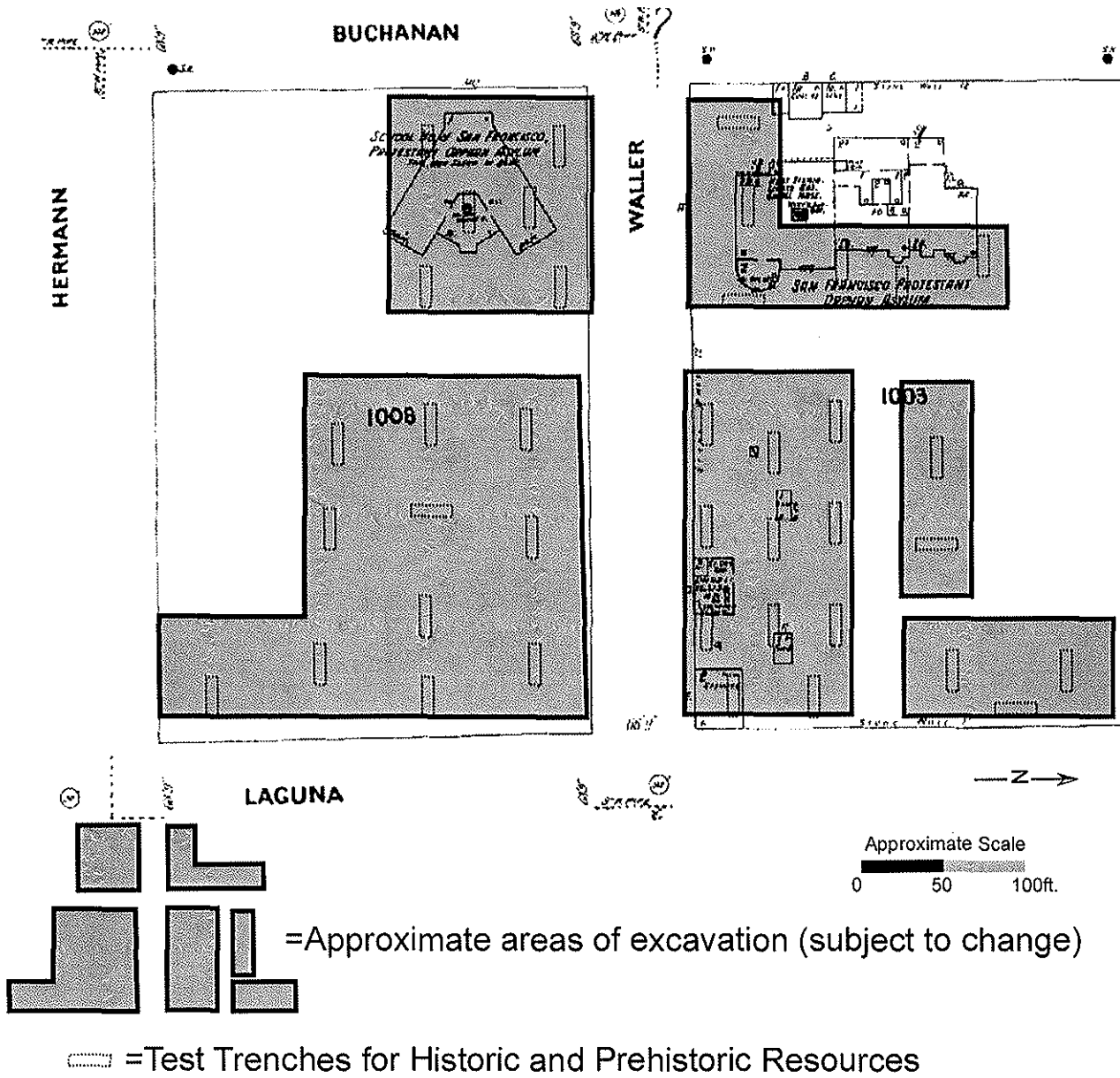
TESTING EVALUATION PROCEDURES

The proposed pre-construction archaeological testing and on-site archaeological monitoring/data recovery during project construction will provide the basis for specific evaluation of each of these historic properties according to the standards of the California Register of Historical resources. Following is a reiteration of the CRHR criteria.

The California Register of Historical resources

The California Register is a listing of properties that are important to the history of California and our nation. To be eligible for listing, a property must typically be 50 years of age or more; it must possess historic significance; and it must possess integrity of location, design, setting, materials, workmanship, feeling and association. Historic significance is the importance of a property to the

LAGUNA HILL PROJECT
FIGURE 10 - ARCHAEOLOGICAL TESTING PLAN
(OVERLAID ON 1899 SANBORN MAP)



history, architecture, archaeology, engineering, or cultural aspects of a community. These significant resources can be in the form of districts, sites, buildings, or structures. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing on the California Register of Historical Resources (Pub. Res. Code SS5024.1, Title 14 CCR, Section 4852) including the following:

- A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- B. Is associated with the lives of persons significant in our past;
- C. 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
- D. Has yielded, or may be likely to yield, information important to prehistory or history.

Specific treatments for expected archaeological property types and features are presented above as well as in Section 10, along with proposed field methodologies and artifact identification and analysis techniques.

TREATMENT OF UNEXPECTED CULTURAL RESOURCES

There is always a chance that documents and maps upon which research is based will prove inaccurate or that additional events that impacted the project area were undocumented. In the unlikely event that unanticipated cultural remains are uncovered during the course of excavation, the archaeologist will promptly implement a monitoring and data recovery program to mitigate the impact of construction.

ARCHAEOLOGICAL TESTING METHODS

Test Trenches

The proposed program of pre-construction archaeological testing described in this Archaeological Research Design and Treatment Plan regarding historic cultural resources will consist of the placement, excavation and evaluation of a systematic sample of 39 mechanical test trenches within the project site (See Figure 10). An additional goal in the placement of the trenches is to identify the various cultural surfaces and to determine the presence or absence of cultural deposits within the identified strata.

Each exploratory trench will be excavated with a backhoe or excavator—fitted with a five-foot wide bucket and flat scraper—in increments of no more than one foot, until culturally sterile subsoil is reached, until the excavator can not safely dig any deeper or the maximum depth of excavation is reached. Throughout this program of pre-construction archaeological testing, detailed notes will be made on Trench Excavation Records indicating soil characteristics encountered within the test trenches, so that idealized stratigraphic profiles can be compiled for the subject property.

The testing plan outlined on Figure 10 is based on historical research and does not take into account existing subsurface utilities or accessibility of original ground surface (e.g. if it is capped with concrete). It is also difficult to determine with precision at what depths cultural resources will appear and which methods are the most efficient. The number and position of trenches depicted on Figure 10 are subject to reasonable change at the discretion of the Field Director.

TESTING EVALUATION

Aerial Exposure

If a subsurface cultural feature is encountered during testing, the feature will be evaluated for significance. If the resource is determined to be potentially significant, an appropriate testing evaluation phase—in consultation with the ERO—will be implemented (see Section 10 for details). The area under investigation will be expanded aurally until the horizontal boundaries of

the feature can be determined. With the exception of fragments of wood, concrete or brick (which would be noted but not collected) and some non-diagnostic ceramic and glass fragments, all of the cultural materials encountered would be systematically recovered and saved in appropriately labeled bags for later laboratory analysis and interpretation.

Test Units

In the unlikely event that subsurface excavation (during either testing or monitoring) reveals undisturbed prehistoric midden deposits, 1 by 2 meter test units will be placed. Test units are excavated by hand in arbitrary ten-centimeter levels, and are used to gather essential data with respect to the cultural characteristics, temporal parameters, functional associations, stratigraphic/contextual integrity and historical significance of the cultural deposit. During the course of the hand excavations, all cultural materials shall be collected, labeled and bagged for subsequent analysis and interpretation. Excavation within each test unit should be excavated until non-anthropogenic subsoils (represented by a minimum of two culturally sterile 10cm levels) have been encountered.

After the excavation of test units, column samples will be taken from a sidewall of each unit for the purpose of macro-faunal and unmodified shell analysis (typically 50x20cms, equivalent to 10 liters of soil). Column samples will also be collected for flotation analysis of micro-fauna and micro-flora (typically 50x10cms, equivalent to 5 liters of soil). The levels in these column samples will correspond to the unit's 10cm vertical layers. All excavated soils (excluding that of column samples) will be sifted through 1/8 -inch mesh hardware cloth to systematically recover cultural materials (lithics, faunal, modified shell, and all other artifacts).

MONITORING AND DATA RECOVERY

It is recommended that on-site archaeological monitoring and concomitant data recovery be conducted during the construction related excavation. Data recovery procedures would consist of mapping and documentation of intact architectural remains and the collection of soil and artifact samples as appropriate. If historically significant and intact architectural remains are encountered that would be subject to a preservation assessment, these remains will be handled according to the procedures discussed in this ARDTP. A detailed Treatment Plan is outlined in the following Sections.

BACKFILLING AND RESTORATION

To the greatest extent possible, all efforts will be made to make as small an impact to the archaeological deposits as possible during the pre-construction archaeological testing phase of research. In this regard, only those areas of the site that will be impacted by planned construction will be comprehensively sampled for archaeological research. No permanent markers will be left within the subject property, with the possible exception of a small datum marker used as a reference for all field cartography. All displaced soils will be returned to the excavated area, and an effort will be made to recompact the area to acceptable levels.

LABORATORY PROCEDURE

Materials from archaeological deposits encountered during project construction, as well as all cultural materials recovered during the course of pre-construction archaeological testing will be returned to Archeo-Tec's laboratory for processing, cataloging, and more in-depth analysis. Identification and analysis information on recovered artifacts will be entered into a computer database. The research team will determine preliminary structure and content of this database prior to any laboratory work. If separate catalogs are deemed necessary for historic and prehistoric materials, they will be coordinated and able to be linked together in some fashion.

LABORATORY FACILITY

Archeo-Tec's laboratory facility in Oakland is fully equipped to conduct all basic laboratory procedures, such as processing and cataloging of artifacts. Some in-depth analyses can be conducted at Archeo-Tec's laboratory as well, including all in-depth analyses of historic materials

(excluding textiles), and techno-functional analysis of modified bone, shell and lithics from prehistoric deposits. Special studies for prehistoric materials such as pollen flotation, analysis of fish bones, obsidian hydration and geochemical sourcing, and radiocarbon dating will be subcontracted to appropriate laboratories for more detailed analysis.

10. TREATMENT APPROACHES FOR RECOVERED CULTURAL MATERIAL

PREHISTORIC RESOURCES TREATMENT APPROACHES

Assessing Archaeological Research Potential

More than 6,000 years of varied land use has left a broad spectrum of archaeological features and cultural materials beneath the streets of San Francisco. While each feature may be interesting in its own right, funding limits and time constraints require thoughtful analysis and a well developed sampling strategy to most effectively assess the significance of encountered cultural resources, as well as to mitigate adverse impacts from the project and maximize the project's research value. The Secretary of the Interior's *Guidelines for Archaeological Documentation* addresses this issue:

Archaeological investigations seldom are able to collect and record all possible data. It is essential to determine the point at which further data recovery and documentation fail to improve the usefulness of the archaeological information being recovered. One purpose of the research design is to estimate those limits in advance and to suggest at what point information becomes duplicative. Investigation strategies should be selected based on these general principles, considering the following factors: 1) Specific data needs; 2) Time and funds available to secure the data; 3) Relative cost efficiency of various strategies [48 CFR 44735].

While every archaeological feature has the potential to address a particular research theme, not all do so to the same degree and not all themes are equally important. It is the responsibility of the research design to determine which research themes are fruitful venues and which archaeological data are most important. The research design offers three considerations that aid in the decision of which archaeological remains will be excavated: integrity, historical associations, and potential to address research themes.

Following these guidelines, the research team has developed a pre-construction archaeological subsurface testing program to gather the necessary data to more accurately predict archaeological sensitivity for the designated sites within the proposed project alignment. Upon the completion of this subsurface testing program, and analysis of the recovered cultural materials, a summary of archaeological findings document will be prepared including an assessment of archaeological sensitivity, which will be used to guide fieldwork recommendations during construction.

Parameters for the assessment of the project will include: 1) identifying prehistoric land use, specifically feature types expected within the project site; 2) determining any historical associations for those feature types and the site as a whole since that has bearing on its significance determination; 3) determining the preservation potential of those feature types.

Archaeological Data Recovery Plan For Prehistoric Resources

The following sections describe the in-field data recovery procedures and laboratory analyses that will be used to treat recovered prehistoric and contact period cultural resources of significance or potential significance. More general data recovery procedures such as discard and de-accession policies, interpretive programs, security measures, final report guidelines, and curation guidelines are provided in Section 12.

Evaluation Criteria for Prehistoric Property Types

Many features have the capability of yielding data relating to research questions, however, this does not mean that all such sites have the potential to yield information that is important to an understanding of prehistory. Archaeological sites eligible under Criterion D of the California Register of Historical resources should contain information that can contribute substantively to important research issues, and that potential should be clearly demonstrated.

The type, quantities and condition of resident archaeological materials (and associated data) are characteristics that must be identified and assessed in the determination of whether an archaeological deposit is eligible under Criterion D. For example, the presence of projectile points or obsidian alone may not render an archaeological deposit to be important just because they provide chronological information. There must be a sufficient quantity of these items in appropriate physical contexts for data to be meaningfully interpreted.

In turn, additional data from the site/feature should have the potential to fill information gaps that lead to the resolution of important research questions. Such data should not simply reiterate what is already known and understood, but either demonstrate a potential for new information or provide data necessary to build a pattern leading to the resolution of important research questions. A site/feature may be eligible under Criterion D if it appears to contain duplicate data as long as this data can be convincingly argued to aid in the development of cultural patterns relevant to important research questions. However, there are few explicit criteria or absolute limits for judging such data qualities. Therefore, critical professional judgment and consultation with the Environmental Review Officer for the City and County of San Francisco (ERO) are necessary for a thoughtful consideration of the site's significance and CRHR eligibility.

Integrity is also a prerequisite for consideration of CRHR eligibility for an archaeological property. This is particularly important for archaeological properties where the spatial relationships of artifacts and features reveal the patterns of past human behavior. Refer to Introduction for eligibility requirements.

Property types on the CRHR under Criterion C are traditionally historic property types that represent the work of a master. Though master craftsmen and women from that lived during prehistoric period are not generally recognized under this criterion (and not usually individually identifiable), artifacts and features found in prehistoric sites (e.g. dwellings, intricate abalone shell pendants) may represent the skills of a master, distinctive characteristics of type, period, and method of construction, and/or possess high artistic values. Large, distinctive assemblages and/or artifacts about which relatively little is known will likely have a higher degree of significance.

Feature Excavation

Features encountered during the pre-construction archaeological testing program will be hand excavated, special samples obtained if appropriate, and they will be fully documented through recordation on Excavation Sheets and Feature Sheets, as well as field photography, cartography, and, if warranted, videography. In the event that a large prehistoric site is encountered within the subject parcel, which would presumably contain a number of various feature types, a specific plan for archaeological test unit excavation will be formulated and implemented as part of a brief, focused Archaeological Data Recovery Plan that will be prepared through consultation with the archaeological consultant, project sponsors, Native American representatives, and the ERO. Presented in this section, however, is a general Archaeological Data Recovery Plan for prehistoric cultural resources that will be used as a guideline for data recovery for archaeological deposits encountered during the pre-construction testing program and subsequent monitoring/data recovery program.

Special Studies Sampling

Special studies such as obsidian hydration and geochemical sourcing, pollen and microbotanical analyses, and radiometric dating analyses will be incorporated into the project should test unit excavation become necessary (i.e., for a large prehistoric site). Soil samples for soils analysis

and flotation for pollen and microbotanical remains will be collected from each excavation test unit in the form of a column sample comprising 5% of the excavated soils from that test unit. Obsidian artifacts obtained from test excavation units, test trenches, auger borings, and surface collection will be sampled for obsidian hydration and geochemical sourcing. Whenever possible, *in situ* charcoal and other organic materials will be sampled for radiometric dating. After consultation with the ERO, project sponsors, and representatives from local Native American groups, additional special studies may be conducted, such as PCR/DNA analysis of human remains, dating of human bone collagen, and dating of artifacts with special cultural significance.

Screening Techniques

When appropriate, excavated soils will be placed in buckets and passed through ¼-inch mesh screens. Volumetric analysis of the cultural deposits will be made possible by filling the buckets with a standard amount of soil (either 5 or 10 liters, depending on the depth of excavation and practical problems with lifting heavy, soil-filled buckets) and keeping a running count of the number of buckets of dirt screened from each excavation unit and level. This dirt will be screened in one location to allow the soil to be easily returned to the unit once excavation is complete.

Field Documentation

Field documentation of prehistoric cultural deposits will consist of a variety of documentation methods and media, listed in brief below. Samples of field forms are provided as Appendix 2.

- **Site Cartography:** A site map for the project site will be made and updated daily with test excavation trench and unit locations, proveniences of surface finds, locations of features and burials, auger boring locations, and any other relevant provenience data.
- **Level Records:** For each level in test excavation units (whether dug in arbitrary 10 or 20 centimeter levels, or those dug by observed stratigraphic layers), a Level Record will be completed that includes basic information on soil characteristics, cultural materials, number of buckets screened and other relevant data obtained in excavation of the level. If features or burials are found within excavation units, they will be given an arbitrary number and documented on the Level Record, as well as in more depth on Feature and Burial records. This Level Record also includes a space for drawing of *in situ* artifacts and other relevant data.
- **Feature Records:** Each feature, once identified and exposed, will be recorded using a Feature Record. This form records basic information such as the feature's number and type; its provenience and cultural associations; a general description including associated artifacts; a description of the soil matrix within and surrounding the features; special samples, photographs or video taken; and general remarks. A scaled drawing of each feature will be made on a separate sheet of graph paper, and in the case of complex or large features, a soil profile drawing will also be included.
- **Burial Records:** Each burial encountered in the field will be assigned a sequential number and documented on a burial record. The procedures for documentation of human remains in the field will likely need to be refined on the basis of consultation with local Native American groups as some prefer that burials not be fully exposed, photographed or removed, and some allow in-depth osteological and archaeological research on their ancestors' remains. Prior to the excavation of any human burial, a strict procedure will be followed, as described below in Section 11. However, given the above caveat, any burials that are encountered during the course of pre-construction archaeological testing or during project construction should be fully exposed, documented, and removed for more detailed laboratory analysis. The Burial Record includes basic information such

as the burial number and provenience, description of the soil matrix within and surrounding the burial pit, bones absent (or present in the case of partial or disturbed burials), sex, age, condition of the bones, pathology, type of disposal (burial versus cremation), position (flexed, tightly flexed, etc.), side exposed (left, right, back, face, sitting), position of the head (left, right, back, face, or facing a particular direction), orientation of the burial, and size of the grave or burial pit. In addition, the Burial Record includes space for recording associated artifacts and features as well as a section for general remarks. Field photographs are taken of burials when allowed by the Most Likely Descendant, and a detailed scaled drawing is prepared on a separate sheet of graph paper to be included with the Burial Record.

- **Soil Profiles:** Upon completion of excavation units, a soil profile will be drawn of at least two walls of the unit, showing all identified soil strata, any features encountered along the unit edges, any cultural and naturally occurring objects, roots and bioturbation seen in the unit walls. A key to these soil profiles will be included, properly describing each soil layer and feature, as well as labeling the unit number and wall that is drawn. These soil profiles will be used to create an idealized soil profile, combined with data regarding soil stratigraphy collected during the excavation of test trenches and auger borings.
- **Field Photography:** All field excavation and monitoring activities will be documented through the use of digital and 35mm photography. All excavation photos will include a scale and a north arrow.
- **Field Video Documentation:** Field digital video documentation will be utilized as appropriate to supplement field forms and photographs. All video editing will be completed at the offices of Archeo-Tec Inc. This additional documentation will allow the research team to present a video chronicling the archaeological process on the subject property if desired, as well as aid in the analysis and full documentation of the archaeological deposits once fieldwork is complete.

Prehistoric Materials Laboratory Analyses

In order to ascertain the maximum amount of information out of prehistoric deposits, laboratory analyses such as sourcing, dating, and techno-functional analysis are undertaken as appropriate. Laboratory procedures include:

- Radiocarbon Dating
- Obsidian Hydration Dating
- X-ray Fluorescence Analysis (XRF)
- Flaked Stone Analysis
- Ground Stone Analysis
- Vertebrate Faunal Analysis
- Invertebrate Faunal Analysis
- Archaeobotanical Analysis
- Soil and Sediment Analysis
- Spatial Analysis

HISTORIC RESOURCES TREATMENT APPROACHES

ASSESSING ARCHAEOLOGICAL RESEARCH POTENTIAL

More than two hundred years of varied land use activities have left a broad spectrum of expected archaeological features within the project area. While each feature may be interesting in its own right, funding limits and time constraints require thoughtful analysis as to how to most effectively mitigate adverse impacts from the project and maximize the project's research value. The

Secretary of the Interior's *Guidelines for Archaeological Documentation* addresses this issue, as described at the beginning of Section 7.

While every archaeological feature has the potential to address some research theme, not all do so to the same degree and not all themes are equally important. It is the responsibility of the research design to determine which research themes are fruitful venues and which archaeological data is most important. The research design offers three considerations that aid in the decision of which archaeological remains will be excavated: integrity, historical associations, and potential to address research themes.

ARCHAEOLOGICAL DATA RECOVERY PLAN FOR HISTORIC RESOURCES

The following sections describe the in-field data recovery procedures and laboratory analyses that will be used to treat historic period cultural resources of significance, or potential significance encountered during pre-construction excavation. More general data recovery procedures that are stipulated by the San Francisco Planning Department, such as discard and de-accession policies, interpretive programs, security measures, final report guidelines, and curation guidelines are provided in Section 12.

Evaluation Guidelines

The pre-construction archaeological testing and on-site archaeological monitoring plans have two goals: identification of archaeological deposits, and evaluation of their California Register significance. In the field, the ability of each feature to meet the criteria will be assessed through the application of an evaluation matrix. The matrix assesses the quantity of artifacts, the feature's integrity, the variety of artifacts, and the historical association. The following evaluation system provides a means for archaeologists to assess research value of a feature quickly and efficiently. Briefly, it provides the following parameters for evaluation:

Quantity refers to the raw number of artifacts, but it also requires an estimate of the functional types of artifacts. The feature must possess enough diagnostic items to narrow its deposition time frame relative to the occupation history.

Integrity is defined as ability of a property to convey its significance. To meet its parameters, a property must possess sufficient integrity to distinguish depositional phases. By this definition, a "pothunted" privy does not possess integrity, however a privy possessing discrete layers that indicate separate depositional events does meet that standard.

Variety refers to the breadth of artifacts present in the future. It requires an estimate of the relative numbers of functional category types and must be of sufficient quantity within the feature to address research questions. For example, an assemblage dominated by faunal remains may be able to address important research themes about consumer choices, food preferences, and retention of cultural traits. If there are few other artifacts, however, the feature will not be datable, thus making determining an association impossible, and therefore not significant.

Association refers to the connection to known occupants of the household under review. Historic association must have sufficient strength to determine "depositional responsibility," or who discarded these remains. Simply claiming association with Chinese merchants by virtue of the presence of Asian manufactured artifacts is insufficient. The feature should be demonstrated to have some tie to a historically identified occupant or historic activity.

Accurate dating of features is a crucial component of evaluation. A field reference library will be maintained on site to allow preliminary research on artifacts. Ceramic maker's marks and bottle embossments will be researched to determine dates of manufacture. Temporally diagnostic manufacturing or dating techniques will also be noted when applicable (e.g., McKinley Tariff Act of 1891 required ceramic marks to bear the name of the country of origin; the crown cap was introduced in 1892). Artifact manufacturing dates will be analyzed in the field to determine a

probable deposition time frame for the feature as part of the process. Laboratory analysis will then refine this information.

Any one of these elements does not fully address a feature's potential significance. They are combined in the matrix to ensure complimentary evaluation. The four standards must be considered as complimentary lines of data, each weighed in relationship to the others. It is likely that features assessed in the field as meeting the above standards may be reassessed during laboratory analysis. Lack of historic association, relative homogeneity of artifact types, or lack of integrity identified during cataloging may all make a feature ineligible. Such features will be removed from further analysis and their artifacts discarded or retained for public outreach.

Identification and Excavation Methods

If features are encountered during the program of pre-construction archaeological testing or on-site archaeological monitoring, they will be exposed in the trench floor rather than its sides. It is anticipated that some features, such as wells or privies, will extend deep into the ground. OSHA requirements limit confined space entries, so when such features are encountered, the surrounding soil will be removed by heavy equipment to achieve an acceptable slope. Within reason, features will only be excavated to the depth that they will be impacted by planned construction.

In addition, if small and intact features of significance are encountered that may extend below the level of impact, such as wells or privies, they will be excavated to their base to determine the range of dates in which they were deposited. Determining the absolute range of dates of deposit of a feature is crucial to establishing association of the feature with particular residences, industries or historic events relevant to addressing research questions outlined in previous sections of this Archaeological Research Design and Treatment Plan.

If a large feature is encountered that extends below the level of impact of planned construction, a sampling strategy will be developed and implemented in order to obtain an adequate sample for subsequent analysis. Such a strategy might include the excavation of test units, augers, or shovel probes to determine the depth and stratification of the feature.

Larger features, such as privies, wells, or large refuse pits will be subject to hand excavation. Small pit features, postholes, sewer trenches, etc. will not be sampled due to their assumed inability to meet the standards. The information value of those features will be recovered through documentation on Feature Sheets, the site map, and photography.

Hand excavation of archaeological features will allow the archaeological research team to better control the exposure of artifacts, so that establishment of their dates of deposit can be ascertained. In addition, hand excavation of features will provide better provenience of artifacts and structural remnants, to allow for analysis of spatial patterns relevant to addressing research questions described in Section 7. The Field Director will determine the proper level of effort. As a general rule, the minimum amount of excavation should be performed that will allow an evaluation. When a sufficient portion of the feature has been excavated, it will be evaluated. If the feature meets the standard, it will be subject to complete data recovery excavation. If it does not, excavation will be abandoned. It should be stressed here, again, that all decisions on data recovery and evaluation of significant archaeological deposits encountered during the pre-construction testing program will be made through consultation between the archaeological research team, the project sponsors, and the Environmental Review Officer of the City and County of San Francisco (ERO).

When appropriate, excavated soils will be passed through ¼-inch mesh screens to document all classes of artifacts. Obtaining a representative sample of all classes of artifacts in encountered features will be important to address relevant research issues. Recovered materials will be bagged according to provenience. Materials will be documented on field notes as appropriate.

Artifacts from features meeting the standards will be retained for laboratory analysis. Those not meeting the standards will be reburied on site or retained for outreach efforts.

Field Documentation Methods

Recordation methods on historical archaeological deposits will employ feature and layer sheets and documentation of soil profiles for each feature. Each historic archaeological feature will be assigned an arbitrary number and described on a Feature Sheet. The Feature Sheet allows the recorder space to provide an overview of the feature, and includes a description of the feature itself as well as an overview of the materials it contained. Fill layers will be assigned arbitrary numbers as they are encountered during excavation. A master list will be maintained to ensure no duplication of layer numbers. Each layer will be described on a Layer Sheet. The layer sheet requires a detailed description of the deposit, as well as materials in that specific layer.

After excavation, the excavator will complete a soil profile drawing and Feature Evaluation Sheet for the feature that the Field Director will review. The Feature Evaluation Sheet summarizes knowledge about the feature, evaluates it, and registers the determination of eligibility. Such documentation will ensure that the archaeological potential of the feature has been adequately addressed. The project team will provide periodic updates to the project sponsor and the ERO to summarize the information contained in the Feature Evaluation Sheets.

Ongoing Research

Archival research will continue during the excavation, laboratory, and write-up phases of this project. Initial research conducted for this Archaeological Research Design and Treatment Plan was geared towards characterizing the neighborhood and providing preliminary occupation information that would allow determination of historical associations. This was necessary given the limited time frame and broad resource base. Once a deposit with potential association and sufficiently accurate deposition date is identified, project historians will expand on that association in particular through a detailed analysis of census data and newspaper archives.

Historic Materials Laboratory Analysis

Historic materials will be cleaned and sorted primarily by the archaeological feature in which they were found. Recovered materials will be cleaned and initially sorted by material type, and labeled with appropriate provenience information. Artifacts will then be grouped by feature (which may include several contexts) and cataloged. They will be cross-mended whenever possible. Features assumed to be associated in the field are often studied as a unit within the laboratory.

Materials will be cataloged following currently accepted functional categories consistent with other relevant projects, in order to facilitate comparisons with results from other urban archaeological sites. The classification scheme is designed to determine functional types represented by the artifacts, and recognizes overall patterning in artifact use. Categories include activities, domestic, indefinite use, industrial, personal, storage, structural and unidentified use.

Important to the analysis of artifacts is the determination of quantity and distribution of materials within a particular feature or across site boundaries. The concept of minimum number of items (MNI) is critical to artifact analysis and interpretation. Determination of MNI will occur after cross-mending. Methods of determination of MNI will be further detailed in a laboratory manual prior to the initiation of any laboratory work, and will follow the general discussion of artifact functional classes.

Analysis of materials from each artifact type will be conducted following generally accepted methods. Given the wide variety of materials found on 19th and early-20th century urban sites, it is not practical to describe all potential venues of analysis. The following brief description outlines preliminary procedures that will be incorporated as appropriate during laboratory processing. While each material type is discussed individually, complementary forms of evidence should be analyzed in comparison to each other to recognize their full information potential. Most of the research questions posed above require multiple data sets and synthesis of information to

address adequately. All artifacts will also be researched to determine their ability to be temporally diagnostic. At the least, date ranges or mean artifact dates will be determined.

Glass materials will be sorted by functional category, color, and type. Glass artifacts provide information on past lifeways such as consumer behavior, general health, and evidence of social display in the form of decorative items. Ceramics will be sorted by functional type, form, fabric, and decorative elements, with specific attention paid to maker's marks. Where appropriate, analysis will determine the date of deposition and relative cost of the collection. Such information allows the archaeologist to make comparative statements about purchasing power and consumer choice at the household level. Faunal remains will be sorted by taxa, element, side, butchering cut, age, and weight of specimen.

Butchering cuts will be analyzed according to late 19th century retail values. Metal artifacts by their nature are expected to be fragmentary and difficult to identify. The most common expected type is tin canister food containers that provide information on consumer behaviors, site date, and past foodways. Where possible, tin cans will be described. Soil samples from features or contexts determined to be significant following in-field evaluation methods will be sent to an appropriate laboratory for analysis. Standard methods of processing and identification will be employed.

11. BURIAL TREATMENT AND PROCEDURES

The following procedures will be followed in the unlikely event that human remains and associated cemetery/grave items are encountered. Associated cemetery/grave items are any items (e.g. clothing, funerary gifts, etc.) that are buried with the individual, as well as any cemetery furniture, architecture, fencing or other features associated with the cemetery itself. This definition applies to both prehistoric and historic period cemeteries.

1. The Coroner of the City and County of San Francisco will be contacted for identification of human remains. The Coroner has two working days to examine the remains after being notified. If the remains are Native American, the Coroner has 24 hours to notify the Native American Heritage Commission.
2. The Native American Heritage Commission (NAHC) will be contacted and a Most Likely Descendant will be contacted by the NAHC.
3. The Most Likely Descendant has 24 hours to make recommendations to the owner, or representative, for the treatment or disposition, with proper dignity, of the remains and grave goods.
4. In conjunction with the Native American representatives, project sponsors, and the ERO, the proper treatment and disposition of the remains will be negotiated and arranged. Once proper consultation has occurred, a procedure that may include the preservation, excavation, analysis, curation of artifacts and/or reburial of those remains and associated artifacts will be formulated and implemented. If the remains are not Native American, the Coroner will consult with the archaeological research team, the Environmental Review Officer (ERO), and the project sponsors to develop a procedure for the proper study, documentation, and ultimate disposition of the remains.

12. ARCHAEOLOGICAL DATA RECOVERY PLAN

INTRODUCTION

The Planning Department of the City and County of San Francisco requires that archaeological data recovery be addressed as part of the preparation of an Archaeological Research Design and Treatment Plan, as data recovery constitutes a treatment approach. An Archaeological Data Recovery Plan (ADRP) includes the following elements:

- *Field Methods and Procedures.* Descriptions of proposed field strategies, procedures, and operations.
- *Cataloguing and Laboratory Analysis.* Description of selected cataloguing system and artifact analysis procedures.
- *Discard and Deaccession Policy.* Description of and rationale for field and post-field discard and de-accession policies.
- *Interpretive Program.* Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.
- *Security Measures.* Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
- *Final Report.* Description of proposed report format and distribution of results.
- *Curation.* Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

Specific field methods and procedures, as well as cataloguing and laboratory analysis procedures, differ on prehistoric and contact period versus historic period archaeological assemblages. Therefore, included in Sections 9 and 10 are the resource-specific Archaeological Data Recovery Plans for fieldwork and laboratory analysis with respect to prehistoric and historic cultural resources. This Section outlines the remaining elements of the required ADRP that apply equally to both types of resources, and is therefore called the General Archaeological Data Recovery Plan.

MONITORING PLAN

Subsequent to the implementation of the proposed program of pre-construction archaeological testing, specific archaeological monitoring and data recovery recommendations will be proposed. These recommendations will be developed through consultation between the archaeological research team and the ERO, and will be presented to the project sponsor in the form of a brief Archaeological Monitoring Plan (AMP), which will include the following elements as required by the San Francisco Planning Department:

- The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the project archeologist shall determine what project activities shall be archeologically monitored. In most cases, any soils disturbing activities, such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the potential risk these activities pose to archaeological resources and to their depositional context;
- The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the

- evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;
- The archaeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with the archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;
 - The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
 - If an intact archeological deposit is encountered during monitoring, all soils disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction crews and heavy equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall, after making a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, present the findings of this assessment to the ERO.

DISCOVERY OF AN UNEXPECTED ARCHAEOLOGICAL PROPERTY TYPE

In the event that a previously unexpected archaeological resource or property type is encountered that will be adversely affected by the project and that is not already addressed in this ARDTP, the archaeological consultant will prepare a brief, resource-specific Archaeological Data Recovery Plan (ADRP). If preservation of such an unanticipated resource is selected as the preferred treatment, then the additional ADRP will not be necessary.

QUALIFICATIONS AND INVESTIGATION STANDARDS

A qualified crew is essential to successful implementation of all project phases. All investigations and monitoring activities will be supervised by archaeologists who meet or exceed the Secretary of the Interior's *Professional Qualification Standards* (NPS 1983:48 CFR 44738-44739). All fieldwork will be conducted according to guidelines contained in the "Treatment of Archaeological Properties: A Handbook" (ACHP 1980), "Archaeology and Historic Preservation: The Secretary of the Interior's Standards and Guidelines" (NPS 1983:48 CFR 44716-44742), and "Recommended Approach for Consultation on Recovery of Significant Information from Archaeological Sites" (*Federal Register* Vol. 64, No. 95, May 18, 1999).

Archeo-Tec Inc. is a cultural resources management consulting firm based in Oakland, California. Founded in 1976, the company has grown into one of the most experienced and professionally capable firms of its kind in Northern California. Archeo-Tec has extensive expertise in the evaluation of both prehistoric and historic period cultural resources throughout California, with an emphasis on the northern half of the state. To date, Archeo-Tec has successfully completed more than 500 major projects in both urban and rural settings. This work had entailed field investigations, laboratory analysis, detailed library research, significance assessments and the preparation of complex reports and publications. Many of these projects required Archeo-Tec to conduct its work as part of a large research team, interfacing its activities with specialists from a wide variety of diverse disciplines, each with its own particular interests, schedules and goals.

Archeo-Tec, which operates under the direction of Dr. Allen G. Pastron, has a dedicated and experienced full time staff of more than a dozen professional archaeologists. In addition, the firm is associated with a variety of specialists in disciplines allied to archaeology who provided timely and needed expertise on a consulting basis.

Archeo-Tec has demonstrated capacity to successfully complete large, complex cultural resources research projects on time, and on budget. This is of particular importance when one considers that the majority of Archeo-Tec's projects have been conducted in association with a wide variety of large scale construction projects, such as highways, high-rise office buildings, residential tracts, flood control channels and tunnels. Because of this type of experience, Archeo-Tec is sensitive to the needs of large-scale construction projects and has developed the tools needed to work compatibly as part of a larger team. For more information about Dr. Pastron's qualifications and written works, please see Archeo-Tec's website at www.archeo-tec.com.

SAFETY

The Field Director will prepare a safety program that will be followed by everyone on the site and serve as Site Safety Officer. The safety plan will summarize known health hazards on the site and contain precautions for field personnel. It will address areas of concern including wearing appropriate safety equipment such as hard hats around heavy equipment, washing hands prior to eating when working in lightly contaminated soils, and use of other protective equipment as necessary. It will include directions to the closest hospital and procedures to follow in an emergency, and will designate at least one Site Safety Officer. The plan will incorporate information from the project sponsor regarding toxicity studies of the project area.

SECURITY

Archaeological investigations have the potential to create great public interest. The project sponsor and the archaeological research team feel that public interest is crucial to increasing public knowledge and awareness of archaeology. Concomitant with this heightened awareness of archaeology, however, is a concern for site security. There is a high probability that relic hunters will enter the site during off-work hours. Local bottle hunters are active within the San Francisco Bay Area at most construction sites. Such hunters destroy archaeological integrity by mining for artifacts, and have the potential to become injured on the site creating a liability issue for the project sponsor. To address these concerns, it is recommended that the project sponsor arrange for site fencing and a security guard to be on site during non-excavation hours. The guard will be equipped with a radio to call for backup should it become necessary. Site fencing will be placed around the perimeter of excavation areas as deemed necessary by field directors and the project sponsor. "No Trespassing" signs should be posted on fencing where appropriate. To minimize the potential impact to archaeological features by looting, all artifacts visible on the ground surface of a feature will be placed in bags labeled by their provenience, and removed from the site at the end of the workday. In addition, a storage container will be on site for temporary storage of excavated artifacts to ensure they are not removed or disturbed. As materials accumulate, they will be removed to the appropriate laboratory facility for more secure storage prior to laboratory processing. In addition, the project team will encourage local law enforcement officers to visit the site. Such visits provide the opportunity to educate officers regarding archaeological methods at the same time informing them about specific penal codes they may use to cite violators.

In addition, the Field Director or a designated representative will provide archaeological education sessions, as required by the San Francisco Planning Department, to alert project personnel to their role in site security. Such sessions will be for construction crews working in areas considered to be highly sensitive for archaeological resources, project sponsor personnel, and other project personnel as the project sponsor deems appropriate. Sessions will explain to all project staff the nature of archaeological deposits and materials expected to be encountered, procedures to follow should remains be unearthed during construction, and the authority of archaeological monitors and project sponsor staff with respect to encountered remains.

REPORTING ON PROJECT RESULTS

Reporting on the results of archaeological work to the project sponsors, the Planning Department of the city and county of San Francisco, the professional archaeological community, and the

public is a crucial component of any archaeological project. A comprehensive technical report (also known as a Final Archaeological Resources Report, or FARR) will be prepared subsequent to analysis of the recovered materials. In the event that no findings are made during the course of the proposed pre-construction archaeological testing program, a technical report will be made on those efforts. The Final Archeological Resources Report (FARR) will be submitted in draft form to the ERO for review. In general, the FARR will evaluate the historical significance of any discovered archeological resources and describe the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource will be provided in a separate removable insert within the final report.

Once the Draft FARR is approved by the ERO, the finalized report will be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The ERO shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented below.

Reporting on Findings

Site records (CA DPR 523 series) will be prepared in the event that significant archaeological deposits are encountered. These site records will include a description of the site, its aerial extent and boundaries, a summary of the raw data of artifacts encountered within the site, and information on the analysis of those artifacts. Drawings, photographs and maps will be included with the site record.

Comprehensive Technical Report

The final decision regarding the format of the final archaeological resources report is left to the ERO. However, following the guidelines established by the Secretary of the Interior's *Standards for Archaeological Documentation* and the State Historic Preservation Office's *Preservation Planning Bulletin* Number 4(a): Archaeological Resources Management Reports, the comprehensive technical report will likely include the following elements:

- Executive Statement;
- Summary of project scope, including location and geologic and environmental setting;
- Summary of previous research, both prehistoric and historic;
- Prehistoric and ethnographic context;
- Historic context summarized from archival research;
- Research themes identified in the research design;
- Field methodologies;
- Laboratory methodologies and cataloging categories;
- Interpretation of site findings, including relevance to research themes and recovered materials;
- Conclusions;
- References cited;
- Artifact catalogs (included as an appendix);
- Results of special artifact studies (included as an appendix);
- Other information relevant to the project, including additional diagrams, illustrations or photographs.

Interpretative Program

Public interpretation of archaeological data is encouraged by the Secretary of the Interior's *Standards for Archaeological Documentation* where merited by the findings. In the event that

significant archaeological deposits are encountered during the course of the project, every effort will be made to make those findings available to the professional archaeological community and the general public. This can be accomplished through a variety of channels. At a minimum, the resulting technical reports and site records will be submitted to the Northwest Information Center at Sonoma State University. In addition, publications of significant findings may be prepared for submission to various professional, peer-reviewed, archaeological journals such as *American Antiquity* and the *Journal of Historical Archaeology*. The archaeological research team may also present significant findings at the Society of California Archaeology or Society of Historical Archaeology annual meetings.

In consultation with the ERO, public interpretive displays or information placards may be designed for installment at the project location. Public displays afford the best opportunity available to disseminate the results of research to the general public and have enormous educational value.

DISCARD AND DE-ACCESSION POLICY

Archaeological investigations of 19th and early 20th century urban sites have the potential to recover large quantities of artifacts that are difficult to curate. Government agencies and other researchers have recently recognized this dilemma and promulgated guidelines for the curation and selective discard of materials from their archaeological collections (e.g., State Historic Resources Commission 1993). Such guidelines acknowledge the current problem of finding acceptable curation facilities, and offer the premise that not all materials have equal curation value. All decisions regarding artifact discard will be discussed and confirmed with the ERO and the project sponsor.

The following criteria are organized under three principles of determination of research values, practicality, and educational value. Materials may be discarded if one or more the criteria listed below are met:

Research values. These values relate to the potential of a class, or collection of artifacts to provide information important for understanding the past as defined in the project's research design. Artifact may be discarded if they meet any of the following criteria:

1. *Lack of long-term research value.* The research potential of a class of artifacts has been exhausted through cataloging and analysis (i.e., as far as can reasonably be foreseen, there is no additional information that might be retrieved from the artifacts in the future).
2. *Poor archaeological or historical context.* Stratigraphic evaluations and feature associations made in the field are refined during laboratory analysis, and historical documentation is correlated with archaeological findings. Frequently specific soil layers, and occasionally entire features, are reevaluated as failing to meet research design criteria. Artifacts associated with these strata or features may be discarded.

Practicality. This category recognizes that curation space and resources are limited and costly, and that curation decisions may be made for reasons other than research or educational potential.

1. *Excessive quantity of materials.* Where the quantity of a class of artifacts is such that its values can be represented in a sample, the entire collection does not have to be curated.
2. *Manageability problems.* The volume, weight, redundant character, or quality of material is so great as to be excessively costly to curate.
3. *Poor condition.* The physical condition of the material is such that it is not feasible to conserve it.

4. *Health and safety risks.* The retention of the material poses a health and safety risk, either because of the nature of the material itself or as a result of conservation treatment.

Education potential. This consideration encompasses the potential of the artifacts to contribute toward public education and/or interpretive programs such as museum displays and hands-on teaching aids. Also included are heritage values, such as the symbolic importance of artifacts or archaeological features to existing cultural groups.

1. *Lack of public educational or interpretive value.* The material's potential for interpreting California's past to a lay audience is small because of the mundane, fragmentary, and/or unrepresentative nature of the artifacts.
2. *Lack of heritage values.* The archaeological materials do not contain symbolic importance for any existing cultural group.

Using the above criteria, some artifact analysis and discard procedures will occur in-field. Some construction materials, for example, may be identified, counted, and weighed, but not returned to the laboratory for further processing. Other examples include non-cultural items, amorphous metal lumps, non-diagnostic tin can parts, and artifact fragments smaller than a dime. All in-field discard policies will be determined in consultation with the ERO and the project sponsor. Recovered artifacts from features or contexts determined to be non-significant will also be discarded in the field. Whenever possible, discarded materials will be returned to the feature or context from which they were recovered, or buried on-site nearby. Some artifacts from non-significant features or contexts deemed to have educational value might be collected. This may include artifacts such as whole bottles or ceramics, distinctive fragments from ceramic types, and artifacts that are easily identifiable with the historic past, such as children's toys or personal items such as jewelry. Materials returned to the lab that are subsequently deemed non-significant for a failure to meet research design criteria will be discarded. Some collected materials will be cataloged, recovering all information, and discarded in the laboratory. Such items will be noted in the overall site catalog.

CURATION OF MATERIALS

All recovered artifacts are considered the property of the landowner. Upon completion of laboratory analysis and production of the final report, a protocol for the long-term curation of recovered remains will be arranged in consultation with the project sponsors, the archaeological research team, and the ERO. The San Francisco Planning Department requires that the general Archaeological Data Recovery Plan contained in this Section provide the following with respect to curation of recovered materials:

- A description of the procedures and recommendations for the curation of any recovered data having potential research value
- Identification of appropriate curation facilities, and a summary of their accession policies.

All materials for curation will be placed in archival quality, long-term storage packing materials, including acid-free boxes, inert polyethylene plastic bags, and acid-free paper labels. Materials that meet the above criteria for discard will be disposed of prior to curation of the collection. In general, cultural materials that are considered appropriate for curation are those that possess the ability to address relevant research themes, such as temporally and functionally diagnostic artifacts, samples of materials that possess a high degree of integrity (such as a diverse and informative faunal assemblage), and other functionally diagnostic collections that may not be individually temporally or functionally diagnostic (for example, such as collections of ceramic tableware that together provide information on consumer practices and daily practices related to the preparation and consumption of food).

San Francisco currently suffers from a severe shortage of acceptable curation facilities, due to the majority of the museums in the San Francisco Bay Area currently not accepting new collections, or severely limiting the types of collections that they accept. An additional problem is that some curation facilities located in the San Francisco Bay region do not store their collections here, sending them instead to warehouses far outside the city in some cases. In selecting an appropriate curation facility, therefore, it is recommended that all efforts be made to find a local repository for significant cultural materials who will agree to curate the artifacts within the general San Francisco Bay area, and who will not de-accession and discard the materials subsequent to their delivery to that facility. In addition, any curation facility that does not allow full and unrestricted access to researchers who want to research these collections will not be considered an appropriate facility. Archeo-Tec is fully equipped to provide short-term storage and unlimited, free access to collections for any interested researchers of all recovered materials until suitable curation arrangements can be made that satisfy the above requirements.

Some local curation facilities that were contacted to inquire about their ability to accept significant cultural materials from area archaeological sites include the institutions listed below. It should be noted that each of these curation facilities have significant problems, which are listed below as well, that limit their ability to be identified as appropriate repositories for curation of significant archaeological materials.

The Phoebe Hearst Museum of Anthropology (Hearst Museum), University of California, Berkeley

With respect to historic archaeological collections, the Hearst Museum only accepts collections that complement their current collections. In general, the museum accepts prehistoric collections, however new collections are accepted only on a case-by-case basis, subject to review by a committee of directors and curators, and final review by the museum director. The review process can be lengthy. Factors that are considered are available space, appropriateness of the proposed collection to their existing collections, and condition of the proposed collection. Collections to be curated with the Hearst Museum must be conserved prior to delivery, numbered according to the Hearst Museum inventory system and accompanied by all relevant documentation, including copies of the final archaeological resources report and artifact catalogs. The conservation and numbering requirements would be a cost to the project sponsor, in addition to the fees charged by the Hearst Museum for storage of the collection. Research access to museum collections is restricted by appointment only. Due to the small staff size of the museum its collections may not always be accessed for research in a timely manner. The charge for research access at the Hearst Museum is \$90/hr.

The Hearst Museum does meet all applicable state and federal standards for an archaeological curation facility. The museum does not de-accession collections.

The San Francisco Maritime Museum (Maritime Museum)

The Maritime Museum's collections focus on Pacific Coast Maritime History, as well as the history of industries and other types of land uses located on National Park Service Lands. The Maritime Museum typically only accepts materials that fit the scope of their already-established collections. The Maritime Museum considers accession of collections on a case-by-case basis through a process of committee review. The Maritime Museum is not permitted, by National Park Service policy, to de-accession their collections. The Maritime Museum has a collections facility in San Francisco, San Bruno and Alameda. The Maritime Museum meets federal and state standards for curation facilities. Any collections that the Maritime Museum agrees to curate would need to be submitted already conserved, or with funding to conserve and inventory the artifacts according to their inventory system.

The Oakland Museum

This facility's archaeological collections accession policies are unknown.

Adan E. Treganza Anthropology Museum, San Francisco State University

The Adan E. Treganza Anthropology Museum is currently not accepting new accessions due to lack of space. The museum collections are housed in San Francisco and in Tiburon. The museum currently does not meet federal or state standards as a curation facility.

Archaeological Collections Facility (ASC), Sonoma State University

The ASC is currently not accepting new accessions due to lack of space. The ASC is located at Sonoma State University, Rohnert Park.

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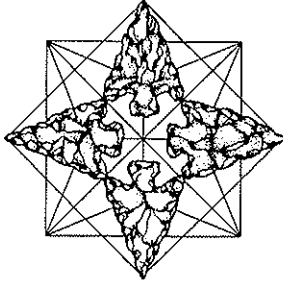
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APPENDIX I:
Native American Correspondence



ARCHEO-TEC
CONSULTING ARCHAEOLOGISTS

Ms. Debbie Pilas-Treadway
Native American Heritage Commission
915 Capital Mall, Room 364
Sacramento, CA 95814

26 April 2005

Subject: Assessment of the 55 Laguna Street Project located in the City and County of San Francisco, California.

Dear Ms. Pilas-Treadway:

I am conducting a cultural resources assessment in the city of San Francisco, California. The proposed project is located and described as follows:

The 55 Laguna Street Project is located on the blocks bounded by Buchanan, Haight, Laguna and Herman streets. As depicted on the enclosed map, this project is shown on the 1956 North San Francisco, California 7.5 USGS topographic quadrangle map, within T.2S & R.5W (Photorevised 1968 & 1973). I am conducting this cultural research at the request of Ramie Dare at Mercy Housing, located in San Francisco, California.

At this time, I would like to request that you consult the Native American Heritage Commission's Sacred Land File to determine whether the above-mentioned project will encroach upon any areas deemed sacred by the Native American community. If possible, please send any response you may have by May 10, 2005. As always, please feel free to fax the information you may find in regard to these projects.

Sincerely,
Allen G. Pastron, Ph.D
Archeo-Tec

STATE OF CALIFORNIA

Arnold Schwarzenegger, Governor

NATIVE AMERICAN HERITAGE COMMISSION

815 CAPITOL MALL, ROOM 364
SACRAMENTO, CA 95814
(916) 653-4082
Fax (916) 657-5380
Web Site www.nahc.ca.gov



April 28, 2005

Allen Pastron
Archeo-Tec
5283 Broadway
Oakland, CA 94618

Sent by Fax: 510-601-8203
Number of Pages: 2

RE: Proposed 55 Laguna Street project, San Francisco County

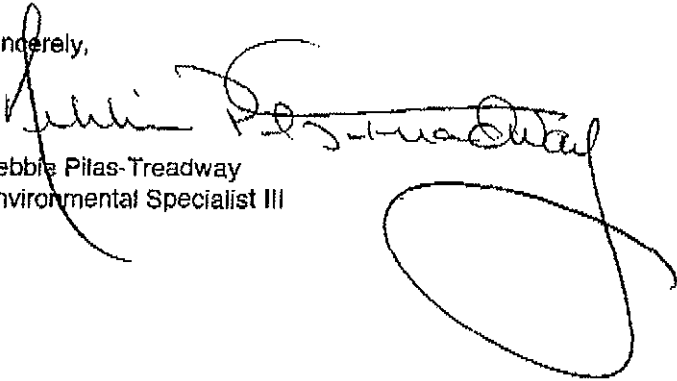
Dear Mr. Pastron:

A record search of the sacred land file has failed to indicate the presence of Native American cultural resources in the immediate project area. The absence of specific site information in the sacred lands file does not indicate the absence of cultural resources in any project area. Other sources of cultural resources should also be contacted for information regarding known and recorded sites.

Enclosed is a list of Native Americans individuals/organizations who may have knowledge of cultural resources in the project area. The Commission makes no recommendation or preference of a single individual, or group over another. This list should provide a starting place in locating areas of potential adverse impact within the proposed project area. I suggest you contact all of those indicated, if they cannot supply information, they might recommend others with specific knowledge. By contacting all those listed, your organization will be better able to respond to claims of failure to consult with the appropriate tribe or group. If a response has not been received within two weeks of notification, the Commission requests that you follow-up with a telephone call to ensure that the project information has been received.

If you receive notification of change of addresses and phone numbers from any of these individuals or groups, please notify me. With your assistance we are able to assure that our lists contain current information. If you have any questions or need additional information, please contact me at (916) 653-4038.

Sincerely,


Debbie Pilas-Treadway
Environmental Specialist III

APPENDIX II:
Field Forms



ARCHEO-TEC MONITORING FORM



Project: _____ Page: _____ of: _____ Date: _____

Time Started: _____ Time Ended: _____ Features Encountered: _____

Staff Members: _____ # of Bags Collected: _____

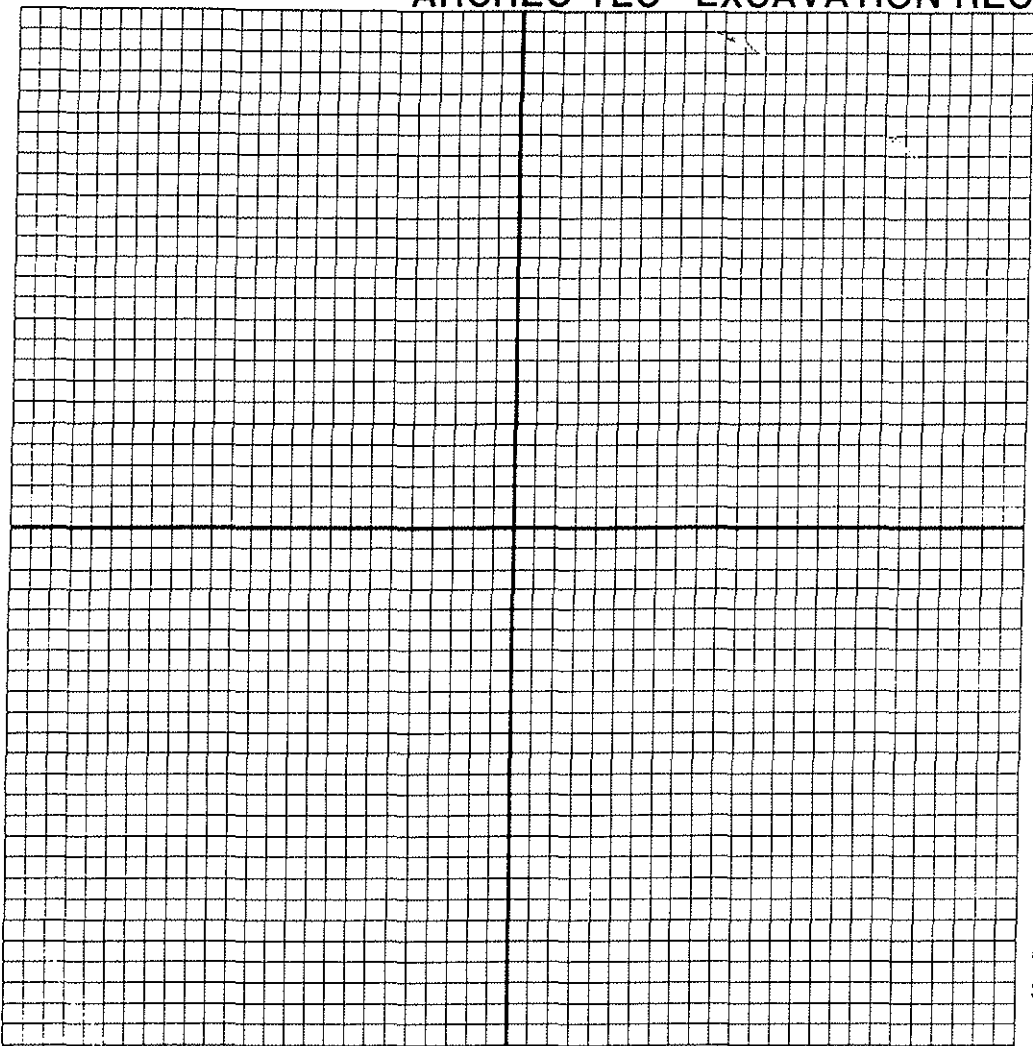
Areas excavated (put code on map and list by code): _____

For each area, list machinery used, size of excavated area, depth, soils observed by depth, artifacts observed, features if any, and comments.

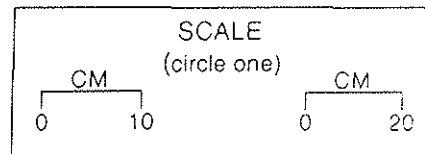
Attached Map is MANDATORY!!!

Photos/Profiles? _____

ARCHEO-TEC - EXCAVATION RECORD



Project: _____
 Site Trinomial: _____
 Temporary Site#: _____
 Excavation Unit: _____
 Unit Size: _____
 Unit Level: _____
 Top: _____ cm Below: _____
 Bottom: _____ cm Below: _____
 Feature#: _____



NORTH



Draw a North Arrow

True or Magnetic North (circle one)

Code

Artifacts: ① ② etc.

Features: (F1) (F2) etc.

Krotovina: (K)

Rocks: (R)

Roots:

Shell: + + + + +
 + + + + +

Volume: _____

Excavation Method (circle one or more): Trowel Shovel Pick Whiskbroom Other: _____

Screen Size (check one): 1/8 Inch ___ 1/4 Inch ___ Screen Method (check one): Wet ___ Dry ___

Excavators: _____ Screeners: _____ Date: _____

Soil: Compaction: _____

Color: _____

Composition: _____

Soil Remarks: _____

Rocks: _____ Rock Volume (%): _____

Organics: ___ Faunal: ___ Shell: ___ Carbon Samples: ___ Lithics: ___ Flot. Samples: ___

Prehistoric Cultural Material: _____ # of Bags: _____

Historic Cultural Material: _____ # of Bags: _____

Narrative: _____

Photos - Roll/Frame: _____ Attachments: _____

Reason(s) For Unit: _____

Archeo-Tec STP, Manual Auger and Mechanical Trenching Form

Date: _____ Project Name/Trinomial _____

Test Trench/Pit #: _____ Measurements: _____ corner to Datum: _____

Initial Depth: _____ Reason for Trench: _____

Notes Taken by: _____ Other Staff Members: _____

Notes also read by: _____ Photos/Profiles (Y/N): _____

Soil Description: (note soil compaction, color, composition, disturbance, contents (rocks, organics and other), where the water table was encountered and interpretation of strata (if you know))

Example: Loosely compacted, medium gray/brown silty clay with some small sub-angular basalt pebbles and few small roots) – remember the 4 “C”s

Depth Description(make sure you have everything above)

Artifacts Collected: (list in order of abundance, and specify lots, some, few, more/less than previous level, etc.)

<u>Depth</u>	<u># of Bags</u>	<u>Contents</u>
--------------	------------------	-----------------

Items noted but not collected (cultural materials, footings, pipes, etc.)

*Please have someone read to check that everything is complete and makes sense



ARCHEO-TEC HISTORIC FEATURE FORM



PROJECT: _____

Date: _____ Page _____ of _____

SITE # _____

FEATURE # _____

EXTENT:
Horizontal: _____ feet (_____) x _____ feet (_____) x _____ feet (_____) x _____ feet (_____) x
Vertical: _____ x _____ feet below _____

FEATURE TYPE:

IDENTIFYING ATTRIBUTES:

METHOD OF EXCAVATION: Trowel Shovel Pick Other _____
Mechanical Not Excavated
DISTURBANCE: Pothunted Bioturbation Historic Impacts
SCREENED: 1/8" 1/4" WET DRY NONE

PROVENIENCE: Feature sub-datum (Marked with _____ on map) is: _____ (feet) _____ and _____ (feet) _____ of _____ Datum (describe) _____

Method of Measurement (Taped, Paced, Estimated)

Limitations to Measurement (ie ramp on North side prevents measurement) (explain below)

Feature Description / Interpretations / Comments: _____

Soil Strata: (ie. Moderately compacted brown silty clay with angular pebbles and few roots. Surrounding Soil (above and below):

Stratum #	Compaction	Color	Composition	Inclusions	Vertical Extent	Comments (Variations, Interpretations...)

Feature Strata:

Stratum #	Compaction	Color	Composition	Inclusions	Vertical Extent	Comments (Variations, Interpretations...)

Cultural Materials Collected: (Stratum/Quantity) _____ Detail within narrative _____ Quantity: Dense = D Moderate = M Sparse = S None = Ø

_____ Glass Bottles	_____ Other Glass	_____ Ceramic	_____ Food	_____ Metal	_____ Misc
_____ Alcoholic	_____ Tableware	_____ Tableware	_____ Mammal	_____ Houseware	_____ Leather
_____ Medicinal	_____ Industrial	_____ Bottle	_____ Bird	_____ Hardware	_____ Wood
_____ Culinary	_____ Toys	_____ Industrial	_____ Shell	_____ Other	_____ Textiles
_____ Soda and Mineral	_____ Other _____	_____ Decorative	_____ Seeds		_____ Stone
_____ Other _____	_____ Unknown	_____ Pipes	_____ Other		_____ Other _____
_____ Unknown		_____ Toys			_____ Unknown
		_____ Other _____			
		_____ Unknown			

of Bags Collected _____

Diagnostic Artifact: (Stratum/Quantity) _____ (List on reverse)

Cultural Materials Noted but not Collected (Stratum #): _____ Makers Marks, Embossing, Etc.

Type	Stratum #	Relative Quantity	Comments

SPECIAL SAMPLES COLLECTED (FLOTATION, ETC): _____ PHOTOS (ROLL/FRAME): _____ DRAWINGS (TYPE) _____

RECORDER _____ REVIEWER: _____ EXCAVATORS: _____

SCREENERS: _____



ARCHEO-TEC PREHISTORIC FEATURE FORM



PROJECT: _____

Date: _____ Page _____ of _____

SITE # _____

FEATURE # _____

EXTENT: _____

Horizontal: _____ cm / M (____ X) _____ cm / M (____)

Vertical: _____ x _____ cm below _____

Method of Measurement (Taped, Paced, Estimated)

FEATURE TYPE	
<input type="checkbox"/> Shell	<input type="checkbox"/> Animal Burial
<input type="checkbox"/> faunal	<input type="checkbox"/> Bedrock mortar
<input type="checkbox"/> Rock	<input type="checkbox"/> Structural
<input type="checkbox"/> Hearth	<input type="checkbox"/> Other _____
<input type="checkbox"/> Humal Remains	

METHOD OF EXCAVATION:	Trowel	Shovel	Pick	Other _____	
	Mechanical		Not Excavated		
DISTURBANCE:	Pothunted	Bloturbation	Historic Impacts _____		
	Modern Impacts _____				
SCREENED:	1/8"	1/4"	WET	DRY	NONE

LOCATION: Feature sub-datum (Marked with _____ on map) is: _____ (Meters) _____ and _____ (Meters) _____ of _____

Site Datum (describe) _____

Limitations to Measurement (ie extends beyond area of excavation to the north) (explain below) _____

ASSOCIATED WITH UNITS: _____

LEVELS _____

OTHER ASSOCIATIONS (ie. near Burial 4, oak tree...) _____

Feature Description / Interpretations / Comments: _____

Soil Strata: (ie. Moderately compacted brown silty clay with angular pebbles and few roots).

Surrounding Soil (above and below):

Stratum #	Compaction	Color	Composition	Inclusions	Vertical Extent	Comments (Variations, Interpretations...)

Feature Strata:

Stratum #	Compaction	Color	Composition	Inclusions	Vertical Extent	Comments (Variations, Interpretations...)

Cultural Materials Collected: (Stratum/Quantity) - detail within narrative | Quantity: Dense = D Moderate = M Sparse = S None = Ø

Lithics		Groundstone	Modified Bone	Modified Shell	Bone
Materials	Type				
<input type="checkbox"/> Obsidian	<input type="checkbox"/> Debitage	<input type="checkbox"/> Mortar	<input type="checkbox"/> Awl	<input type="checkbox"/> Olivella beads	<input type="checkbox"/> Faunal Bone
<input type="checkbox"/> Chert	<input type="checkbox"/> Biface	<input type="checkbox"/> Pestle	<input type="checkbox"/> Whistles	<input type="checkbox"/> Abalone beads	<input type="checkbox"/> Fish Bone
<input type="checkbox"/> _____ (type)	<input type="checkbox"/> Scraper	<input type="checkbox"/> Metate	<input type="checkbox"/> Tubes	<input type="checkbox"/> Abalone Pendants	<input type="checkbox"/> Bird Bone
<input type="checkbox"/> Basalt		<input type="checkbox"/> Mano	<input type="checkbox"/> Wedges	<input type="checkbox"/> Mussel Shell Pendants	<input type="checkbox"/> Unknown
<input type="checkbox"/> Chalcedony	<input type="checkbox"/> Other _____	<input type="checkbox"/> Battered Stone	<input type="checkbox"/> Beads	<input type="checkbox"/> Unknown	<input type="checkbox"/> Shell
<input type="checkbox"/> Other _____		<input type="checkbox"/> Other _____	<input type="checkbox"/> Serrate bone	<input type="checkbox"/> Other	<input type="checkbox"/> Mussel
<input type="checkbox"/> Unknown		<input type="checkbox"/> Unknown	<input type="checkbox"/> Strigils	<input type="checkbox"/> Unmodified Bone	<input type="checkbox"/> Clam
			<input type="checkbox"/> Other _____		<input type="checkbox"/> Oyster
			<input type="checkbox"/> Unknown	<input type="checkbox"/> Misc	<input type="checkbox"/> Abalone
					<input type="checkbox"/> Cerithidea
					<input type="checkbox"/> Other

Cultural Materials Noted but not Collected (Stratum #):

ROCKS: Type: _____
 Shape: angular sub-angular sub-rounded rounded
 Size (cm): >1 >1-5 >5-10 10-20 <20
 Quantity: _____ Quantity Fire-Affected: _____

OTHER:	Stratum #	Relative Quantity	Comments
Type			

SPECIAL SAMPLES COLLECTED (FLOTATION, CHARCOAL, ETC): (# of bags)

PHOTOS (ROLL/FRAME):

DRAWINGS (Y / N) - see list of necessary information

Type of drawing? _____

RECORDER _____ REVIEWER: _____ SCREENERS: _____ EXCAVATORS: _____

ARCHEO-TEC FIELD FORM
BURIAL RECORD

Page ___ of ___

BURIAL #: _____ SITE: _____ EXCAVATION UNIT: _____

LOCATION: _____ OF DATUM _____ TO _____

DEPTH FROM SURFACE: _____ DEPTH FROM DATUM PLANE _____ TO _____

STRATIFICATION: _____

MATRIX: _____

BONES ABSENT (OR PRESENT): _____

SEX: _____ AGE: _____

CONDITION: _____

PATHOLOGY: _____

TYPE OF DISPOSAL: _____

POSITION OF BODY: _____

LEFT SIDE _____ RIGHT SIDE _____ BACK _____ FACE _____ SITTING _____

POSITION OF
HEAD: LEFT SIDE _____ RIGHT SIDE _____ BACK _____ FACE _____
FACING _____

ORIENTATION _____ SIZE OF GRAVE _____

ASSOCIATIONS (itemize and locate exactly with reference to skeleton) _____

REMARKS _____

EXPOSED BY _____ RECORDED BY _____

PHOTO _____ SKETCH _____ DATE _____

ATTACHED PAGES (explain) _____

APPENDIX III:
United States Census

Abridged 1860 U.S. Census

Ward 11

Name	Age	Sex	Color	Occupation	Birth Place	Deaf, dumb, blind, insane, idiotic, pauper or convict
Edwin Kimball	29	M		Physician	New York	
Mary Kimball	27	F		N/A	New York	
Abie Green	31	F		Teacher	New York	
Eliza Sprinks	21	F		Laundryman	Main	
Eliza McDowell	34	F		Nurse	England	
Dazy Bailey	18	F		N/A	Alabama	Blind & deaf
Jane Carr	28	F		Cook	Ireland	
James E. Jackson	28	M		Laborer	New York	
Michael Sweeny	8	M		Orphan	New York	
Charles Sweeny	10	M		Orphan	New York	
William Jenson	8	M		Orphan	Germany	
Franklin Long	6	M		Orphan	California	
William Long	11	M		Orphan	Louisiana	
James Mills	5	M		Orphan	Canada	
Andrew Stewart	6	M		Orphan	California	
Robert Stewart	3	M		Orphan	California	
Emanuel Gamble	10	M		Orphan	Mexico	
Rey Gable	8	M		Orphan	Mexico	
Augusta Sharpe	6	M		Orphan	California	
Samuel Testram	6	M		Orphan	California	
John Cady	12	M		Orphan	Massachusetts	
Martin Valentine	11	M		Orphan	Washington D.C.	
Hiram Warren	6	M		Orphan	California	
Thomas ?...onder	7	M		Orphan	California	
James Fitzgerald	5	M		Orphan	Ireland	
Nicholas Freeman	11	M		Orphan	Germany	
Harry Ferguson	10	M		Orphan	Scotland	
Julius Kline	8	M		Orphan	California	
John Burns	12	M		Orphan	New York	
James Hart	11	M		Orphan	New York	
William Hart	9	M		Orphan	New York	
John Sparrow	11	M		Orphan	New York	
George Fence	9	M		Orphan	Arkansas	

Abridged 1860 U.S. Census

Ward 11

Name	Age	Sex	Color	Occupation	Birth Place	Deaf, dumb, blind, insane, idiotic, pauper or convict
Jackson Fence	7	M		Orphan	California	
Marion Fence	12	M		Orphan	Arkansas	
Donald Rattery	11	M		Orphan	Massachusetts	
Thomas Ryder	8	M		Orphan	New Jersey	
Frederick Ritchie	10	M		Orphan	Scotland	
Robert Keenheune	9	M		Orphan	South Carolina	
Adolphus Bloomingham	9	M		Orphan	New York	
David Hossfort	3	M		Orphan	California	
Jerome Post	3	M		Orphan	Oregon	
Dominick Lavarasuer	6	M		Orphan	Washington D.C.	
Fernando Lavarasuer	4	M		Orphan	Florida	
John Rupfer	5	M		Orphan	Germany	
William Burns	2	M		Orphan	California	
Albert Kline	3	M		Orphan	California	
Carroll Kline	3	M		Orphan	California	
Francis McColgan	8	M		Orphan	New York	
America Collingwood	11	F		Orphan	Australia	
Johanna Ruddick	12	F		Orphan	Illinois	
Emilia Ruddick	8	F		Orphan	Illinois	
Jennie Ruddick	3	F		Orphan	California	
Mary Jansen	9	F		Orphan	New York	
Anne Jansen	5	F		Orphan	California	
Louisa Freedman	9	F		Orphan	New York	
Mary A. Valentine	15	F		Orphan	Washington D.C.	
Eliza Robinson	13	F		Orphan	Massachusetts	
Louisa Kline	10	F		Orphan	New York	
Charlotte Kline	12	F		Orphan	New York	
Mary Feely	8	F		Orphan	California	
Maggie Tuft	11	F		Orphan	Maine	
Hester Reid	8	F		Orphan	Pennsylvania	
Louisa Bigwood	6	F		Orphan	California	
Isabella Bigwood	3	F		Orphan	California	
Elizabeth Bates	7	F		Orphan	New York	
Oroville Rankin	8	F	Mulatto	Orphan	California	

Abridged 1860 U.S. Census

Ward 11

Name	Age	Sex	Color	Occupation	Birth Place	Deaf, dumb, blind, insane, idiotic, pauper or convict
Minnie Gashoe	5	F		Orphan	Germany	
Harriet Barnes	8	F		Orphan	California	
Louisa Simon	8	F		Orphan	New York	
Mary Fitzgerald	7	F		Orphan	California	

Abridged 1870 U.S. Census

Ward 12, Precinct 2

Name	Age	Sex	Profession	Place of Birth	Father of foreign born	Mother of foreign born
[illegible], L.L.	32	F	Orphan Asylum, Matron	Scotland	x	x
[illegible], Gloria	44	F	1st assistant matron	New York		
Dolliner, Jane	30	F	2nd assistant matron	Massachusetts		
Adams, L.B.	29	F	School Teacher	Massachusetts		
Little, Jennie	25	F	School Teacher	New Hampshire		
Boyd, Julia	19	F	School Teacher	New York		
Dechn(?), F.W.	40	F	Nurse	Prussia	x	x
Kale, L.	39	F	Seamstress	New York		
[illegible], Sarah	41	F	Cook	Wales	x	x
[illegible], W.D.	43	M	Gardener	England	x	x
Baklog, Mathilda	35	F	[illegible]	New Brunswick	x	x
Young, Ah	25	M	Laundryman	China	x	x
Los, Ah	22	M	Laundryman	China	x	x
Ying, Ah	17	M	Laundryman	China	x	x
Heard (?), Ida	7	F	Attends School	Ohio	x	x
Hunter, E.	11	F	Attends School	California		
Hunter, Laura	12	F	Attends School	California		
Tayson, C.	14	F	Attends School	Prussia	x	x
Peak, Annie	12	F	Attends School	California	x	x
Peak, Martin	11	M	Attends School	California	x	x
Peak, George	9	M	Attends School	California	x	x
Chaffer, C.	11	F	Attends School	New York		
Chaffer, Laura	12	F	Attends School	New York		
Chaffer, E.	8	M	Attends School	New York		
Chaffer, Salenia	6	F	Attends School	New York		
Thornager, Adam	13	M	Attends School	California	x	x
Thornager, S.	9	F	Attends School	California	x	x
Thornager, J.	7	M	Attends School	California	x	x
Ott, Cora	12	F	Attends School	Ohio		
Ott, Nellie	7	F	Attends School	California		
Ott, Alice	7	F	Attends School	California		
Ott, Francis	13	M	Attends School	Illinois		
Hoffman, Mary	11	F	Attends School	Pennsylvania	x	
Harkey, Clara	12	F	Attends School	Iowa		
Harkey, Louisa	9	F	Attends School	California		
Harkey, Edward	7	M	Attends School	California		
Hoesy, Jennie (?)	8	F	Attends School	California		
Hoesy, Gerry	7	M	Attends School	California		

Abridged 1870 U.S. Census

Ward 12, Precinct 2

Name	Age	Sex	Profession	Place of Birth	Father of foreign born	Mother of foreign born
Stahl, H.	10	F	Attends School	California	x	x
Stahl, Josephine	8	F	Attends School	California	x	x
Stahl, Hessman	5	M	At Home	California	x	x
Stahl, Christian	3	M	At Home	California	x	x
Schmidt, Louisa	7	F	Attends School	California	x	x
Schmidt, Maria	19	F	Attends School	California	x	x
Sand, H.	10	F	Attends School	California	x	x
Sand, L.	9	M	Attends School	California	x	x
Sand, August	6	M	Attends School	California	x	x
?, Eloise	16	F	Attends School	California	x	x
Gussmany(?), S.	12	M	Attends School	California	x	x
Haley, Sasah	11	F	Attends School	Illinois	x	x
Woodruff, ?	7	F	Attends School	California		
Woodruff, William	9	M	Attends School	California		
Derrick, Annie	10	F	Attends School	California		
Derrick, George	9	M	Attends School	California		
Polsnes(?), Annie	12	F	Attends School	Indiana	x	x
Polsnes (?), Randolph	8	M	Attends School	Indiana	x	x
Polsnes (?), Louis	10	M	Attends School	Indiana	x	x
Doehn, Sophia	7	F	Attends School	Louisiana	x	x
Doehn, Albert	10	M	Attends School	Louisiana	x	x
Bashaw, Mary	10	F	Attends School	California	x	x
Bashaw, Ellen	8	F	Attends School	California	x	x
Bashaw, Emma	8	F	Attends School	California	x	x
Pyatt, H.	12	F	Attends School	New York		
Pyatt, Nellie	7	F	Attends School	New York		
Pyatt, Augustus	10	M	Attends School	New York		
Garden, Emma	8	F	Attends School	S. America	x	x
Garden, Ellen	6	F	Attends School	S. America	x	x
Garden, Edwin	10	M	Attends School	S. America	x	x
Van Glah(?), Lena	11	F	Attends School	California	x	x
Van Glah (?), Emma	9	F	Attends School	California	x	x

Abridged 1870 U.S. Census

Ward 12, Precinct 2

Name	Age	Sex	Profession	Place of Birth	Father of foreign born	Mother of foreign born
Losoe, Catherine	14	F	Attends School	Oregon		
Losoe, Amelia	16	F	Nurse	Oregon		
Adriance, Edward	12	M	Attends School	California	x	x
Adriance, William	10	M	Attends School	California	x	x
Adriance, Elizabella	7	F	Attends School	California	x	x
Adriance, Francis	5	M	Attends School	California	x	x
Heath, Fannie	4	F	Attends School	Australia	x	x
Heath, John	12	M	Attends School	Australia	x	x
Heath, L.	10	M	Attends School	Australia	x	x
Drinkwater, E.	8	F	Attends School	California	x	x
Drinkwater, David	9	M	Attends School	California	x	x
Lynch, M.E.	10	F	Attends School	California	x	x
Lynch, James	4	M	Attends School	California	x	x
Harris, S.	8	F	Attends School	Mexico	x	x
Harrigan, Rose	7	F	Attends School	California		
Harrigan, N.	5	F	At Home	California		
Nixon, Margaret	12	F	Attends School	New York	x	x
Nixon, William	7	M	Attends School	England	x	x
Ray, Catherine	11	F	Attends School	California		
Ray, Annie	9	F	Attends School	California		
Ray, Philip	13	M	Attends School	California		
Ray, William	4	M	Attends School	California		
Doyle, Rose	6	F	Attends School	California	x	x
Morgan, Nancy	10	F	Attends School	California	x	x
Morgan, William	6	M	Attends School	California	x	x
Richi..(?), Alma	14	F	Attends School	California	x	x
Taylor, D.A.	10	F	Attends School	California		
Taylor, Alonso	8	M	Attends School	California		
Taylor, John	6	M	Attends School	California		
De Nies, Emily	6	F	Attends School	California	x	x
Huggins, Emma	10	F	Attends School	California		
Huggins, Clara	9	F	Attends School	California		
Garrett, Mary	11	F	Attends School	California		
Garrett, Samuel	13	M	Attends School	California		

Abridged 1870 U.S. Census

Ward 12, Precinct 2

Name	Age	Sex	Profession	Place of Birth	Father of foreign born	Mother of foreign born
Kennedy, Lucy	7	F	Attends School	California		
Kennedy, Annie	5	F	At Home	California		
Brown, Julia	7	F	Attends School	California		
Brown, Dora	7	F	Attends School	California		
Brown, Francis	12	M	Attends School	California		
Brown, John	9	M	Attends School	California		
Lawler, Gertrude	8	F	Attends School	California		
Corneps, Emma	13	F	Attends School	California		
Corneps, May	12	F	Attends School	California		
Corneps, Annie	10	F	Attends School	California		
McLaughlin, E.	5	F	Attends School	California	x	x
McLaughlin, William	9	M	Attends School	California	x	x
McLaughlin, Henry	9	M	Attends School	California	x	x
McLaughlin, A.	2	F	At Home	California	x	x
Miller, Annie	14	F	Attends School	New York	x	x
Miller, Lena	6	F	Attends School	California	x	x
Thomas, Nellie	9	F	Attends School	California		
Thomas, Edward	7	M	Attends School	California		
Lynch, E.	12	F	Attends School	Maine	x	x
Lynch, Hannah	6	F	Attends School	California	x	x
Lynch, Frederick	3	M	At Home	California	x	x
Secht (?), Hannah	3	F	At Home	California	x	x
Secht (?), Charles	5	F	At Home	California	x	x
Frietas, Nellie	4	F	At Home	California	x	x
Frietas, Francis	2	M	At Home	California	x	x
Bradford, Etta	2	F	At Home	California		
Kingston, Alice	6	F	At Home	California	x	x
Harry, H.	3	F	At Home	California		
Nyman, Sarah	2	F	At Home	California	x	x
Nyman, Francis	4	M	At Home	California	x	x
Grand, Robert	3	M	At Home	California		
Bryan, Charles	4	M	At Home	California		
Bryan, William	8	M	Attends School	California		

Abridged 1870 U.S. Census

Ward 12, Precinct 2

Name	Age	Sex	Profession	Place of Birth	Father of foreign born	Mother of foreign born
Grand, Charles	3	M	At Home	California	x	x
Baylin, William	12	M	Attends School	California		
Carson, John	8	M	Attends School	California		
Albert, S.	5	M	Attends School	California		
Albert, E.	7	M	Attends School	California		
Albert, William	11	M	Attends School	California		
Thorp, Albert	7	M	Attends School	California		
Thorp, Edward	5	M	Attends School	California		
Gage, Edgar	11	M	Attends School	California		
Dale, Charles	4	M	Attends School	California		
Dale, William	9	M	Attends School	Illinois		
Reinhardt, Joseph	14	M	Attends School	California	x	x
Nichols, Charles	12	M	Attends School	California		
Adcock, William	13	M	Attends School	California		
Kahn, Henry	12	M	Attends School	California	x	x
Kahn, Joseph	11	M	Attends School	California	x	x
Ewing, Henry	14	M	Attends School	California	x	x
Ewing, Richard	10	M	Attends School	California	x	x
Fisher, William	10	M	Attends School	California		
Fisher, John	8	M	Attends School	California		
Penny, William	6	M	Attends School	California	x	x
Johnson, Robert	11	M	Attends School	Mexico	x	x
Johnson, Thomas	9	M	Attends School	Mexico	x	x
Dohs, Frank	13	M	Attends School	New York	x	x
Dohs, George	11	M	Attends School	New York	x	x
Baker, Frederick	11	M	Attends School	California		
Livingston, John	11	M	Attends School	New York		
Whiting, William	10	M	Attends School	California		
Klien, Albert	13	M	Attends School	California	x	x
Klien, Charles	13	M	Attends School	California	x	x
Mitchell, Frederick	8	M	Attends School	California		
Jones, John	12	M	Attends School	Indiana		
Jones, William	7	M	Attends School	Indiana		
Schnilk, Charles	12	M	Attends School	Nevada	x	x
Schnilk, William	10	M	Attends School	Nevada	x	x

Abridged 1870 U.S. Census

Ward 12, Precinct 2

Name	Age	Sex	Profession	Place of Birth	Father of foreign born	Mother of foreign born
Schnilk, Albert	7	M	Attends School	Nevada	x	x
Bescitt, William	10	M	Attends School	Mexico	x	x
Rolfs, Charles	11	M	Attends School	California	x	x
Robertson, William	9	M	Attends School	California		
Nordyke, William	7	M	Attends School	California	x	x
Sigmunds, Aldred	10	M	Attends School	Mexico	x	x
McGinnis, James	11	M	Attends School	California	x	x
Simms, Charles	13	M	Attends School	California	x	x
Simms, Albert	8	M	Attends School	California	x	x
Colston, Edward	9	M	Attends School	California	x	x
Blair, Henry	10	M	Attends School	California	x	x
Scharr, John	10	M	Attends School	California	x	x
Roberts, Oliver	12	M	Attends School	California	x	
Mackie, Robert	10	M	Attends School	Oregon	x	x
Lewis, Robert	10	M	Attends School	Wales	x	x
Lewis, David	8	M	Attends School	Wales	x	x
Nesbit, Thomas	12	M	Attends School	California	x	
Detils, Henry	10	M	Attends School	California	x	x
Detils, John	8	M	Attends School	California	x	x
Detils, William	6	M	Attends School	California	x	x
Neighl, George	11	M	Attends School	California		x
Williams, William	11	M	Attends School	Wales	x	x
Green, Frederick	10	M	Attends School	California		
Green, Warren	8	M	Attends School	California		
Law, George	11	M	Attends School	California		
Gabb, Frederick	10	M	Attends School	New York	x	x
Gabb, George	8	M	Attends School	New York	x	x
Dorhety, James	13	M	Attends School	Ireland	x	x
McConnel, Francis	8	M	Attends School	New York	x	x
McClay, E.	12	M	Attends School	California		
[illegible], Charles	10	M	Attends School	New York	x	x
illegilbe, Alexander	12	M	Attends School	Canada	x	x

Abridged 1880 U.S. Census

Ward 12, District 223

Name	Sex	Age	Relationship	Profession	Birthplace	Father's Birthplace	Mother's Birthplace
Waterman, D.L.	F	60	Matron	Matron	New York	Pennsylvania	Vermont
Batturs, M.L.	F	46	1st Asst. Matron	1st Asst. Matron	Pennsylvania	Pennsylvania	Pennsylvania
McKeon, Mary	F	40	2nd Asst. Matron	2nd Asst. Matron	Ireland	Ireland	Ireland
Copeland, Susan	F	45	Nurse	Nurse	Canada	England	England
Beaumont, E.A.	F	27	Seamstress	Seamstress	England	England	England
Hepworth, S.	F	46	Asst. Seamstress	Asst. Seamstress	Ireland	Ireland	Ireland
Wells, M.G.	F	38	Teacher	Teacher	Rhode Island	Rhode Island	Connecticut
Cony, S.W.	F	48	Teacher	Teacher	Ohio	New York	New York
Laughlin, A.	F	40	Nurse	Nurse	Ireland	Ireland	Ireland
Batturs, M.S.	F	21	Nurse	Nurse	New York	Maryland	Pennsylvania
Schure, Suzzie	F	20	Waitress	Waitress	California	Prussia	Prussia
Farley, M.	F	37	Servant	Servant	Cape of Good Hope	Ireland	Ireland
Milles, Mar	F	37	Servant	Servant	Hanover	Hanover	Hanover
Schultz, Mary	F	26	Servant	Servant	Prussia	Prussia	Prussia
Smith, Amos	M	46	Servant	Servant	Massachusetts	Ireland	Ireland
Hayes, H.L.	M	29	Servant	Servant	England	England	England
Franz, Charles	M	30	Gardener	Gardener	Saxony	Saxony	Saxony

Name	Sex	Age	Relationship	Birthplace	Father's Birthplace	Mother's Birthplace
Neely, Isabella	F	23	Orphan	Canada	England	England
Frazier, Henry	M	10	Orphan	California	Germany	Germany
Franz, Coddie	M	10	Orphan	California	California	California
Hasenberg, William	M	10	Orphan	California	Germany	Germany
Rigelow, John	M	8	Orphan	Maine	America	America
Anderson, William	M	8	Orphan	California	America	America
Robinson, William	M	10	Orphan	California	Germany	Germany
McCormick, M.	F	8	Orphan	California	Scotland	America
McCormick, William	M	11	Orphan	California	Scotland	America
Hargraves, Josiah	M	8	Orphan	New Jersey	America	America
Lewis, William	M	12	Orphan	California	America	America
Lewis, George F.	M	8	Orphan	California	America	America
Cunningham, G.	M	9	Orphan	California	unknown	unknown

Abridged 1880 U.S. Census

Ward 12, District 223

Name	Sex	Age	Relationship	Birthplace	Father's Birthplace	Mother's Birthplace
McDermott, Geo	M	10	Orphan	Scotland	Scotland	Scotland
Ratto, James	M	11	Orphan	Italy	Italy	Italy
Ratto, Morris	M	10	Orphan	Italy	Italy	Italy
Young, Phillip	M	10	Orphan	California	Germany	Germany
Young, Jacob	M	8	Orphan	California	Germany	Germany
Sheller, Theophilan	M	13	Orphan	Illinois	Sevile	Sevile(?)
Sheller, Arnold	M	8	Orphan	Illinois	Sevile	Sevile(?)
Dunlap, Charles	M	3	Orphan	California	America	America
Dornen, David	M	10	Orphan	California	Ireland	Ireland
Dornen, George	M	6	Orphan	California	Ireland	Ireland
Hildreth, H.D.	M	8	Orphan	California	Germany	Germany
Weathermax, F.	M	10	Orphan	California	America	America
Eddy, W.S.	M	10	Orphan	Michigan	America	America
Bernart, Suzzie	F	9	Orphan	California	America	America
Clark, Edwin	M	8	Orphan	Ireland	Ireland	Ireland
Heber, Edwin	M	7	Orphan	California	Sevile	Sevile
Goarbeures, E.	M	11	Half Orphan	California	Germany	Germany
Jenhins, M.E.	F	9	Half Orphan	California	England	England
Lawson, H.A.	M	10	Half Orphan	California	Scotland	America
Bruce, Edward	M	10	Half Orphan	California	Scotland	Scotland
Perry, Lincoln	M	10	Half Orphan	California	France	France
Perry, John H.	M	9	Half Orphan	California	France	France
Callbach, Hattie	F	12	Half Orphan	Connecticut	America	America
Wagner, E.M.	F	14	Half Orphan	California	Germany	Germany
Wagner, Ida	F	11	Half Orphan	California	Germany	Germany
Newton, W.W.	M	11	Half Orphan	California	England	Scotland
Clive, Millie	F	11	Half Orphan	England	England	England
Wilson, J.H.	M	13	Half Orphan	Illinois	England	England
Shattuck, M.J.	F	13	Half Orphan	California	America	America
Shattuck, Emma	F	11	Half Orphan	California	America	America
Shattuck, P.L.	F	9	Half Orphan	California	America	America
Duprey, Anna	F	8	Half Orphan	Kentucky	America	America
Lewis, David	M	10	Half Orphan	Whales	England	England
Griel, Anna	F	11	Half Orphan	California	Germany	Germany
Griel, Louis	M	11	Half Orphan	California	Germany	Germany
Duprey, Char	M	7	Half Orphan	California	America	America
Peterson, Charles	M	6	Half Orphan	California	America	America
Kong, Robert	M	10	Half Orphan	Australia	England	England

Abridged 1880 U.S. Census

Ward 12, District 223

Name	Sex	Age	Relationship	Birthplace	Father's Birthplace	Mother's Birthplace
(illegible), Harry	M	8	Half Orphan	California	Scotland	Scotland
McCoy, Maggie	F	9	Half Orphan	California	Ireland	Ireland
McCoy, Nellie	F	8	Half Orphan	California	Ireland	Ireland
McCoy, Jenny	F	6	Half Orphan	California	Ireland	Ireland
Thurston, Anna	F	9	Half Orphan	California	Germany	Germany
Jamesworth, Geo	M	7	Half Orphan	California	America	America
Hendrickson, H.A.	M	6	Half Orphan	California	Germany	Germany
Hendrickson, A.	M	5	Half Orphan	California	Germany	Germany
Ratan, Tyson V.	M	9	Half Orphan	California	America	America
Colby, A.L.	M	10	Half Orphan	California	America	America
Johnston, M.E.	F	11	Half Orphan	California	America	America
Johnston, H.P.	M	9	Half Orphan	California	America	America
Baskerville, Alfred	M	11	Half Orphan	England	England	England
Baskerville, Ellen	F	8	Half Orphan	New York	England	England
Gross, James	M	11	Half Orphan	California	Germany	Germany
Gross, Sarah	F	9	Half Orphan	California	Germany	Germany
Liegel, Ella	F	11	Half Orphan	California	Germany	Germany
Muybridge, F.H.	F	6	Half Orphan	California	French	French
Peterson, M.E.	F	5	Half Orphan	California	Germany	Germany
Sperling, Edward	M	8	Half Orphan	Nevada	America	America
Sperling, George	M	12	Half Orphan	Nevada	America	America
Meuller, Charles	M	7	Half Orphan	California	Germany	Germany
Quinton, Romie	F	13	Half Orphan	Australia	England	England
Quinton, Lizzie	F	11	Half Orphan	Australia	England	England
Quinton, Isabella	F	8	Half Orphan	Australia	England	England
Quinton, Alice	F	6	Half Orphan	Honolulu	England	England
Williams, S.W.	M	11	Half Orphan	Louisiana	America	America
Williams, G.W.	M	9	Half Orphan	Louisiana	America	America
Williams, M.C.	F	7	Half Orphan	Louisiana	America	America
Fornquist, O.	M	11	Half Orphan	Illinois	Illegible	Illegible
Cosford, Martha	F	8	Half Orphan	California	Ireland	Ireland
McKenny, J.B.	M	10	Half Orphan	California	Ireland	Ireland

Abridged 1880 U.S. Census

Ward 12, District 223

Name	Sex	Age	Relationship	Birthplace	Father's Birthplace	Mother's Birthplace
McKenny, C.S.	M	8	Half Orphan	California	Ireland	Ireland
Cooker, J.	M	12	Half Orphan	Maine	England	England
Young, Thomas	M	12	Half Orphan	Ireland	Scotland	England
Lee, (illegible)	M	11	Half Orphan	California	America	America
Lee, (illegible)	M	10	Half Orphan	California	America	America
Crawford, Cora	F	12	Half Orphan	California	America	America
Crawford, Ed	M	10	Half Orphan	California	America	America
Crawford, F.M.	M	7	Half Orphan	California	America	America
Crawford, Francis	M	7	Half Orphan	California	America	America
Stewart, C.J.	F	9	Half Orphan	California	Ireland	Ireland
Stewart, S.A.	F	7	Half Orphan	California	Ireland	Ireland
Stewart, J.H.	M	5	Half Orphan	California	Ireland	Ireland
McHenry, Rosa	F	6	Half Orphan	California	America	Seville
Gergamis, G.H.	M	9	Half Orphan	California	Ireland	Ireland
Gergamis, M.S.	F	7	Half Orphan	California	Ireland	Ireland
Gergamis, J.T.	M	6	Half Orphan	California	Ireland	Ireland
Watson, Frank	M	12	Half Orphan	California	America	America
Shears, W.S.	M	7	Half Orphan	California	America	America
Simpson, S.E.	F	11	Half Orphan	California	America	America
Simpson, J.F.	M	9	Half Orphan	California	America	America
Simpson, W.B.	F	8	Half Orphan	California	America	America
Simpson, William N.	M	7	Half Orphan	California	America	America
Nickle, J.	F	8	Half Orphan	California	America	America
Reynold, R.N.	M	12	Half Orphan	California	Ireland	England
Reynold, A.E.	M	10	Half Orphan	California	Ireland	England
Cooker, Berty	M	7	Half Orphan	Massachusetts	Massachusetts	Massachusetts
Pinkham, W.	M	11	Half Orphan	California	America	America
Pinkham, Lotta	F	9	Half Orphan	California	America	America
Pinkham, G.	M	6	Half Orphan	California	America	America
Penn, W.C.	M	11	Half Orphan	Nevada	America	America
Penn, C.S.	M	9	Half Orphan	Nevada	America	America
Penn, M.A.	F	7	Half Orphan	Nevada	America	America
Hoff, T.F.	M	12	Half Orphan	California	Germany	Germany
Hoff, M.H.	F	10	Half Orphan	California	Germany	Germany
Hoff, J.P.	M	8	Half Orphan	California	Germany	Germany
Hoff, E.M.	F	6	Half Orphan	California	Germany	Germany
Bertran, Louis	M	12	Half Orphan	Missouri	Germany	Germany
Miers, Edward	M	11	Half Orphan	California	Germany	Germany

Abridged 1880 U.S. Census

Ward 12, District 223

Name	Sex	Age	Relationship	Birthplace	Father's Birthplace	Mother's Birthplace
Miers, Charles	M	8	Half Orphan	California	Germany	Germany
Miers, George	M	7	Half Orphan	California	Germany	Germany
French, S.N.	F	11	Half Orphan	Massachusetts	Massachusetts	Massachusetts
French, W.F.	M	8	Half Orphan	Massachusetts	Massachusetts	Massachusetts
Elmehs, Geo	M	8	Half Orphan	California	Germany	Germany
Elmehs, Louisa	F	6	Half Orphan	California	Germany	Germany
Young, Kate	F	10	Half Orphan	California	Germany	Germany
Young, Florence	F	7	Half Orphan	California	Germany	Germany
Meyer, C.A.	M	4	Half Orphan	California	Germany	Germany
Diehl, Henry	M	11	Half Orphan	California	Germany	Germany
Diehl, Jack	M	9	Half Orphan	California	Germany	Germany
Diehl, John	M	7	Half Orphan	California	Germany	Germany
Lewis, Tammy	F	9	Half Orphan	Missouri	America	America
Lewis, W.J.	F	7	Half Orphan	Missouri	America	America
Lewis, J.B.	M	5	Half Orphan	Missouri	America	America
Cordray, L.L.	F	12	Half Orphan	California	America	America
Cordray, M.S.	F	10	Half Orphan	California	America	America
Cordray, J.A.	F	7	Half Orphan	California	America	America
Cordray, M.A	F	4	Half Orphan	California	America	America
Clive, Ellen	F	14	Half Orphan	California	America	America
Goetzen, F.H.	M	9	Half Orphan	California	America	America
Goetzen, Annie	F	7	Half Orphan	California	America	America
Leslie, S.J.	M	11	Half Orphan	California	America	America
Leslie, J.H.	M	9	Half Orphan	California	America	America
Leslie, B.C.	M	7	Half Orphan	California	America	America
Brandt, Louis	M	10	Half Orphan	California	America	America
Brandt, Carl	M	9	Half Orphan	California	America	America
Brandt, Herman	M	7	Half Orphan	California	America	America
Larkin, Albert	M	11	Half Orphan	Kentucky	America	America
Pike, Elizabeth	F	13	Half Orphan	China	America	America
Orton, E.D.	F	11	Half Orphan	California	America	America
Orton, A.N.	F	9	Half Orphan	California	America	America
Orton, E.N.	F	7	Half Orphan	California	America	America
Orton, George W.	M	5	Half Orphan	California	America	America
Orton, Amelia	F	4	Half Orphan	California	America	America
Ellenween, Kate	F	10	Half Orphan	Missouri	America	America
Hills, Ida	F	13	Half Orphan	California	America	America
Hills, Jennie	F	11	Half Orphan	California	America	America
Clive, ?	F	11	Half Orphan	England	England	England

Abridged 1880 U.S. Census

Ward 12, District 223

Name	Sex	Age	Relationship	Birthplace	Father's Birthplace	Mother's Birthplace
Cook, Fanny	F	10	Half Orphan	California	America	America
Cook, P.B.	F	9	Half Orphan	California	America	America
Hancock, G.	F	10	Half Orphan	California	America	America
Hancock, D.B.	M	6	Half Orphan	California	America	America
Hancock, Sarah	F	4	Half Orphan	California	America	America
Wright, Arthur	M	9	Half Orphan	California	America	America
Wright, Alfred	M	6	Half Orphan	California	America	America
Hawley, Jennie	F	11	Half Orphan	California	America	America
Hawley, ?	F	9	Half Orphan	California	America	America
Micken...?, F.G.	M	6	Half Orphan	California	America	America
Cunningham, L.	M	10	Half Orphan	Massachusetts	America	America
Jennings, Julia	F	11	Half Orphan	California	America	America
Jennings, J.S.	M	9	Half Orphan	California	America	America
Hunt, J.E.	M	7	Half Orphan	Kansas	America	America
Snap, R.B.	M	10	Half Orphan	California	America	America
Snap, B.B.	M	7	Half Orphan	California	America	America
Snap, A.R.	M	5	Half Orphan	California	America	America
Snap, K.P.	F	3	Half Orphan	California	America	America
Grush, C.N.	M	5	Half Orphan	California	America	America
Grush, D.W.	M	7	Half Orphan	California	America	America
Hunt, Frederick	M	12	Half Orphan	England	England	England
Richardson, John	M	9	Half Orphan	Utah	America	America
Richardson, A.	M	7	Half Orphan	California	America	America
Grush (?), L.F.	F	11	Half Orphan	California	America	America
Hogg, E.A	F	6	Half Orphan	California	America	America
Hogg, William F.	M	4	Half Orphan	California	America	America
Richardson, Mariah	F	10	Half Orphan	Utah	America	America
Brown, Charles	M	9	Half Orphan	California	America	America
Reynold, Henry	M	4	Half Orphan	California	Ireland (?)	England
Diehl, Sarah	F	12	Half Orphan	California	Germany	Germany
Rollario, Simon	M	5	Half Orphan	California	Italy	Italy
Leach, Frank	M	10	Half Orphan	California	America	America
Leach, Ralph	M	8	Half Orphan	California	America	America
Leach, Louisa	F	5	Half Orphan	California	America	America

Abridged 1880 U.S. Census

Ward 12, District 223

Name	Sex	Age	Relationship	Birthplace	Father's Birthplace	Mother's Birthplace
Brandien, William	M	8	Half Orphan	New York	America	America
Brandien, Fred	M	6	Half Orphan	New York	America	America
Brandien, C.	F	5	Half Orphan	New York	America	America
Waldier, Edward	M	9	Half Orphan	California	America	America
Waldier, Joseph	M	7	Half Orphan	California	America	America
Helmes, Isabella	F	10	Half Orphan	Iowa	America	America
Weber, A.B.	F	6	Half Orphan	California	America	America
Benson, W.S.	M	6	Half Orphan	California	America	America
Waldier, A.	M	4	Half Orphan	California	America	America
Williams, M.E.	F	7	Half Orphan	California	England	England
Williams, Edith	F	5	Half Orphan	California	England	England
Brandt, M.E.	F	11	Half Orphan	California	America	America
Gillis, Minnie	F	9	Half Orphan	California	America	America
Gillis, Edward	M	6	Half Orphan	California	America	America
Bonnett, G.F.	M	9	Half Orphan	California	America	America
Bonnett, M.E.	F	6	Half Orphan	California	America	America
Boonsfield, S.H.	M	10	Half Orphan	California	America	America
Boonsfield, J.W.	M	9	Half Orphan	California	America	America
Reily, Lizzie	F	12	Half Orphan	California	Ireland	Ireland
Rick, Henry	M	7	Half Orphan	California	Germany	Germany
Truman, J.M.	F	9	Half Orphan	California	America	America
Rick, Robert	M	9	Half Orphan	California	Germany	Germany
Valentine, M.J.	F	8	Half Orphan	California	America	America

Abridged 1900 U.S. Census
Ward 12, Assembly District 37

Name	Sex	Age	Relationship	Occupation	Birthplace	Father's birthplace	Mother's birthplace
McNeil, Ella A			Head?	Matron	New York	New York	New York
Carter, Margaret	F		Attendant	Seamstress	Massachusetts	England	England
Miller, Helen	F	33	Attendant	Asst. Matron	Massachusetts	Ireland	Ireland
Coombs, Mattie G.	F		Attendant	Asst. Seamstress		Scotland	Canada Fr.
Locke, ?, L.			Attendant	2nd Asst Matron		New Hampshire	Pennsylvania
?natuck, Marjorie			Attendant	3rd Asst Matron	Massachusetts	England	New Hampshire
Bealer, Amy		32	Attendant	4th Asst Matron		New York	New York
Schell, C?			Attendant	Housekeeper	Norway	Norway	Norway
Rogers, Giles		33	Attendant	Asst Housekeeper	Kentucky	Kentucky	Kentucky
Nelson, Clara			Attendant	House Servant	Sweden	Sweden	?
Demaries, Ella		58	Attendant	Nurses Department	Canada Fr.	Canada Fr.	Canada Fr.
Hayes, Henry L.	M	49	Attendant	Cook	England	England	England
Bugge, John W.	M	44	Attendant	Gardener	California	Denmark	Denmark
Bowen, Frank	M	38	Attendant	Head Laundryman	California	France	France
Flynn, James	M	45	Attendant	Laundryman	Illinois	Ireland	Ireland
Haverdank, Gus	M	29	Attendant	Gate Keeper	Germany	Germany	Germany
Armstrong, Nellie	F	9	Inmate	At school	California	United States	United States
Adams, Mary	F	7	Inmate	At school	California	United States	United States
Adams, Genevieve	F	10	Inmate	At school	California	United States	United States
Alexander, Margaret	F	7	Inmate	At school	Australia	Scotland	England
Brooks, Mary	F	10	Inmate	At school	California	Ireland	Ireland
???? Margaret	F	11	Inmate	At school	California	Ireland	Ireland
???? Ethel	F	5	Inmate	At school	California	Ireland	Ireland
Brockman, Lillie	F	9	Inmate	At school	California	New York	New York
Bug, Vivian	F	8	Inmate	At school	California	Sweden	Finland
Bank, Sivelen	F	5	Inmate	At school	California	New York	Canada
Bosch, Helen U.C.	F	8	Inmate	At school	California	Germany	Germany
Bosch, Fiona	F	3	Inmate	At school	California	Germany	Germany
Clemens, Theresa	F	8	Inmate	At school	California	Denmark	Denmark
Clemens, Matilda	F	11	Inmate	At school	California	Denmark	Denmark
Clemens, Petra W.	F	3	Inmate		California	Denmark	Denmark
Chrisunson, Christina	F	13	Inmate	At school	California	Norway	Norway
Conucett, Rose	F	12	Inmate	At school	California	Switzerland	Switzerland
Clements, Lucy	F	6	Inmate	At school	California	California	California
Fitch, Florence	F	10	Inmate	At school	California	United States	United States
Forbes, Margaret	F	14	Inmate	At school	California	California	England
Fumens, Mary	F	12	Inmate	At school	California	United States	United States
Goetz, Mammie	F	12	Inmate	At school	California	New York	California
Granger, Elizabeth	F	7	Inmate	At school	California	England	United States
Groufel, Merl	F	14	Inmate	At school	California	Germany	Germany
Groufel, Nellie	F	?	Inmate	At school	California	Germany	Germany
Groufel, ?	F	?	Inmate	At school	California	Germany	Germany
Gorwin, Mabel	F	8	Inmate	At school	California	California	California

Abridged 1900 U.S. Census

Ward 12, Assembly District 37

Name	Sex	Age	Relationship	Occupation	Birthplace	Father's birthplace	Mother's birthplace
Iverson, Bertha	F	11	Inmate	At school	California	Norway	Norway
Iosien, ?	F	8	Inmate	At school	California	United States	California
Iosien, Edith	F	4	Inmate		California	United States	California
Iosien, Jane	F	1	Inmate		California	United States	California
Kiang, Anna	F	10	Inmate	At school	California	Germany	Germany
Kiang, Margaret	F	8	Inmate	At school	California	Germany	Germany
Kissinger, Margarette	F	?	Inmate	At school	Mexico	Germany	Germany
Kempf, Marguerte	F	4	Inmate		Germany	Germany	Germany
Lorling, Riev	F	?	Inmate	At school	Washington	United States	United States
Lauffer, ?	F	16	Inmate	At school	California	Germany	Michigan
Linder, Anita	F	4	Inmate		California	Germany	Germany
McIntyre, Frances	F	13	Inmate	At school	California	Canada	United States
McIntyre, Ev*	F	10	Inmate	At school	California	Canada	United States
Rogers, Giles	F	16	Inmate	At school	California	Germany	Germany
Meyr*, Erisworth	F	6	Inmate	At school	California	Germany	Germany
Meyr*, Margaret	F	5	Inmate	At school	California	Germany	Germany
Molier, Ha?	F	7	Inmate	At school	Canada Eng.	Germany	Germany
Maynese, May	F	8	Inmate	At school	California	California	California
Miller, Nina	F	6	Inmate	At school	California	Oregon	California
Nico, Sara	F	12	Inmate	At school	Scotland	Scotland	Scotland
Newton, Minnie	F	10	Inmate	At school	California	England	England
Nelson, Alice	F	10	Inmate	At school	California	Sweden	England
Oding, Emma	F	6	Inmate	At school	California	California	California
Oding, Myrtle	F	3	Inmate		California	California	California
Potts, Jessie	F	6	Inmate	At school	California	United States	Germany
Potts, Louisa	F	9	Inmate	At school	California	United States	Germany
Potts, Minnie	F	7	Inmate	At school	California	United States	Germany
??rcher*, Mona	F	10	Inmate	At school	California	Germany	Germany
P??sley, Nellie	F	3	Inmate		California	United States	United States
Peterson, Mabel	F	5	Inmate	At school	California	Denmark	Denmark
Reese, Julia	F	13	Inmate	At school	California	Germany	Ireland
Ring, Anna	F	13	Inmate	At school	California	Denmark	Denmark
Ring, Milia	F	12	Inmate	At school	California	Denmark	Denmark
Rasmussen, Amelia	F	7	Inmate	At school	California	Norway	Germany
Rasmussen, Rosa	F	1	Inmate		California	Norway	Germany
Shure, Elsa	F	9	Inmate	At school	California	Germany	Germany
Stephens, Elsie	F	12	Inmate	At school	California	United States	United States
Stephens, Anna	F	7	Inmate	At school	California	United States	United States
Seymore, Emily	F	11	Inmate	At school	California	Scotland	United States
Wolfe, Margaret	F	12	Inmate	At school	California	Kentucky	Kentucky
Wolfe, Grace	F	9	Inmate	At school	California	Kentucky	Kentucky
Wilmore, Rose	F	12	Inmate	At school	Louisiana	Louisiana	Louisiana
Winters, Mary	F	12	Inmate	At school	California	Germany	England

Abridged 1900 U.S. Census

Ward 12, Assembly District 37

Name	Sex	Age	Relationship	Occupation	Birthplace	Father's birthplace	Mother's birthplace
Zimmerman, Tillie	F	8	Inmate	At school	California	Germany	Germany
Alexander, Robert	M	12	Inmate	At school	California	Australia	Australia
Alut U., George	M	10	Inmate	At school	Arizona	United States	United States
Adams, George	M	13	Inmate	At school	California	United States	United States
Adams, Nelson	M	11	Inmate	At school	California	United States	United States
Adams, James	M	6	Inmate	At school	California	United States	United States
Adams, William	M	5	Inmate	At school	California	United States	United States
Alexander, Clarence	M	?	Inmate	At school	Australia	Scotland	England
Bank*, George	M	?	Inmate		California	Germany	Canada
Beck, Victor	M	9	Inmate	At school	California	California	California
Brockman, George	M	11	Inmate	At school	New York	New York	New York
Berg, George	M	?	Inmate	At school	California	Sweden	Finland
Brooks, Walter	M	8	Inmate	At school	California	Ireland	Ireland
Boscoe, ?	M	10	Inmate	At school	California	Germany	Germany
Boscoe, Frank	M	6	Inmate	At school	California	Germany	Germany
Boscoe, Charles	M	2	Inmate		California	Germany	Germany
Conogan, *	M	11	Inmate	At school	California	Ireland	Ireland
Clements, Edward	M	12	Inmate	At school	California	California	Kansas
Canuceti, Louis	M	11	Inmate	At school	California	Switzerland	Switzerland
Canuceti, Frank	M	9	Inmate	At school	California	Switzerland	Switzerland
Days, Vernon	M	10	Inmate	At school	New York	New York	California
Days, ?	M	8	Inmate	At school	New York	New York	California
Fisher, Eddie	M	9	Inmate	At school	?	United States	United States
Flodberg, Sammy	M	12	Inmate	At school	Nebraska	Sweden	Sweden
Fitzgerald, Gerard	M	13	Inmate	At school	California	Ireland	Ireland
Forbes, Thomas	M	11	Inmate	At school	California	California	England
Fleming, Charles	M	13	Inmate	At school	California	California	California
Foster, Charles	M	8	Inmate	At school	California	New York	Ohio
Foster, Lincoln	M	3	Inmate	At school	California	New York	Ohio
Farley, George	M	8	Inmate	At school	California	California	New York
Goetz, Eddie	M	11	Inmate	At school	California	New York	California
Goetz, Walter	M	8	Inmate	At school	California	New York	California
Gebb, Francis	M	10	Inmate	At school	Australia	Scotland	Scotland
Granger, Willie	M	10	Inmate	At school	California	England	United States
Grove, George	M	11	Inmate	At school	Montana	Germany	Germany
?, Joseph	M	5	Inmate	At school	California	Ireland	California
Geick, Carl	M	8	Inmate	At school	California	Germany	Germany
Gordon, Willie	M	4	Inmate		California	California	California
Hart, George	M	8	Inmate	At school	England	England	England
Hart, Richard	M	13	Inmate	At school	England	England	England
Hawkins, Clarence	M	9	Inmate	At school	California	Ohio	California
Harold, George	M	13	Inmate	At school	California	Germany	Germany
Hanson, Eugene	M	10	Inmate	At school	California	Norway	California

Abridged 1900 U.S. Census
Ward 12, Assembly District 37

Name	Sex	Age	Relationship	Occupation	Birthplace	Father's birthplace	Mother's birthplace
Hanson, Arthur	M	12	Inmate	At school	California	Norway	California
Hanson, Herbert	M	?	Inmate	At school	California	Norway	California
Johnson, Henry	M	11	Inmate	At school	California	Sweden	Sweden
Kornike, Henry	M	5	Inmate	At school	California	Germany	Germany
Kor?, Eddie	M	9	Inmate	At school	California	California	California
Kor?, Francis	M	7	Inmate	At school	California	California	California
Kor?, ?	M	11	Inmate	At school	California	California	California
Kemper, ?	M	3	Inmate		Germany	Germany	Germany
Kerr, William	M	4	Inmate		California	California	California
Linder, ?	M	5	Inmate	At school	California	Germany	Germany
Lonny, ?	M	?	Inmate	At school	California	United States	United States
Lonny, ?	M	?	Inmate	At school	California	United States	United States
Louffer, ?	M	12	Inmate	At school	California	Germany	United States
Leonard, ?	M	13	Inmate	At school	California	United States	United States
Linder, James	M	2	Inmate		California	Germany	Germany
McDur*, Francis	M	7	Inmate	At school	Massachusetts	Scotland	Scotland
Moore, ?	M	6	Inmate	At school	California	California	California
Madden, ?	M	10	Inmate	At school	California	Indiana	Wales
Morrelinor, ?	M	8	Inmate	At school	California	Denmark	England
Micravck, Walter	M	10	Inmate	At school	California	Ireland	United States
Muiur, ?	M	7	Inmate	At school	California	California	California
Muiur, Eugene	M	8	Inmate	At school	California	California	California
Marr, Willie	M	14	Inmate	At school	California	Australia	Scotland
Morell*, Johann	M	8	Inmate	At school	California	Germany	Germany
Morell*, Peter	M	5	Inmate	At school	California	Germany	Germany
Marshal, ?	M	9	Inmate	At school	California	United States	Portugal
Mille*, ?	M	8	Inmate	At school	California	Unknown	Unknown
Newton, Sydney	M	11	Inmate	At school	California	England	England
Nuhna, Ma?	M	13	Inmate		Asia	Asia	Asia
Newton, William	M	7	Inmate	At school	California	England	England
Nicol*, George	M	6	Inmate	At school	California	Scotland	Scotland
Nicol*, Galt	M	4	Inmate		California	Scotland	Scotland
Perkins, Walter	M	13	Inmate	At school	California	United States	United States
Peterson, John	M	6	Inmate	At school	California	Germany	Germany
Peterson, Willie	M	3	Inmate		California	Germany	Germany
Peterson, Charles	M	2	Inmate	At school	California	Germany	Germany
Ring, James	M	9	Inmate	At school	California	Denmark	Denmark
Rupkey, Alvin	M	12	Inmate	At school	Arizona	Germany	Canada Fr.
Ronicke, Carl	M	9	Inmate	At school	California	Germany	Germany
Ronicke, Frank	M	8	Inmate	At school	California	Germany	Germany
Riddell, Wilbur	M	6	Inmate	At school	California	United States	United States
Riddell, Leslie	M	3	Inmate		California	United States	United States
Sobey, Frances	M	10	Inmate	At school	California	England	England

Abridged 1900 U.S. Census
Ward 12, Assembly District 37

Name	Sex	Age	Relationship	Occupation	Birthplace	Father's birthplace	Mother's birthplace
Stevens, Loyd	M	10	Inmate	At school	California	United States	United States
Semier, *	M	?	Inmate	At school	California	Germany	New York
Sobey, Thos	M	7	Inmate	At school	California	England	Scotland
Smith, Oliver	M	8	Inmate	At school	California	United States	England
Smith, Mark	M	10	Inmate	At school	California	United States	England
Wiernot*, Eugene	M	10	Inmate	At school	California	Louisiana	Louisiana
Williamson, Eddie	M	10	Inmate	At school	Montana	Iowa	Ohio
Zimmerman, Albert	M	11	Inmate		California	Germany	Germany

PROGRAMMATIC AGREEMENT (PA)
BY AND AMONG
THE CITY AND COUNTY OF SAN FRANCISCO,
THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER,
AND THE ADVISORY COUNCIL ON HISTORIC PRESERVATION
REGARDING HISTORIC PROPERTIES AFFECTED BY USE OF REVENUE FROM THE
DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT PART 58 PROGRAMS

WHEREAS, the City and County of San Francisco (“City”), a “Responsible Entity” under 24 C.F.R. Part 58, proposes to administer and fund projects and programs (hereinafter referred to as “Undertakings,” as defined in 36 C.F.R. 800.16y) in the City and County of San Francisco with monies from the U.S. Department of Housing and Urban Development (“HUD”) programs (“Programs”) delegated to the City pursuant to 24 C.F.R. Part 58 or any other pertinent HUD regulations; and

WHEREAS, pursuant to the Housing and Community Development Act of 1974, as amended, HUD has delegated to the City its responsibility to request the comments of the Advisory Council on Historic Preservation (ACHP) pursuant to Section 106 of the National Historic Preservation Act of 1966, as amended, (16 U.S.C. §470f); and

WHEREAS, the City has determined that the implementation of these Undertakings and Programs may have an effect on properties included in or eligible for inclusion in the National Register of Historic Places (“Historic Properties”) and has consulted with the California State Historic Preservation Officer (“SHPO”) and the Advisory Council on Historic Preservation (“ACHP”) pursuant to Section 800.14(b) of the regulations, 36 C.F.R. Part 800, implementing Section 106 of the National Historic Preservation Act (16 U.S.C. 470f) (“Act”); and

WHEREAS, the City is a Certified Local Government (“CLG”) pursuant to Section 101 of the Act and its implementing regulations found at 36 CFR Part 61; and as such has a qualified staff in the employ of the San Francisco Planning Department which possesses the professional expertise necessary to evaluate properties which may be significant in the fields of architecture, history and archeology; this staff meets the appropriate qualifications set forth in 36 CFR Part 61, Appendix A and is knowledgeable in work relevant to the locale; and

WHEREAS, in light of these qualifications, the San Francisco Planning Department will provide oversight for the implementation, monitoring and reporting activities contemplated by this Undertaking; and

WHEREAS the Planning Department has created a workplan for a Comprehensive Citywide Cultural and Historical Resource Survey (Survey Plan) which is designed to complete cultural resource surveys in all active area plans and update and verify all pre-existing survey information within the area plans, as well as initiate independent surveys throughout the city while also developing a citywide context statement for San Francisco; and

WHEREAS, the Mayor’s Office of Community Development, the Mayor’s Office of Housing and the Planning Department will execute a Memorandum of Understanding (MOU) that will set

forth any additional procedures that may be necessary to implement Section 106 Review of Undertakings covered by this Agreement; and

WHEREAS, pursuant to the ACHP's Section 106 regulations, "Protection of Historic and Cultural Properties" ("Regulations") (36 CFR §800.2(c), the City has requested the comments of the ACHP; and

WHEREAS, pursuant to the Council's Section 106 regulations, the City has conducted outreach and has actively sought and requested the comments and participation of Indian tribes that attach religious and cultural significance to historic properties that may be affected by Undertakings funded under the terms of this Agreement; and these Tribes did not respond to our requests to engage in such consultation; and,

WHEREAS, the City will continue to conduct outreach and will actively seek and request the comments and participation of Indian tribes that attach religious and cultural significance to historic properties that may be affected by Undertakings funded under the terms of this Agreement; and

WHEREAS, pursuant to the Council's Section 106 Regulations, the City has considered the nature of the program and its likely effects on historic properties and has taken steps to involve individuals, organizations and entities likely to be effected by the Undertaking; and

WHEREAS, pursuant to the Council's Section 106 Regulations, the City has arranged for public participation appropriate to the subject matter and scope of the Programmatic Agreement by providing notice to the public and has held hearings before the Landmarks Preservation Board concerning the Undertaking for the purpose of informing the public and including them in the consultation process; and

WHEREAS, subrecipients receiving Part 58 funds, which are the subject matter of this agreement, by, from or through the City agree as a condition of receiving funding to comply fully with the requirements of the National Historic Preservation Act of 1966 (16 U.S.C. 470) and the procedures set forth in 36 C.F.R. Part 800 on the Historic Preservation Procedures for Protection of Historic Properties; and

WHEREAS, the goals and objectives of this Programmatic Agreement are to (1) provide a coordinated, clear and efficient process for implementation of Section 106, (2) identify and protect historic resources while facilitating the production of affordable housing and the construction of and rehabilitation of community and public facilities, (3) provide an orderly process for the resolution of conflicts, consideration of feasible alternatives and appropriate mitigation, (5) maintain the confidence of the public in the City as a Certified Local Government and (6) provide for public participation in the local implementation of Section 106; and

NOW, THEREFORE, the City, the SHPO, and the ACHP agree that the Undertakings shall be administered in accordance with the following stipulations to satisfy the City's Section 106 responsibilities for all individual Undertakings of the Programs.

STIPULATIONS

The City will ensure that the following measures are carried out:

I. TERMINATION OF EXISTING MEMORANDUM OF UNDERSTANDING.

- A. The Memorandum of Agreement (MOA) entered into on September 16, 1982 by the Advisory Council on Historic Preservation, the California State Historic Preservation Officer and the City and County of San Francisco is hereby terminated by mutual agreement and is no longer in effect as of the effective date of this Programmatic Agreement. The stipulations agreed to in the MOA are replaced in their entirety by the stipulations agreed to in this PA.

II. APPLICABILITY OF THE PROGRAMMATIC AGREEMENT

- A. The City shall comply with the stipulations set forth in this Programmatic Agreement (“PA”) for all Undertakings that (1) are assisted in whole or in part by revenues from the HUD Programs subject to 24 CFR Part 58 and that (2) can result in changes in the character or use of any Historic Properties that are located in an Undertaking’s Area of Potential Effect (“APE”), as defined in Stipulation VI, below.
- B. The review process established by this PA shall be completed before the City’s final approval of any application for assistance under these Programs, before a property is altered by either the City or a property owner, and before the City or a property owner initiates construction or makes an irrevocable commitment to construction that may affect a property that is fifty (50) years of age or older, or that is otherwise eligible for listing in the National Register of Historic Places.
- C. Any Undertaking not qualifying for review under the terms of this PA but nevertheless subject to Section 106 of the National Historic Preservation Act (16 U.S.C. 470f) shall be reviewed in accordance with 36 CFR Part 800, even if such Undertaking involves a building, structure, site or object that is less than 50 years old.

III. COORDINATION WITH OTHER FEDERAL AGENCIES –36 CFR §800.2

- A. Other Federal agencies providing permits, licenses, or financial assistance for Program activities covered under the terms of this Agreement may, with the concurrence of the City and SHPO, satisfy their Section 106 responsibilities by accepting and complying with the terms of this Agreement. In such situations, the City and the Federal Agency shall notify the SHPO and ACHP in writing of their intent to use this Agreement to achieve compliance with Section 106 requirements. If the SHPO and ACHP do not respond within 21 days of receipt of such a notice of intent, the City and other Federal agency will assume SHPO and

ACHP concurrence, as referenced above. Copies of all such notification letters shall be maintained in the files established by Certified Staff for each such undertaking.

IV. UNDERTAKINGS NOT REQUIRING REVIEW BY THE SHPO OR THE ACHP

The following Undertakings do not require review by SHPO or ACHP and no signatory is required by this PA to determine the National Register of Historic Places (“NRHP”) eligibility of properties affected by these Undertakings.

- A. Undertakings only affecting properties that are less than fifty (50) years old.
- B. Undertakings limited exclusively to interior portions of single-family residential properties where the proposed work will not be visible from the property’s exterior.
- C. Undertakings limited exclusively to the activities listed in Appendix “A” of this PA. Undertakings not so limited shall be reviewed pursuant to this PA. Undertakings involving Historic Properties but nevertheless exempt from review pursuant to Appendix “A” shall be designed to conform to the greatest extent feasible with the California State Historic Building Code, [State of California, Title 24, Building Standards, Part 8 (“SHBC”)] as well as *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Building, 1995*.
- D. The City shall document actions taken pursuant to this Stipulation in the manner prescribed in Stipulation XIX.A.

V. CERTIFIED LOCAL GOVERNMENT COORDINATION; CITY STAFFING

- A. The responsibilities of the City under the terms of this PA shall be coordinated by assigned individual(s) employed by the San Francisco Planning Department who meet the Secretary of the Interior’s Professional Qualification Standards in History and Architectural History found at 36 CFR Part 61, Appendix A.
- B. All such reviews, as required under this PA, shall be carried out by or under the direction of the City’s CLG Coordinator. The City shall allocate appropriate staff as necessary to ensure that its responsibilities under this PA are carried out. Such staff shall monitor, in keeping with the City’s standard environmental review, permit, and inspection processes, Undertakings included in Appendix A of this PA and shall certify that the manner in which they are implemented is consistent with the content of Appendix A. Such staff shall also certify that all other work subject to this PA is carried out in compliance with the PA’s terms and shall include such certification in the documentation required pursuant to Stipulation XIX, “Documentation and Reporting of Activities”, below.

VI. AREA OF POTENTIAL EFFECTS

- A. The Area of Potential Effects (“APE”) for Undertakings covered by this PA shall be limited to the legal lot lines of a property when the Undertaking consists exclusively of rehabilitating a property’s interior or exterior features.
- B. Improvements to Infrastructure. The Area of Potential Effects for general construction and installation of infrastructure shall be as follows:
 - 1. Water and sewer lines, the APE shall be the trunk of the sewer and water line;
 - 2. Curb Cuts for disability access; the actual curb area under construction shall be the APE;
 - 3. Pavements; the APE shall be the pavement structure and pavement base.
 - 4. In all other infrastructure improvements the APE shall be analogous in purpose, structure and location to the APE of those listed in subsections 1 through 3 above.
- C. In all other cases, the City shall determine and document the area of potential effects, in accordance with 36 CFR §800.16(d).
- D. If a member of the public objects to the manner or scope in which the APE for an Undertaking has been delineated, the City shall seek to resolve the dispute in accordance with the procedures set forth in Stipulation XIV.C

VII. IDENTIFICATION AND EVALUATION OF HISTORIC PROPERTIES

- A. The City shall review all existing information on any property within an Undertaking’s APE, as required by 36 C.F.R. 800.4, to determine if such properties may be Historic Properties. At a minimum the City shall:
 - 1. Review the current listing of the NRHP.
 - 2. Review lists of Historic Properties maintained by the City and SHPO, and the Northwest Information Center of the California Historical Resources Information System, Sonoma State University, Rohnert Park, California, or its successors and any other information available in the City’s Planning Department records pertaining to any property within an Undertaking’s APE.
 - 3. Visit the site and evaluate in accordance with the Section 106 process.
 - 4. If the property is one to which Indian Tribes attach religious and cultural significance, those Indian tribes will be consulted by the City regarding the Undertaking.

5. The City shall consult with the San Francisco Landmarks Preservation Advisory Board (“LPAB”) when necessary to determine the significance of a resource.
- B. If a property is listed or has already been determined eligible for listing in the NRHP, the City shall proceed in accordance with Stipulation VIII, unless exempted by Stipulation IV.
 - C. If the CITY, in consultation with the SHPO, has determined a property to be ineligible for listing in the NRHP within a period of five (5) years prior to the City’s approval of an Undertaking covered by this PA and if no other provision of this PA requires the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
 - D. Unless exempt pursuant to Stipulation IV or to Sections B. and C. of this Stipulation, the City shall evaluate all properties that may be affected by an Undertaking using the National Register Criteria set forth in 36 CFR Section 60.4. All evaluations shall be documented by the City on a State of California Historic Resources Inventory Form – DPR 523.
 1. If the City determines that the property is eligible for inclusion in the NRHP, the determination shall be documented on a State of California Historic Resources Inventory Form – DPR 523 and submitted by the City to the SHPO for review.
 - a. If the SHPO concurs in the determination, the property shall be considered a Historic Property under this PA.
 - b. If the SHPO does not concur in the determination, the City and the SHPO shall immediately consult for a period of time not to exceed ten (10) calendar days to resolve this disagreement. If the disagreement cannot be resolved within this time frame, the City shall obtain a determination of NRHP eligibility from the Keeper of the National Register in accordance with 36 CFR Section 800.4(c)(2). The Keeper’s determination shall be final and binding on the parties of this PA.
 - c. If the SHPO does not respond to the City’s determination within fifteen (15) calendar days following receipt, the City may assume that the SHPO does not object to the determination and shall proceed in accordance with any other applicable requirements of this PA.

2. If the City determines that the property is not eligible for inclusion in the NRHP, the City may proceed in accordance with any other applicable requirements of this PA. The City is not required to submit such determination individually to the SHPO for review but shall submit a list of such properties semi-annually as part of the documentation required pursuant to Stipulation XIX. Such properties shall not be considered Historic Properties under this PA for a period of five (5) years following the date of the determination and need not be reevaluated during this time frame, unless any signatory to this PA notifies the other signatories in writing that changing perceptions of significance justify a reevaluation.

VIII. TREATMENT OF HISTORIC PROPERTIES

- A. Section B (Rehabilitation – Option 1) of this Stipulation shall be followed when an Undertaking does NOT involve investment tax credits pursuant to Section 47 of the Internal Revenue Code of 1986, as amended (“IRC”), when Part 2 certification under the IRC is denied, or when an Undertaking is not changed in accordance with any conditions attached to Part 2 certification under the IRC. Otherwise, Section C (Rehabilitation – Option 2 – IRC) of this Stipulation shall be followed.

- B. Rehabilitation – Option 1

The City shall ensure that scopes of work, plans and specification for Undertakings that may affect Historic Properties and that are not exempt from review under this PA conform to the recommended approaches in the *Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Building, 1995* (“Standards”) and to the greatest feasible extent, to the SHBC.

1. The City shall review appropriate project documents to determine conformance of the Undertaking with the Standards and SHBC.
 - a. If the City determines that the Undertaking conforms to the Standards and the SHBC and if no other provisions of this PA require the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
 - b. If the City determines that the Undertaking does not conform to the Standards and SHBC, the City shall recommend changes to ensure that the Undertaking conforms to the Standards and the SHBC. If the recommended changes are adopted, the City shall determine that the Undertaking conforms to the Standards and SHBC. If no other provisions of this PA require the City to take further steps

with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.

- c. If the Undertaking is not changed to conform to the Standards and the SHBC, the City and the SHPO shall consult for a period of time not to exceed thirty (30) calendar days to develop a Standard Mitigation Measures Agreement (“SMMA”) in accordance with Stipulation IX unless the SHPO recommends that development of a SMMA is not appropriate. If a SMMA is developed and executed by the City and the SHPO, and if no other provision of the PA requires the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
- d. When the Undertaking does not meet the Standards and the SHBC and the SHPO recommends that development of a SMMA is not appropriate, the City shall immediately notify the ACHP and initiate the consultation process set forth in 36 CF R Section 800.6.

C. Rehabilitation – Option 2 – IRC

- 1. If the owner of a property subject to the terms of this PA applies for investment tax credits pursuant to the IRC, the City shall ensure that the following measures are implemented before authorizing the Undertaking to proceed:
 - a. If the property owner applies to the National Park Service (“NPS”) for Part 1 Certification and is denied certification, no further review of the Undertaking is required as of effective the date of NPS denial, unless the Undertaking may affect other Historic Properties. If no other Historic Properties may be affected, the City may determine in writing that there are no Historic Properties within the Undertaking’s APE. If no other provisions of the PA require the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
 - b. If the property owner submits a Part 2 Historic Preservation Certification Application to NPS, the review required by the certification process shall supersede the Option 1 review specified above. If the Undertaking receives Part 2 Certification from NPS without conditions, it shall be deemed to conform to the Standards and will require no further review under this PA. If the

Undertaking is certified with conditions, the City shall require that the Undertaking be changed in accordance with the conditions before granting any discretionary approval. If the Undertaking is changed accordingly, no further review under this PA will be required. The City shall document the successful completion of the Part 2 Certification Process in the manner prescribed by Stipulation XIX.A. and may authorize the Undertaking to proceed.

- c. If Part 2 Certification is denied or if the Undertaking is not changed in accordance with conditions attached to the certification, review of the Undertaking shall proceed in accordance with Section B.1.c or Section B.1.d of this Stipulation.

D. Relocation of Historic Properties – Individual Properties and Historic District Contributors

- 1. If relocation of a Historic Property is an Undertaking or part of an Undertaking subject to this PA and the Historic Property contributes to a historic district, every reasonable effort shall be made by the City to relocate the Property within the same historic district. Before approving any relocation, the City shall forward to the SHPO documentation that explains the need for relocation, describes the relocation site, indicates why the proposed relocation site was selected, states whether the relocation site contains archeological properties, and summarizes the alternatives to relocation that were considered. If the SHPO does not respond to the City's submittal within thirty (30) calendar days following receipt, and if no other provision of this PA requires the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A. and may authorize the Undertaking to proceed without further review.
 - a. If the SHPO agrees to the relocation as proposed and if no other provision of this PA requires the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A. and may authorize the Undertaking to proceed without further review.
 - b. If the SHPO does not agree to the relocation as proposed, the City and the SHPO shall consult for a period of time not to exceed thirty (30) calendar days to identify a mutually acceptable relocation site. If the City and SHPO identify a mutually acceptable relocation site and if no other provision of this PA requires the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A. and may authorize the Undertaking to proceed without further review.

- c. Any relocation of Historic Properties pursuant to this PA shall be carried out in accordance with the recognized approaches in *Moving Historic Buildings* (John Obed Curtis, reprinted 1991 by W. Patram for the International Association of Structural Movers, IASM, P.O. Box 1213) by a professional mover who has the capability to move historic properties properly.
- d. If no mutually acceptable relocation site is identified, the City and the SHPO shall consult to develop a SMMA in accordance with Stipulation IX unless the SHPO recommends that a SMMA is not appropriate. If a SMMA is developed and no other provisions of this PA require the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
- e. When no mutually acceptable relocation site is identified or the SHPO recommends that a SMMA is not appropriate, the City shall immediately notify the ACHP and initiate the consultation process set forth in 36 CFR Section 800.6.

E. Demolition

- 1. If demolition of an Historic Property is an Undertaking or part of an Undertaking subject to this PA, the City shall forward documentation to the SHPO that explains the need for demolition, includes an independent structural analysis of the Historic Property (if demolition of the property is required in whole or in part due to a lack of structural integrity), summarizes alternatives considered, discusses future plans for the site, sets forth a mitigation plan and includes comments received from the public. If the SHPO does not respond to the City's submittal within 30 (thirty) calendar days following receipt, the City shall initiated the consultation process set forth in 36 CFR Section 800.6.
- 2. If the SHPO agrees to the proposed demolition and determines that development and execution of a SMMA in accordance with Stipulation IX is appropriate, the City and the SHPO shall proceed with development and execution of a SMMA. If no other provision of this PA requires the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
- 3. When the SHPO does not agree to the proposed demolition or determines that development of a SMMA is not appropriate, the City shall

immediately notify the ACHP and initiate the consultation process set forth in 36 CFR Section 800.6.

F. New Construction and Relocation of Non-Historic Properties

1. The City shall ensure that the design of any new construction, in-fill construction or construction of additions to Historic Properties is compatible with the historic qualities of the Historic Property, of any historic district or of adjacent historic buildings in terms of size, scale, massing, color, features, and materials and that the design is responsive to the recommended approaches for new construction set forth in the Standards. In addition, the City shall ensure that any proposal to move a non-historic property next to a Historic Property or into a historic district as well as any subsequent work on the exterior of the non-historic property is responsive to the recommendations set forth in the “District/Neighborhood” section of the Standards.
 - a. The City shall review appropriate project documents to determine conformance of the Undertaking to the design requirements set forth in Section F.1 of this Stipulation VIII.
 - b. If the City determines that the Undertaking conforms and if no other provision of the PA requires the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
 - c. If the City determines that the Undertaking does not conform or would otherwise result in an adverse effect to Historic Properties, the City shall recommend changes to ensure that the Undertaking conforms or that adverse effects can be avoided. If the recommended changes are adopted, the City shall determine that the Undertaking conforms to the design requirements set forth in Section F.1 of this Stipulation VIII and will not otherwise adversely affect Historic Properties. If no other provisions of this PA require the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
 - d. If the recommended changes are not adopted, the City and the SHPO shall consult for a period of time not to exceed thirty (30) calendar days to develop a SMMA in accordance with Stipulation IX. unless the SHPO recommends that the development of a SMMA is not appropriate. If a SMMA is developed and executed and no other provision of the PA requires the City to take further

steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.

- e. When an Undertaking does not conform to the design requirements set forth in Section F.1 of this Stipulation VIII., will otherwise adversely affect Historic Properties, or the SHPO recommends that development of a SMMA is not appropriate, the City shall immediately notify the ACHP and initiate the consultation process set forth in 36 CFR Section 800.6.

IX. RESOLUTION OF ADVERSE EFFECTS

- A. When required by the terms of this PA, the City and the SHPO shall consult for a period of time not to exceed thirty (30) calendar days to determine if Historic Properties affected by an Undertaking should be treated in accordance with the Standard Mitigation Measures set forth in Appendix B of this PA or if the consultation process set forth in 36 SFR Section 800.6 should be initiated.
 - 1. As part of this consultation, the City shall provide the SHPO with documentation that may include but may not necessarily be limited to an alternatives analysis, recent independent structural analyses or other assessments of a Historic Property's condition, cost estimates for rehabilitation, information about any economic, social or program-related considerations that should be taken into account, marketing studies and a draft SMMA prepared in accordance with Appendix B of this PA.
 - 2. If the City and the SHPO determine that the effects of the Undertaking may be resolved by executing and implementing a SMMA, the City and SHPO shall execute and the City shall implement a SMMA developed in compliance with Appendix B of this PA. The City shall promptly furnish the SHPO with a copy of the fully executed SMMA. If no other provision of this PA requires the City to take further steps; with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
 - 3. If the City and the SHPO cannot agree on the terms of a SMMA or if the SHPO does not respond to the City's request for consultation within the time frame applicable to this consultation, the City shall notify the ACHP and initiate the consultation process set forth in 36 CFR Section 800.6.
- B. The City and the SHPO shall not execute a SMMA under any of the following circumstances without first completing the consultation process set forth in 36 CFR Section 800.6:

1. When the SHPO determines that a SMMA is not appropriate for the Undertaking;
2. When the SHPO fails to respond within the time frame applicable to this consultation;
3. When the Undertaking will adversely affect a National Historic Landmark;
4. When human remains are present within the Undertakings APE.

X. EMERGENCY UNDERTAKINGS

- A. This Stipulation shall apply only to situations in which a duly authorized local official has determined in accordance with applicable law, that an imminent threat to the public health and safety exists and that such threat must be removed forthwith (“Emergency Conditions”).
- B. When the City determines that Emergency Conditions require immediate demolition of a Historic Property in connection with an activity subject to this PA, the City shall in writing, concurrently notify the Council, the Landmarks Preservation Advisory Board, the State Historic Preservation Officer and any Indian Tribe that may attach religious and cultural significance of the proposed removal and afford these parties a maximum of seven (7) days to comment on the proposed demolition. Any notification by the City shall be accompanied by documentation that includes, but is not limited to, a description of the Emergency Conditions, the name location and significance of the affected Historic Property, an assessment of the historic Property’s current condition supplemented by photographs, and the date by which the Emergency Conditions must be abated. If the City determines that circumstances do not permit seven days for comment, the City shall notify the Council, the SHPO, the LPAB and the Indian tribe and invite any comments within the time available
- C. The City shall require that any mitigation measures recommended by the Council, the LPAB, the SHPO and any affected Indian Tribe be implemented if the City deems such measures to be feasible.
- D. The City shall document the actions taken pursuant to this Stipulation in the manner prescribed by Stipulation XIX.A.
- E. Immediate rescue and salvage operations conducted to preserve life and property are exempt from the provisions of Section 106. [36 CFR §800.12(d)].

XI. CONSIDERATION AND TREATMENT OF ARCHEOLOGICAL RESOURCES

- A. The following types of ground-disturbing activities have the potential to affect archeological resources:
1. Ground disturbing site preparation, such as grading or excavation, in connection with property relocation or new construction.
 2. Footing and foundation work occurring more than two feet from any existing footings or foundations, including soils improvement/densification techniques.
 3. Installation of underground utilities such as sewer and water lines, storm drains, electrical, gas or leach lines and septic tanks, except where installation is restricted to areas previously disturbed by installation of these utilities.
 4. Installation of underground irrigation or sprinkler systems, except where installation is restricted to areas previously disturbed by such systems.
- B. When an Undertaking may include the foregoing types of ground-disturbing activities and the Undertaking does not qualify as an exception under this provision, the City shall request that the Northwest Information Center of the California Historical Resources Information System at Sonoma State University, Rohnert Park, California (“IC”) conduct a records search for the Undertaking’s APE.
1. Exceptions
 - a. The City is NOT required to request the IC for a records search under the following circumstances:
 - i. When the ground-disturbing activities set forth in Sections A.2, A.3 and A.4 of this stipulation will occur exclusively within the legal lot lines of a parcel used as a single family residence, or
 - ii. When the ground-disturbing activities set forth in the Sections A.2, A.3 and A.4 of this stipulation will be outside the legal lot lines of a single family residence and will be confined to areas previously disturbed by such activities.
- C. Unless the IC informs the City that an archeological property is located within the Undertaking’s APE or recommends that a qualified archeologist conduct a survey or an archival research of the APE, no further consideration of archeological resources by the City is required. If no other provision of this PA requires the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.

- D. If the IC informs the City that an archeological property is located within the Undertaking's APE or recommends that a survey be conducted, the City shall promptly furnish the SHPO with a copy of the IC's response and request the comments of the SHPO.
1. If the SHPO recommends that the APE should be surveyed or subject to archival research, the City shall engage a qualified archeologist to conduct the survey of the APE and prepare a written report.
 2. If the SHPO recommends that a survey is not necessary and the Undertaking's APE does not contain a known archeological resource, no further consideration of such resources by the City is required. If no other provisions of this PA require the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
 3. If the Undertaking's APE contains known archeological resources or such resources are identified through a survey, the City shall cause the Undertaking to be redesigned if feasible to avoid said resources and shall notify the SHPO of these actions. If no other provisions of this PA require the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed without further review.
 4. If the Undertaking cannot be redesigned to avoid the resources, the City shall engage a qualified archeologist to evaluate the resources in accordance with the NRHP Criteria set forth in 36 CFR Section 60.4. This evaluation shall be documented by the archeologist in a written report submitted to the SHPO for review.
 - a. If the SHPO informs the City that the resources are Historic Properties, the City shall engage a qualified archeologist to develop a written data recovery and artifact disposition/curation plan that is consistent with the *Secretary of the Interior's Standards and Guidelines for Archeological Documentation* (36 CFR Part 61, Appendix A) that takes into account the ACHP's publication, *Treatment of Archeological Properties* and subsequent revisions made by the ACHP as well as any applicable SHPO guidance, and whose disposition/curation provisions are consistent with applicable state law. Once approved by the SHPO, the City shall ensure that the plan is implemented by a qualified archeologist and that the results of the data recovery are documented in writing by the archaeologist in accordance with

applicable professional standards and guidelines. When data recovery has been completed and if no other provisions of this PA require the City to take further steps in respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A. and may authorize the Undertaking to proceed.

- b. If the SHPO informs the City that the resources are not Historic Properties, no further consideration of these resources by the City is required. If no other provision of the PA requires the City to take further steps with respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed.
- E. As used in this Stipulation, “qualified archeologist” means a person who at a minimum meets the *Secretary of the Interior’s Professional Qualifications Standards* (36 CFR Part 61, Appendix A) for archeology.
 - F. The SHPO shall respond to any request for comments submitted under this Stipulation within fifteen (15) calendar days following receipt. The City may assume that the SHPO does not object to any action deemed by the City to be appropriate under this Stipulation if the SHPO fails to respond within this time frame. If no other provisions of the PA require the City to take further steps in respect to the Undertaking, the City shall document the actions taken in the manner prescribed by Stipulation XIX.A and may authorize the Undertaking to proceed.

XII. REVIEW OF CHANGES TO APPROVED UNDERTAKINGS

- A. The City shall promptly notify the SHPO upon discovery if:
 - 1. Previously approved scopes of work, plans or specifications for an Undertaking are changed so that, (a) the Undertaking is no longer exempt from review pursuant to Stipulation IV.C and (b) the nature of the change is such that the terms of the PA require the City to consult the SHPO about the modified Undertaking; or
 - 2. Amendments to previously executed SMMA are proposed.
- B. If such changes or amendments are proposed and if not otherwise precluded by other Stipulations in the PA, the City and the SHPO shall comply with the provisions of Stipulation VIII in making any such changes or amendments to the Undertaking or to any SMMA.

XIII. DISCOVERIES AND UNANTICIPATED EFFECTS

- A. The City shall notify the SHPO as soon as possible if it appears that an Undertaking may affect a previously unidentified property that may be eligible for inclusion in the NRHP or affect a known Historic Property in an unanticipated manner. The City may suspend construction of all or part of the Undertaking in the vicinity of the discovery and require that reasonable measures be taken to avoid or minimize harm to the property until the City concludes consultation with the SHPO.
- B. If the newly discovered property has not previously been included in or determined eligible for inclusion in the NRHP, the City may assume that the property is eligible for purposes of this PA. The City shall notify the SHPO at the earliest possible time and consult to develop actions that take the effects of the Undertaking on the property into account. The City shall notify the SHPO of any time constraints, and the City and the SHPO shall mutually agree on the time frames for this consultation. The City shall provide the SHPO with written recommendations that take the effect of the Undertaking into account. If the SHPO does not object to the City's recommendations within the agreed upon time frame, the City shall require the scope of work for the Undertaking to be modified as necessary to implement its recommendations.

XIV. PUBLIC INVOLVEMENT

- A. The City shall identify any public interest in the Undertakings subject to this PA; by informing the public about Historic Properties when complying with the public participation requirements set forth in 24 CFR Part 58 and in the regulations for any other Program delegated by HUD to the City as may be applicable.
- B. The City or the SHPO shall invite interested persons to participate in the development of SMMAs pursuant to Stipulation VIII and IX and to participate as interested parties whenever this PA mandates the consultation set forth in 36 CFR Section 800.6.
- C. The City shall, except where appropriate to protect confidentiality concerns of affected parties, provide the public with information about an undertaking and its effects on historic properties and seek public comment and input. Members of the public may also provide views on their own initiative for the agency official to consider in decision-making. The City may use the agency's procedures for public involvement under the National Environmental Policy Act or other program requirements in lieu of public involvement requirements in subpart B of 36 CFR part 800, if they provide adequate opportunities for public involvement consistent with that subpart.

D. At any time during implementation of the measures stipulated in this PA, should a member of the public raise an objection pertaining to delineation of an APE or to treatment of a Historic Property, the City shall notify the SHPO immediately of the objection and then proceed to consider the objection and consult, as needed, with the objecting party and the SHPO, for a period of time not to exceed fifteen (15) calendar days. If the City is unable to resolve the conflict, the City shall forward all documentation relevant to the dispute to the ACHP in accordance with 36 C.F.R. Section 800.2(b)(2). The City, in reaching a final decision regarding the dispute, shall take any ACHP comment provided into account. The City shall also consult with its Certified Local Government (CLG) Coordinator. The City's responsibility to carry out all other actions under this PA that are not the subject of the dispute shall remain unchanged.

1. If the objection pertains to a decision by the City and the SHPO to implement a SMMA pursuant to Stipulations VIII Or IX, the City shall immediately suspend work on the Undertaking and shall initiate consultation with the SHPO and the ACHP pursuant to 36 CFR Section 800.6.

XV. TIME PERIODS FOR SHPO REVIEW

Unless otherwise stipulated, the SHPO shall respond within thirty (30) calendar days of receipt to any documentation submitted by the City pursuant to the requirements of this PA. If the SHPO does not respond within this time frame or within the time frames otherwise stipulated by this PA, the City shall proceed in accordance with the specific Stipulation(s) that apply to the SHPO review of the documentation submitted.

XVI. DISPUTE RESOLUTION

A. Should any signatory object within the time frames specified in this PA to any plans, specifications, documents or actions provided for review pursuant to this PA, the City shall consult with the objecting party to resolve the objection. If the City determines within fifteen (15) calendar days of receipt of any such objection that such objection cannot be resolved, the City shall forward all documentation relevant to the dispute to the ACHP in accordance with 36 C.F.R. 800.2(b)(2).

1. Within thirty (30) calendar days after receipt of all pertinent documentation, the ACHP will either:
 - a. Provide the City with recommendations or comments that the City shall take into account in reaching a final decision regarding the dispute, or
 - b. Notify the City that it will comment in accordance with 36 CFR Section 800.7(c) and proceed to comment.

2. If the ACHP fails to provide recommendations or to comment within the specified time period, the City may implement that portion of the Undertaking subject to dispute under this Stipulation in accordance with any documentation as submitted and amended by the City.
3. Any ACHP comments provided to the City in response to such a request shall be taken into account by the City in accordance with 36 CFR 800.7(c)(4) with reference to the subject of the dispute. Any recommendation or comment provided by the ACHP will be interpreted to pertain only to the subject of the dispute. The responsibility of the City to carry out all actions under this PA that are not the subject of the dispute shall remain unchanged.

XVII. ANTICIPATORY DEMOLITION

The City agrees that it will not assist any party in avoiding the requirements of this PA or the National Historic Preservation Act, or, having legal power to prevent it, allow a significant adverse effect to an Historic Property to occur except when any such significant adverse effect is part of an approved SMMA. (National Historic Preservation Act of 1966, §110k) The City may, after consultation with the ACHP, determine that circumstances justify granting such assistance despite the adverse effects created or permitted by the party to be assisted.

XVIII. MONITORING

The SHPO and the ACHP may monitor or review activities carried out pursuant to this PA, and the ACHP shall review any activities if requested. The City shall cooperate with the SHPO and the ACHP in carrying out these monitoring and review activities by making all relevant non-privileged files available for inspection, upon reasonable notice from the SHPO and ACHP.

XIX. DOCUMENTATION, REPORTING AND REVIEW OF ACTIVITIES

- A. The City shall document in writing all actions taken pursuant to this PA, retain this documentation in its projects files, and include such documentation as necessary in the Programmatic Agreement Compliance Report(s) (“PACR”) required pursuant to Section B of this Stipulation.
- B. The City shall provide the SHPO and the ACHP with a PACR on June 30 and December 31 of every year so long as this PA is in effect. The City shall also offer copies of PACR to the San Francisco area office of the U.S. Department of Housing and Urban Development (HUD) and shall provide HUD with copies, if HUD so requests.
 1. The PACR shall: summarize activities carried out under the terms of this PA; list by property address all Undertakings, excluding those set forth in Appendix A, that were reviewed pursuant to the PA; and document all

decisions made with respect to “Identification and Evaluation of Historic Properties”, “Treatment of Historic Properties”, “Resolutions of Adverse Effects”, and “Considerations and Treatment of Archeological Resources”, include copies of all SMMAs and present the views of the City regarding the usefulness of this PA in promoting the efficiency and effectiveness of both the Programs and the consideration of Historic Properties.

- C. The City shall make PACR’s available for public inspection and comment and invite the public to submit any comments to the ACHP, the SHPO and the City.
- D. The signatories to this PA shall review PACR’s and any comments submitted pursuant to Section C of this Stipulation. Based on that review, the signatories will determine whether this PA should be amended in accordance with Stipulations XX.

XX. AMENDMENTS

- A. Any party to this PA may request that it be amended whereupon the parties shall consult in accordance with 36 C.F.R. Sections 800.14 to consider such amendments.
- B. Any resulting amendments or addenda shall be developed and executed by the parties in the same manner as the original PA.

XXI. CITY STAFFING

- A. The Certified Local Government Coordinator, for purposes of this agreement, must meet the minimum professional qualifications for history or architectural history as defined in 36 C.F.R. Part 61.
- B. The City will assign staff to assure that work is carried out as planned, and will maintain records for each project that documents compliance with the terms of this PA, and will retain the services of an Archeological Consultant (“AC”) as the need may arise in accordance with Section IV.C of this PA.

XXII. TERMINATION

Any party to this PA may terminate the PA by providing one hundred eighty (180) calendar days notice to the other consulting parties, provided that the consulting parties shall consult during the period before termination to seek agreement on amendments or other actions that would avoid termination. In the event of termination, the City will comply with 36 C.F.R. Section 800 with respect to individual Undertakings covered by this PA.

XXIII. FAILURE TO COMPLY WITH THE PROGRAMMATIC AGREEMENT

In the event the City cannot carry out the terms of this PA, the City shall not take or sanction any action or make any commitment that would result in an adverse effect to Historic Properties or that would foreclose the ACHP's consideration of modifications or alternatives to the Undertakings, and the City will comply with 36 C.F.R. Section 800 with regard to each individual Undertaking subject to this PA.

EXECUTION AND IMPLEMENTATION of this PA evidences that the City and County of San Francisco has afforded the ACHP a reasonable opportunity to comment on these Programs and that the City has satisfied its Section 106 responsibilities for all individual Undertakings of the Programs covered by this PA.

ADVISORY COUNCIL ON HISTORIC PRESERVATION

By: _____ Date: _____
John Fowler, Executive Director.

CITY AND COUNTY OF SAN FRANCISCO

By: _____ Date: _____
Gavin Newsom, Mayor

APPROVED AS TO FORM

By: _____ Date: _____
DEPUTY CITY ATTORNEY
CITY AND COUNTY OF SAN FRANCISCO

CALIFORNIA STATE HISTORIC PRESERVATION OFFICER

By: _____ Date: _____
Milford Wayne Donaldson

APPENDIX A

The following Undertakings require only administrative review by the CITY and not the SHPO or the ACHP pursuant to Stipulation IV of this PA.

1. Demolition and rehabilitation of facilities that are not Historic Properties, except when a proposed addition of such facilities may affect a surrounding or adjacent historic district;
2. Repair, replacement and installation of the following systems provided that such work does not affect the exterior of a property or require new duct installation throughout the interior:
 - a. electrical work;
 - b. plumbing pipes and fixtures, including water heaters;
 - c. heating and air conditioning system improvements;
 - d. fire and smoke detector system installation;
 - e. sprinkler system installation;
 - f. ventilation system installation;
 - g. interior elevator or wheelchair conveying system; and
 - h. bathroom improvements where work is restricted to an existing bathroom.
3. Repair or partial replacement of porches, decks, cornices, exterior siding, doors, thresholds, balustrades, stairs, or other trim when the repair or replacement is done in-kind to closely match existing material and form;
4. Installation of new shelf space or improvement of such, and repair, replacement, and installation of cabinets, countertops, and appliances;
5. Repair or replacement of fencing, gates and freestanding exterior walls when work is done in-kind to match existing materials and form;
6. Repair, replacement or installation of windows and storm windows (exterior, interior, metal or wood) provided these match the shape, size and materials of the historic windows and provided that, for storm windows, the meeting rail coincides with that of the historic window. Color should match trim. If reproduction of damaged elements must be accomplished with new materials then any reproduction or replacement shall be in kind;
7. Installation of new window jambs, jamb liners, and screens;
8. Caulking, weather-stripping, reglazing and repainting of windows;
9. Roof repair or replacement of historic roofing with materials that closely match existing materials and forms. Cement asbestos shingles may be replaced with asphalt-based shingles;

10. Repair, replacement or installation of gutters and down spouts;
11. Repainting and refinishing of exterior or interior surfaces, including but not limited to walls, floors, and ceilings, provided that harmful surface preparation treatments including but not limited to water blasting, sandblasting, and chemical removal are not used and that work is done in-kind to match existing material and form;
12. Repair or replacement of awnings and signs when work is done in-kind to closely match the existing material and form;
13. Installation of insulation, with the exception of area formaldehyde form insulation or any other thermal insulation with a water content into wall cavities, provided that decorative interior plaster or woodwork or exterior siding is not altered by this work item;
14. Installation or replacement of security devices, including dead bolts, door locks, window latches, security grilles, surveillance cameras and door peepholes, and electronic security systems;
15. Installation of grab bars, handrails, guardrails and minor interior and exterior modifications for disabled accessibility;
16. Modifications of and improvements to path of travel for persons with disabilities from, to and within a building, structure, playground, or park.
17. Repair or replacement of interior stairs when work is done in-kind to match existing material and form;
18. Replacement of non-significant flat stock trim
19. Repair or replacement of existing roads, driveways, sidewalks, curbs, curb ramps, speed bumps and gutters provided that work is done in-kin to closely match existing materials and forms and provided that there are only minimal changes in the dimensions and configurations of these features;
20. Repair, replacement and installation of the following, regardless of their location within or adjacent to an historic district:
 - a. Park furniture, including benches, picnic tables, chairs, planter boxes, barbecue pits and trellises.
 - b. Outdoor yard improvements, including play structure, matting, fencing, gates, play ground lighting, drinking fountain, play ground equipments, path of travel and ramps.
 - c. Landscaping, including tree planting, tree pruning, shrub removal, play court resurfacing or sodding, irrigation, murals and painting of game lines for school play yards and grounds.

21. Repair, replacement or installation of water, gas, storm, and sewer lines when the work qualifies as an exemption pursuant to Stipulation XI.B.
22. Acquisition of properties which is limited to the legal transfer of ownership with no physical improvements proposed;
23. Temporary bracing or shoring;
24. Anchoring of masonry walls to floor systems so long as anchors are embedded and concealed from exterior view such as in the HILTI systems;
25. Stabilization of foundations and addition of foundation bolts;
26. Rental and installation of scaffolding;
27. Installation of temporary, reversible barriers such as chain link fences and polyethylene sheeting or tarps;
28. Repair and replacement of any interior or exterior elements when the repair or replacement is done in-kind to closely match existing materials.

APPENDIX B
STANDARD MITIGATION MEASURES AND ADVERSE EFFECTS

When deemed appropriate by the City in consultation with the SHPO, the City and the SHPO may develop and execute without ACHP participation a written Standard Mitigation Measures Agreement (“SMMA”) that includes one or more of the following Standard Mitigation Measures (SMMs) for Undertakings not listed in Stipulation IX.B. The City must submit copies of all fully executed SMMA’s to the SHPO and retain copies of all such SMMA’s in accordance with Stipulations IX.A.2 and XIX.A of this PA.

- A. Prior to demolition, alteration or relocation of an Historic Property, the City shall:
1. Contact the Historic American Buildings Survey (HABS)/Historic Area Engineering Record (HAER)/Historic American Landscape Survey (HALS) Coordinator, Oakland office of the Pacific Western Regional Office of the National Park Service, or its successor to determine what level and kind of recordation is required for the Property. Unless otherwise agreed to by HABS/HAER, the City shall ensure that all documentation is completed and accepted by HABS/HAER before it authorizes the activity that would adversely affect the Property to proceed, and that copies of this documentation are made available to the SHPO and to appropriate local archives designated by the SHPO; OR
 2. Record the Property in accordance with a Recordation Plan (“RP”) developed by the SHPO.
 - a. At a minimum, RPs shall establish recordation methods and standards.
 - b. The City shall consult with the SHPO to identify appropriate archives where the City will deposit copies of the recordation materials.
 - c. The City and the SHPO may mutually agree to waive the recordation requirement if the affected Historic Properties will be substantially repaired in accordance with the Standards.
- B. The City, in consultation with the SHPO, shall identify appropriate parties to receive salvaged architectural features. The City shall ensure that significant architectural features are salvaged before demolition or alteration and that they are properly stored and protected. When feasible and appropriate, salvaged architectural features shall be reused in other preservation projects.
- C. The City shall ensure that, where the SHPO has determined that the treatment of the Historic Properties or the design of the new buildings cannot feasibly meet the Standards or any SHPO-approved design guidelines, the work shall be carried out in

accordance with construction documents or work write-ups that have been reviewed and approved by the SHPO.

- D. The City shall ensure that a Marketing Plan (“MP”) proposed either by the City or the SHPO is implemented before demolition or relocation of Historic Properties is authorized. The MP shall include those elements specified in Items 1-4, pages 33-34 of the ACHP’s Publication, Preparing Agreement Documents (1989). The City shall review all purchase offers in consultation with the SHPO.

APPENDIX C
DEFINITIONS

“Act”	“Act” means the National Historic Preservation Act of 1966, as amended, 16 U.S.C. §470.
“ACHP”	“ACHP” means the Advisory Council on Historic Preservation or a Council member or employee designated to act for the Council.
“Agency Official”	“Agency Official” means the Federal agency head or a designee with authority over a specific Undertaking, including any State or local government official who has been delegated legal responsibility for compliance with §106 and §110(f) in accordance with law.
“Archaeological Site Records and Literature Search” (ARLS)	“Archaeological Site Records and Literature Search” means the document search for the Undertaking’s APE completed by the Eastern Archaeological Information Center of the California Historical Resources Information System at the University of California, Riverside (“IC”), or its successors.
“Area of Potential Effects” (APE)	“Area of Potential Effects” means the geographic area or areas within which an Undertaking may cause changes in the character or use of historic properties, if any such properties exist.
“Certified Local Government”	“Certified Local Government” means a city or county that has been certified by the National Park Service pursuant to §101 of the National Historic Preservation Act and its implementing regulations found at 36 CFR Part 61.
“City”	“City” means the City and County of San Francisco.
“Historic Property”	“Historic Property” means any prehistoric or historic district, site, building, structure, or object included in, or eligible for inclusion in, the National Register of Historic Places. The term includes, for purposes of this PA, artifacts, records, and remains that are related to and located within such properties. The term “eligible for inclusion in the National Register” includes both properties formally determined as such by the Secretary of the Interior and all other properties that meet National Register of Historic Places listing

	criteria.
“Local Government”	“Local Government” means a city, county, parish, township, municipality, borough, or other general purpose political subdivision of a State.
“National Register Criteria”	“National Register Criteria” means the criteria established by the Secretary of the Interior for use in evaluating the eligibility of properties for the National Register (36 CFR Part 60).
“National Register of Historic Places” (NRHP)	“National Register of Historic Places” (NRHP) maintained by the Secretary of the Interior and administered by the National Parks Service, is the official list of the Nation’s cultural resources worthy of preservation.
“National Register”	“National Register” means the National Register of Historic Places maintained by the Secretary of the Interior.
“Programmatic Agreement Compliance Report” (PACR)	“Programmatic Agreement Compliance Report” (PACR) means the report provided twice a year to the SHPO, ACHP, and U.S. Department of Housing and Urban Development (“HUD”) which summarizes activities carried out under the terms of the Programmatic Agreement.
“Programmatic Agreement” (PA)	“Programmatic Agreement” means the agreement pursuant to 36 CFR §800.14(b), between the City, SHPO and Advisory Council on Historic Preservation to allow for expedited review of HUD funded projects affecting cultural resources.
“Secretary”	“Secretary” means the Secretary of the Interior
“Standard Mitigation Measures Agreement” (SMMA)	“Standard Mitigation Measures Agreement” means the mitigation agreement executed between the City and the SHPO without ACHP participation.
“Standards”	“Standards” meant the <i>Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, & Reconstructing Historic Buildings.</i>
“State Historic Preservation Officer” (SHPO)	“State Historic Preservation Officer” means the official appointed or designated pursuant to §101(b)(1) of the Act to administer the State Historic Preservation program or a representative designated to act for the State Historic Preservation Officer.

“Undertaking”	“Undertaking” means any project, activity, or Program that can result in changes in the character or use of historic properties, if any such historic properties are located in the area of potential effects. The project, activity, or program must be under the direct or indirect jurisdiction of a Federal agency or licensed or assisted by a Federal agency. Undertakings include new and continuing projects, activities, or programs and any of their elements not previously considered under Section 106.
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MEMORANDUM OF AGREEMENT

**BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO AND THE CALIFORNIA STATE
HISTORIC PRESERVATION OFFICER REGARDING THE MIXED USE DEVELOPMENT, 55 LAGUNA
STREET, SAN FRANCISCO**

WHEREAS, the Mayor's Office of Housing of the City and County of San Francisco (MOH) has been asked to approve funding subject to regulation by 24 CFR Part 58 (Part 58) for the development of 110 units of affordable senior housing units, which is part of a larger development of 440 housing units and community facilities (Undertaking) to be located at the San Francisco State Teacher's College site at 55 Laguna Street in San Francisco; and

WHEREAS, the site was listed as a Historic District on the National Register of Historic Places as San Francisco State Teachers' College on January 7, 2008 under Criterion A, as representative of the broad patterns of events relating to the history of state normal schools in California and to Work Progress Administration (WPA) projects in San Francisco as #38-84; and

WHEREAS, the activities funded by the Part 58 programs would have an adverse effect on the qualities of the resource which serve as the basis for the National Register listing of the site under Criteria A; and

WHEREAS, the Sponsor of the affordable senior housing is 55 Laguna L.P. consisting of Mercy Housing California and Openhouse; and

WHEREAS, the Sponsor of the market rate housing is Alta Laguna, LLC; and

WHEREAS, the City and County of San Francisco (City) has assumed responsibility for environmental review responsibilities for programs and activities subject to regulation under Part 58; and

WHEREAS, the Director of the Mayor's Office of Housing has been designated the Agency Official under Section 106 of the National Historic Preservation Act (NHPA) and the Certifying Officer under Part 58; and

WHEREAS, the City is a Certified Local Government pursuant to Section 101(c)(1) of the NHPA; and

WHEREAS, the City has consulted with the California State Historic Preservation Officer (SHPO) pursuant to the Programmatic Agreement by and among the City and County of San Francisco, the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation Regarding Historic Properties Affected by the Use of Revenue from the Department of Housing and Urban Development Part 58 Programs, executed January 10, 2007 (PA for Part 58); and

WHEREAS, MOH has consulted with the San Francisco Historic Preservation Commission and Save the Laguna Street Campus regarding the effects of the undertaking on historic properties; and

WHEREAS, the City has established the Area of Potential Effects (APE) for the Undertaking as defined at 36 CFR §800.16 based on the 55 Laguna Street Historic Property Survey Report (HPSR), prepared for and approved by the San Francisco Planning Department (Planning); and

WHEREAS, the City, with public participation, has identified and evaluated historic properties located within the APE; and

WHEREAS, the City has determined that the Undertaking would not have an adverse effect on off-site historic resources within the APE; including contributors to the Hayes Valley Historic District or San Francisco Landmarks in the immediate vicinity; and

WHEREAS, three of the existing buildings on the site: Richardson Hall (excluding its Administration Wing), Woods Hall and Woods Hall Annex, have been designated San Francisco City Landmarks; and

WHEREAS, In accordance with 36 CFR 800.6(a)(1), MOH has notified the Advisory Council on Historic Preservation (ACHP) of its adverse effect determination with specified documentation and has invited the ACHP to participate in the consultation pursuant to 36 CFR 800.6(a)(1)(iii). The ACHP has declined to participate; and

WHEREAS, the Undertaking was subject to preliminary archeological review by Planning which determined that there was reasonable presumption that archeological resources may be present within the project; and

WHEREAS, the Northwest Information Center (NWIC) at Sonoma State University has advised the City that there is a moderately high possibility of identifying Native American archeological resources and a moderately high possibility of identifying historic-period archeological resources in the project site; and

WHEREAS, the signatories to this Memorandum of Agreement (MOA) acknowledge that archeological resources covered by this MOA are subject to the provisions of Section 304 of the NHPA and Section 6254.10 of the California Government Code (Public Records Act) relating to the disclosure of archeological site information and having so acknowledged will ensure that all actions and documentation prescribed by this MOA are consistent with those authorities; and

WHEREAS, the SHPO has acknowledged that the necessary archeological studies cannot be completed until after a request for release of funds has been submitted to the Department of Housing and Urban Development (HUD) by the City and has advised the City that a MOA between the SHPO and the City that outlines the procedures and methodology that the City will use to further identify potential archeological resources within the project site is appropriate; and

WHEREAS, the City, pursuant to 36 CFR §800.13(a) and 36 CFR §800.14(b) will outline actions to be taken if historical or cultural deposits are discovered during the implementation of the Undertaking; and

WHEREAS, on July 18, 2012, the Historic Preservation Commission (HPC) of the City and County of San Francisco held a public hearing regarding the Undertaking and the nature of the mitigation measures necessary to address the adverse effect of the Undertaking; and

WHEREAS, the City has considered the recommendations of the HPC and has incorporated them into the Environmental Review Records (ERR) of the Undertaking and where possible has included them in this MOA; and

WHEREAS, the City and the SHPO are signatories to this MOA, and 55 Laguna L.P. has signed this MOA as a concurring party, and Alta Laguna LLC, and Save the Laguna Street Campus have declined to sign this MOA as concurring parties; and

NOW THEREFORE, the City and the SHPO agree that the Undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the Undertaking on Historic Properties, and further agree that these stipulations will govern the Undertaking and all of its parts until this MOA expires or is terminated.

STIPULATIONS

The City shall ensure that the following stipulations are carried out:

- I. ADDRESSING ADVERSE EFFECTS OF THE UNDERTAKING ON HISTORIC ARCHITECTURAL PROPERTIES
 - A. Prior to any physical removal of any historic building or part of any building or any site features, the Project Sponsor shall prepare, or cause to be prepared, documentation of the historic properties proposed for demolition or alteration located at the San Francisco State Teacher's College, San Francisco, California. This documentation shall meet the Historic American Buildings Survey (HABS) Documentation, Level II standards. The HABS level documentation package shall be submitted to the Planning Department for review and comment prior to issuance of any permit that may be required by the City for demolition or alteration of historic properties. This HABS level documentation shall include the following:
 1. A HABS-Level II outline report format which shall include descriptive and historical information on the buildings and their architects. Information from any previous reports may be included to fulfill the requirements for descriptive and historical requirements.

2. Photographic documentation of the exterior and any significant interior elements of the buildings.

a. Photographic documentation shall follow the HABS Photographic Standards for detail and quality, including use of large format photographs and negatives, archival processing, labeling and sacrificial test prints.

b. Planning Department staff shall be consulted during the scoping process to identify exterior and interior building elements to be photographed for the documentation package.

c. Two sets of archival prints and two sets of archival negatives shall be prepared.

d. Contextual site photographs of the campus including the Sacred Palm will be taken. The contextual photographs will reveal the relationship between the resources to remain and Middle Hall, the Administration Wing, and the portion of Laguna Street retaining wall to be demolished. Photographs of the resources to remain shall include exterior photographs of Woods Hall, Woods Hall Annex and Richardson Hall.

3. The HABS-level documentation shall include:

a. Drawings: Existing drawings, where available, shall be photographed with large format negatives or photographically reproduced on Mylar.

b. Photographs: Black and white photographs with large-format negatives should be shot of exterior and interior views of the campus, including shots of the buildings in their existing physical context. These photographs shall include, but are not limited to, the Administration Wing of Richardson Hall, Middle Hall, the Laguna Street retaining wall and any significant landscape features of the former campus.

c. Historic photos, where available, should be reproduced using large-format photography and all photographs should be printed on archival (acid-free) fiber paper. New negatives are not required if the San Francisco Library already has large format negatives.

d. Written data: A report should be prepared that documents the existing condition of the Administration Wing of Richardson Hall, Middle Hall, the Laguna Street retaining wall, and any significant landscape features of the former campus, as well as the overall history of the California Normal School and the site of San Francisco State University.

e. Documentation of the former campus shall be submitted to the following repositories:

1) Documentation report and one set of photographs and a copy of the original drawings, if available, shall be submitted to the History Room of the San Francisco Public Library.

- 2) Documentation report and one set of photographs and a copy of the original drawings, if available, shall be submitted to the Environmental Design Archives in the College of Environmental Design, University of California, Berkeley.
 - 3) Documentation report and xerographic copies of the photographs shall be submitted to the Northwest Information Center of the California Historic Resources Information Center, Sonoma State University.
 - 4) Documentation report and xerographic copies of the photographs and the original drawings shall be submitted to the Planning Department for review prior to the issuance of any permit that may be required by the City for demolition or alteration of the Historic Property.
- B. The Project Sponsor shall prepare and implement, or cause to be prepared and implemented, an interpretation program. Such a program will include a permanent interpretive display at the San Francisco State Teacher's College to describe to the general public the history of the site as an early California Normal School and as the original site of the San Francisco State University, as well as its WPA-era associations, including information about the existing WPA-era mural(s) in Woods Hall Annex. As part of the interpretation program, the murals shall remain in publicly accessible areas, or made publicly available by arrangement for curated tours where the murals would be located in private common areas. The sponsor shall retain the historic names of the remaining three buildings on the site, and should consider naming new private streets for aspects of the site's evolution, including its historic geography, or cultural landscape. Components of this mitigation program will include a permanent kiosk within or near the proposed Waller Park that would contain historic photographs, plans, and descriptive text. The proposed interpretation program shall be submitted to the Planning Department for review and comment.
- C. Prior to any renovation activities, the Project Sponsors shall retain a preservation architect to design a plan to address protection of significant interior finishes, including murals, during construction. A conditions assessment and protection plan shall be prepared by a qualified architectural finishes conservator and submitted with the project proposal to ensure the safety of the contributing elements of the historic resources during the construction phase. Prior to any renovation activities, the Preservation Architect shall prepare a plan to identify, retain, and preserve all WPA-era murals and/or mosaics at the project site, including Reuben Kadish's mural: "A Dissertation on Alchemy" located in Woods Hall Annex, the "Angel" mural in Richardson Hall (by artist Bebe Daum), and others which may potentially exist beneath paint and/or plaster, such a possible interior mural by John Emmett Gerrity

in the lobby of Woods Hall or an exterior mosaic by Maxine Albro (near the northwest entrance to Woods Hall).

- D. Prior to any renovation activities, the architectural finishes conservator shall, as part of the plan; test and remove wall coatings to investigate the location and condition of any covered WPA-era murals and/or mosaics. If any such resources are located, including contributing decorative and sculptural elements, they shall also remain in place and be restored, through the auspices of sponsor partnership with the University of California, private and public art endowments, as the San Francisco Environmental Review Officer (ERO) determines reasonably equitable and feasible.
- E. The Project Sponsors shall retain a qualified preservation architect during design development to:
 - 1. Assist with ensuring the compatibility of the new structures with the National Register Historic District and the retained individual historic resource buildings in terms of their location, scale, massing, fenestration pattern, details and materials, so as not to detract from the National Register Historic District or the setting of the retained individual historic resource buildings;
 - 2. Conduct historic window and door survey of the site prior to approval of construction drawings;
 - 3. Manage treatment of the retained historic resource building, including accessibility and structural upgrade design;
 - 4. Plan and oversee mural preservation; and
 - 5. Act with overall responsibility to implement historic resource mitigations, monitor work performed, and to report quarterly to the City, as Lead Agency, and to SHPO, as requested, and pursuant to Section 106 as necessary, during the period from project approval to end of construction.
- F. The Project Sponsors shall retain a qualified arborist to ensure the successful relocation of a Canary Palm called the "Sacred Palm." While the HPC objected to the relocation of the Sacred Palm, it did approve a Certificate of Appropriateness for its relocation. Prior to approval of construction documents, a horticultural report shall be prepared by an arborist with information to guide the retention and design requirements for the continuing health of the Canary Palm, including its successful storage, replanting, and spatial requirements for growth and feeding.
- G. The Project Sponsors, in consultation with the Preservation Architect San Francisco Planning Department, shall identify appropriate architectural features to salvage. Where feasible, the Project Sponsors shall ensure that significant architectural features are salvaged before demolition or alteration and that they are properly stored and protected or reused in the development. When feasible and appropriate, salvaged architectural features shall be reused in other preservation projects. The

respective sponsors of the senior housing will be responsible for the curation and storage of salvaged architectural features.

II. ADDRESSING ADVERSE EFFECTS OF THE UNDERTAKING ON ARCHEOLOGICAL PROPERTIES

The City will ensure that the following measures are carried out:

- A. Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources.
 1. The Project Sponsors shall retain the services of an archeological consultant meeting the Secretary of the Interior's Professional Qualifications Standards (36 CFR Part 61, Appendix A) for archeology from the pool of qualified archeological consultants maintained by the Planning Department archeologist.
 - a. The archeological consultant shall undertake an archeological testing program as specified herein.
 - b. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure.
 - c. The archeological consultant's work shall be conducted in accordance with this measure and with the requirements of the project archeological research design and treatment plan (Archeo-Tec. Final Archeological Research Design/Treatment Plan for the Laguna Hill Project, July 1, 2005) at the direction of the ERO.
 - d. In instances of inconsistency between the requirements of the project archeological research design and treatment plan and of this archeological mitigation measure, the requirements of this archeological mitigation measure shall prevail.
 - e. All plans and reports prepared by the consultants as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO.
 - f. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5(a)(c).

2. Consultation with Descendant Communities: On discovery of an archeological site¹ associated with descendant Native Americans or the Overseas Chinese an appropriate representative² of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to consult with ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archeological Resources Report shall be provided to the representative of the descendant group.
3. Archeological Testing Program. The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP).
 - a. The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.
 - b. At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO.
 - c. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:
 - 1) The proposed project shall be redesigned so as to avoid any adverse effect on the significant archeological resource; or
 - 2) A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater

¹ By the term "archeological site" is intended here to minimally include any archeological deposit, feature, burial, or evidence of burial.

² An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and in the case of the Overseas Chinese, the Chinese Historical Society of America.

interpretive than research significance and that interpretive use of the resource if feasible.

d.

4. Archeological Monitoring Program. If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:

- a. The archeological consultant, project sponsors, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils disturbing activities, such as demolition foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall required archeological monitoring because of the risk these activities pose to potential archeological resources and their dispositional context.
- b. The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resources(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;
- c. The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;
- d. The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
- e. If an intact archeological deposit is encountered, all soils disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significant of the encountered archeological deposit, and present the findings of this assessment to the ERO.

- f. Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.

5. Archeological Data Recovery Program

- a. The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP).
- b. The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP.
- c. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions.
- d. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.
- e. The scope of the ADRP shall include the following elements:
 - 1) Field Methods and Procedures: Descriptions of proposed field strategies, procedures, and operations.
 - 2) Cataloguing and Laboratory Analysis. Description of selected cataloguing system and artifact analysis procedures.
 - 3) Discard and Deaccession Policy. Description of and rational for field and post field discard and deaccession policies.
 - 4) Interpretive Program. Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.
 - 5) Security Measures. Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
 - 6) Final Report. Description of proposed report format and distribution of results.
 - 7) Curation. Description of the procedures and recommendations for the curation of any recovered data having potential research

value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

6. Human Remains and Associated Funerary Objects

- a. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws.
- b. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98)
- c. The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects. (CEQA Guidelines. Sec. 15064.5(d)).
- d. The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.

7. Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.

- a. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound, one unbound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources.
- b. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above

III. DISPUTE RESOLUTION

- A. Should any signatory object at any time to the manner in which the terms of this MOA are implemented, the Advisory Council on Historic Preservation (ACHP) shall be asked to comment in accordance with 36 CFR §800.2(b)(2).
- B. At any time during implementation of the measures outlined in this MOA should an objection to any such measure or its manner of implementation be raised in writing by a member of the public, the City shall take the objection into account and consult, as needed, with the objecting party and the SHPO, as needed, for a period of time not to exceed fifteen (15) calendar days. If the City is unable to resolve the conflict, the City shall forward all documentation relevant to the dispute to the ACHP pursuant to 36 CFR§800.2(b)(2)

IV. AMENDMENTS, NONCOMPLIANCE AND TERMINATION

- A. If any signatory believes that the terms of this MOA cannot be carried out or that an amendment to its terms should be made, that signatory shall immediately consult with the other parties to develop amendments pursuant to 36 CFR §800.6(c)(7). If this MOA is not amended as provided for in this stipulation, any signatory may terminate it with 30 days notice, whereupon the City shall proceed in accordance with 36 CFR §800.6(c)(8).
- B. If either the terms of this MOA or the Undertaking have not been carried out within 5 years of the execution of this agreement, the signatories shall reconsider its terms. If the signatories agree to amend the MOA, they shall proceed in accordance with the amendment process outlined in Stipulation IV.A, above.

Execution and implementation of this MOA evidences that the City has afforded the ACHP a reasonable opportunity to comment on the Undertaking and its effects on historic properties, that the City has taken into account the effects of the Undertaking on historic properties, and the City has satisfied its responsibilities under Section 106 of the NHPA.

SIGNATORIES

City and County of San Francisco, Mayor's Office of Housing

By: Olson Lee Date: 9-10-12
Olson Lee, Director

California State Historic Preservation Officer

By: Milford Wayne Donaldson Date: 14 SEP 2012
Milford Wayne Donaldson, FAIA

CONCURRING PARTIES:

55 Laguna L.P.

By:

Signature

[Handwritten Signature]
VP

Date:

9/11/12

Name and Title of Person signing for 55 Laguna LP

By

Signature

[Handwritten Signature]

Date

9/11/12

Name and Title of Person signing for 55 Laguna LP

Seth Kilbourn Exec. Dir. Open Home

United States Department of the Interior
National Park Service

find

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in *How to Complete the National Register of Historic Places Registration Form* (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property

historic name San Francisco State Teacher's College

other names/site number University of California, Extension Center

2. Location

street & number 55 Laguna Street N/A not for publication

city or town San Francisco N/A vicinity

state California code CA county San Francisco code 075 zip code 94102

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act of 1980, as amended, I hereby certify that this nomination request for determination of eligibility meets the documentation standards for registering properties in the National Register of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property meets does not meet the National Register Criteria. I recommend that this property be considered significant nationally statewide locally. (See continuation sheet for additional comments.)

William W. ... 29 NOV 2007
Signature of certifying official Title Date

California Office of Historic Preservation
State or Federal agency and bureau

In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)

Signature of commenting or other official Date

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that this property is:	Signature of the Keeper	Date of Action
<input type="checkbox"/> entered in the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined eligible for the National Register <input type="checkbox"/> See continuation sheet.	_____	_____
<input type="checkbox"/> determined not eligible for the National Register	_____	_____
<input type="checkbox"/> removed from the National Register	_____	_____
<input type="checkbox"/> other (explain): _____	_____	_____

San Francisco State Teacher's College
Name of Property

San Francisco, California
County and State

5. Classification

Ownership of Property
(Check as many boxes as apply)

- private
- public-local
- public-State
- public-Federal

Category of Property
(Check only one box)

- building(s)
- district
- site
- structure
- object

Number of Resources within Property
(Do not include previously listed resources in the count.)

Contributing	Noncontributing	
4	1	buildings
		sites
1		structures
		objects
5	1	Total

Name of related multiple property listing
(Enter "N/A" if property is not part of a multiple property listing.)

N/A

Number of contributing resources previously listed in the National Register

0

6. Function or Use

Historic Functions
(Enter categories from instructions)

Education _____

College _____

Current Functions
(Enter categories from instructions)

Vacant _____

7. Description

Architectural Classification
(Enter categories from instructions)

Spanish Colonial Revival _____

Materials
(Enter categories from instructions)

foundation concrete _____

roof Mission tile _____

walls stucco _____

other _____

Narrative Description
(Describe the historic and current condition of the property on one or more continuation sheets.)

SEE CONTINUATION SHEET SECTION 7 (attached)

8. Statement of Significance

Applicable National Register Criteria

(Mark "x" in one or more boxes for the criteria qualifying the property for National Register listing)

- A Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield information important in prehistory or history.

Criteria Considerations

(Mark "X" in all the boxes that apply.)

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or a grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

SEE CONTINUATION SHEET SECTION 8 (attached)

Areas of Significance

(Enter categories from instructions)

Education

Period of Significance

1924-1957

Significant Dates

N/A

Significant Person

(Complete if Criterion B is marked above)

Cultural Affiliation

N/A

Architect/Builder

George McDougall, State Architect

California Office of the State Architect

9. Major Bibliographical References

SEE CONTINUATION SHEET SECTION 9 (attached)

(Cite the books, articles, and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested.
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark

Primary Location of Additional Data

- State Historic Preservation Office
- Other State agency
- Federal agency
- Local government
- University
- Other

San Francisco State Teacher's College
Name of Property

San Francisco, California
County and State

10. Geographical Data

Acreage of Property 5.86 acres (2 city blocks)

UTM References

(Place additional UTM references on a continuation sheet)

	Zone	Easting	Northing		Zone	Easting	Northing
1	10	550620	4180420	3	---	---	---
2	---	---	---	4	---	---	---

See continuation sheet.

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

SEE CONTINUATION SHEET SECTION 10 (attached)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

SEE CONTINUATION SHEET SECTION 10 (attached)

11. Form Prepared By

name/title Carol Roland

organization Roland Nawi Associates date September 4, 2007

street & number 956 Fremont Way telephone (916) 441-6063

city or town Sacramento state CA zip code 95818

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of the SHPO or FPO.)

name Regents, University of California; Real Estate Services Group

street & number 111 Franklin Street telephone (510) 987-9632

city or town Oakland state CA zip code 94607

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this request is required to obtain

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National Register of Historic Places Continuation Sheet

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San Francisco State Teacher's College
San Francisco County, California

DESCRIPTION:

The San Francisco State Teacher's College is a college campus historic district located on two city blocks in the Hayes Valley neighborhood of San Francisco, California. The district consists of a self-contained complex of educational buildings located within the larger context of an urban residential neighborhood. The district consists of five buildings, four of which contribute to the historic significance of the district. The buildings are sited on a steep terraced hill between Buchanan and Laguna Streets. The four contributing buildings are Richardson Hall, Woods Hall, Woods Hall Annex, and Middle Hall. The buildings are arranged around the periphery of the site with the central area of the campus now occupied by parking lots. There are modern concrete stairs and walk ways which link the upper and lower levels of the site. The buildings were designed by the California State Architect between 1924 and 1935. They are all designed in the Spanish Colonial Revival style that enjoyed great popularity in the 1920s and 1930s. The buildings are reinforced concrete with red Mission tile roofs and industrial windows. The buildings varying in size, but are all large institutional buildings that contain public entry spaces, classroom wings and, in some cases, specialized facilities, such as a gym, an administration/registration area, an auditorium, that were used to support the educational function of the campus. In the 1930s the WPA commissioned a number of murals to decorate the interior and exterior of the buildings. Two of these murals, by recognized Bay Area artists, remain in Richardson Hall and Woods Hall Annex. The buildings were designed to turn "inward" toward an interior open "courtyard". Although this open area contained a circulation system that allowed students to move from one level of the site to another between buildings, it was never fully developed as a landscaped campus quadrangle. There are two major, well articulated, entrances to the campus, one at the northwest and one at the southeast corners of the campus. Otherwise relatively blank building elevations run along the exterior edge of the site with a high retaining wall, a contributing element of the historic district, along Laguna Street. The period of significance of the district is from 1924 when the first State Teacher's College building was constructed until 1957 when San Francisco State College transferred the campus to the University of California for use as an Educational Extension Center. During the entire period from 1924-1957 the buildings housed one of the primary teacher training institutions in the state. The property retains a historic appearance consistent with its period of significance.

The four historic Teacher's College buildings dominate the property by virtue of their size and stylistic coherency. They retain their original location, design, materials, workmanship, feeling and association. They continue to reside in an external neighborhood setting that is very similar in appearance to that which existed at the time that the campus was constructed. This area of Hayes Valley consists of a mix of Victorian flats and 1920s and 1930s apartment buildings immediately adjacent to the campus. The San Francisco Mint building to the south of the campus also was constructed in the 1930s. Internally, the campus setting consists of a number of parking lots that date from the occupancy of the campus by the University of California Extension Service (1957 and later). Although these parking lots represent an intrusion into the central portion of the campus, this area never achieved the quality of a coherent

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San Francisco State Teacher's College
San Francisco County, California

designed landscape during the period of significance. There are only a small number of interior campus photographs from this period (1920-1930) and two Sanborn Maps (1913 and 1948) which document other structures on the campus. These show the interior campus area to have consisted of a jumble of temporary buildings and shelters in what originally may have been intended as a campus quadrangle. Some of these buildings dated from the immediate post-1906 earthquake period and others appear to have been added later on an as-needed basis.

In the 1930s, the University of California constructed a Modernist style Dental School Building in the southwest corner of the campus. This replaced a pre-1924 reinforced concrete classroom building. The Dental School building is smaller in size and massing than the historic buildings, with the exception of Middle Hall, and due to the slope and terracing of the site, it is not a visually intrusive element. It does not alter the relationship among the historic buildings. It does not contribute to the historic district.

Although the complex is not nominated under Criterion C, the Teacher's College is notable as an expression of the prevailing architectural ideal of a college campus. The architectural form of the campus was derived from the monastery; a cloistered learning environment that fostered a community of scholars. It physically turned away from the outside world and at the same time promoted an internal environment of contemplation and study. In this regard the San Francisco campus embraces the basic conventions of college planning and architecture. The exterior elevations of the buildings and the retaining walls enhance the complexes self-enclosed quality. In contrast, the buildings engage each other on the interior of the campus with siting, courtyard openings, and tiers of large windows. At both the northwest and southwest corners of the campus enclave there are large and clearly demarcated entrances that provide a transition between the learning environment and the outside world.

Richardson Hall (Contributing)

Richardson Hall was constructed between 1924 and 1930. L-shape in plan, Richardson Hall consists of two separate wings: a loosely connected administration wing on the north and the training school wing on the south. The two wings are joined by a large auditorium in the southeast corner of the building. While the administration wing is rendered entirely in the Spanish Colonial Revival style, the training school wing combines a dominant Spanish Colonial Revival aesthetic with elements of the Moderne style which was gaining popularity in the 1930s, particularly in the rendering of institutional buildings. These Moderne references are found in the venting stacks on the south elevation of the auditorium, in the pilasters on the courtyard walls, and in the window grid of the bell tower. These variations in style reflect the different dates of construction of the two wings. The administration wing was constructed in 1924 and the training school wing in 1930.

The entire building is constructed of poured-in-place reinforced concrete finished in buff-colored stucco with cast concrete detailing. The combination hip and gable roof is clad in terracotta Mission roof tiles. Both wings are punctuated by chimneys that provide rhythm to the overall composition

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San Francisco State Teacher's College
San Francisco County, California

The south facade is the primary public face of Richardson Hall along Hermann Street. Terraced up the steep hill, the eastern section of this facade is much higher than the western part. The main public entrance to the building occupies the easternmost bay. The entrance is flanked by a pair of chamfered columns and surmounted by a portico capped by a pair of sculpted figures. The figures flank a book and a lantern, symbolizing learning. A well-executed sculpture of an owl resides over the entry. Its presence may refer to Athena. To the right of the entry is a grille in-filled with glass block. Above the entrance is a deeply recessed tripartite window located within a gable roofed pavilion.

The administration wing, built 1924, is linked to the later training school wing by means of a small gable-roofed connector. Although the connection between the two wings is small, Richardson Hall has historically always been treated as a single building with a unified purpose and function. Architecturally it reads as a single building, particularly on the street elevation, where its continuity is reinforced by the ground level retaining wall which runs along the entire east facade to the corner of Laguna and Hermann Streets.

Sited on a slope the administrative wing is one-story on the interior courtyard side and two-story on the eastern or street side. With an H-plan the wing is subdivided into three sections; a central hip roofed pavilion flanked on both sides by gable roofed wings. The two-story wings are set back from the retaining wall that surrounds the campus on Laguna Street, creating a narrow concrete balcony area facing the street. The central portion of the street facade is composed of seven bays with a band of five tall rectangular window openings. These are flanked on either side by pairs of semi-circular window openings. The rectangular openings are separated by cast cement plaster ornament consisting of a narrow projecting sill and simple capitals. They are fitted with awning sash and the arched openings contain multi-light wood casement sash. The gable-roofs are articulated by a large arched window opening surrounded by decorative brick molding and surmounted by faience tile panels.

The west facade of the administration wing is oriented toward the interior of the campus. The two gable end wings form a small planted courtyard. The courtyard is partially covered by a wood frame canopy. Glazed metal crash doors have replaced the original doors. These are flanked with modern side lights. The canopy and doors date from the 1960s or 1970s. Both gable end walls are punctuated by arched windows surrounded by brick molding with a faience tile panel at the top of the arch.

The south facade of the administration wing also faces a small-planted courtyard and is partially obscured by the small gable roofed connector that links it with the training school wing. The gabled connector is articulated by three rectangular window openings fitted with wood casement windows with fixed light transoms above.

The interior of the administration wing consists of a large lobby, office, a kitchen, lounge and several smaller offices. The most prominent feature of the lobby is a modern wood front desk hidden behind pocket doors. To the south of the lobby are several offices and the corridor connecting the administration

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San Francisco State Teacher's College
San Francisco County, California

wing with the training school wing. Ceilings are covered with acoustic tile. The connector between the administration wing and the training school may have been the location of a large WPA mural by Hebe Daum Stackpole which has either been covered or removed.¹

The training school wing was added to the building in 1930 and is L-shape in plan with an east wing that faces Laguna Street, a south wing that opens onto Hermann and an auditorium located at the interface between the two wings. The north and west facades of the building are oriented toward the interior of the campus. The east classroom wing has a hip roof while the south wing shares a gable roof with the auditorium.

The street façade of the east wing runs along Laguna Street and is visible above the retaining wall at the second level. The second-story façade is punctuated by a grid arrangement of large steel industrial windows with awning sash. These windows end at the projecting gable end of the auditorium.

The south façade of Richardson Hall contains the primary entrance to the building and to the southeast portion of the campus. The entry is a visual focal point of the building. On the upper story the wall steps back in order to create an exterior balcony. The second floor level is articulated with grilles in-filled with glass blocks.

The north and west facades face the interior of the campus and feature an asymmetrical arrangement of openings and decorative features combining elements of the Spanish Revival and Moderne. Perhaps the most important element is the three-story "belfry" which houses mechanical and venting equipment. A tall tower structure, it is decorated on the lower walls with a geometrical cast concrete grille which repeats a pattern found in the central gable of Woods Hall across the campus. The opening at the top of the tower has a strongly modern feeling and aesthetic. The north façade also features an original porthole window, an arcade, and two large multi-light steel industrial windows with awning sash. The window bays are demarcated by flat plaster piers capped by stylized capitals. Both of the courtyard elevations feature deeply recessed windows and have a strong rhythmic pattern articulated by projecting plaster piers and shallow arcades. The west elevation has a small one-story addition at the northwestern corner. The second-story projects slightly beyond the first floor.

The training school interior consists of circulation areas, classrooms, offices and the auditorium. The first floor has double-loaded corridors that extend the length of the building. This area is the most significant portion of the interior, featuring barrel and groin-vaulted ceilings and decorative plaster wall treatments designed in a Spanish Revival motif. A niche fresco above a double door was executed by Jack Moxom for the WPA in the 1930s. Elaborately stenciled ceilings in the hallway were done circa 1980 by Larry Boyce, considered a master of Victorian stenciling techniques. These were decorative additions to the

¹ Based on interviews with Stackpole conducted by the Smithsonian, this is the area that best fits her description of the location of the mural.

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San Francisco State Teacher's College
San Francisco County, California

building which have artistic merit in their own right, but were not a part of the State Architect's plan for the building.

The auditorium has a gable roof. The auditorium is a dramatic windowless mass perched atop the tall retaining wall at the intersection of the south and east wings. Its varied profile is partially attributed to the clustered utility stacks that rise up from the basement to above the roofline. Treated as abstract sculptural element, the chamfered profile of the stacks is one of the more pronounced Moderne elements of the building.

On the interior the auditorium is a double-height space which slopes down toward a small stage. The auditorium has a curved concrete partial-height wall and unique red-velvet seating which appears to be original. The interior was remodeled sometime in the 1950s.

Integrity:

The building retains a high level of integrity. The only notable alteration to the exterior is the remodeled opening to the administrative wing on the courtyard side of the building. This consists of a wood frame canopy and glazed doors as described above. A metal crash door also has been inserted into the courtyard side of the bell tower. Richardson Hall has not been compromised by alteration of exterior roofing materials, cladding, fenestration or major decorative details. A high degree of workmanship in exterior detailing and sculpture continue to convey the skilled craftsmanship that was applied to the finishes and decorative elements of the building.

The major internal public spaces retain substantial integrity of materials. In Richardson Hall this includes the primary entry off of Hermann Street and the circulation spaces, including the corridors and stairwells, and a major WPA mural installation. An important mural by Hebe Stackpole with a mosaic component by Maxine Albro is no longer visible, although it may remain behind paint and plaster. The most observable alterations in primary public spaces occur in the administrative wing and the auditorium. In the administration wing reception area partial walls and a long reception desk have been inserted within the existing architectural volume. While visually intrusive, these do not represent structural alterations. In the auditorium the finishes of the side and back walls appear to have been altered in the 1950s to create a more modern aesthetic. Throughout the building, doors from the corridors into the classrooms have been replaced, although the openings appear in most cases to be original. The configuration of classroom space has been minimally altered with original partitions, fenestration, plaster walls and even radiators and shelves, still in place. Ceilings have been covered with acoustic tile and floors with carpeting. Cement floors in public spaces and stairs are intact.

Woods Hall (Contributing)

Woods Hall was built in 1926. The building wraps around the corner of Haight and Buchanan Streets at

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the northwest corner of the campus. The site is relatively level along Buchanan, but on Haight is steeply sloped. The exterior elevations are very austere on the street side and function to focus the building inward toward the courtyard and campus. It is a two-story-over-basement building. Woods Hall has two main wings linked by an elaborate entrance pavilion. The building is surmounted by a combination hip and gable roof clad in red terracotta tile. The concrete walls are covered in stucco. Woods Hall is designed in the Spanish Colonial Revival style with restrained cast concrete ornament.

The entry pavilion is sited at a forty-five degree angle at the corner of Haight and Buchanan. The entry is the building's primary architectural statement and functionally serves as a connector between the north and west wings. The entry pavilion is set back from the street and partially screened behind a concrete wall surmounted by two terra cotta urns. These urns are an important element which emphasize the portal and shape its relationship to the street. The wall conceals a short run of stairs and a modern handicapped-accessible ramp. The entry itself is deeply recessed within a barrel-vaulted vestibule. Pairs of Tuscan pilasters surmounted by plain friezes and molded spring lines flank the vestibule entrance. These moldings visually support the semi-circular arched barrel vault contained within the pediment gable.

The doors into the building are glazed with cast metal frame. The doors are set behind cast metal screens decorated with a profusion of abstract floral motifs culminating in a crest composed of an open book. The entry gable was the location of a WPA marble mosaic done by Maxine Albro. This mosaic, which is covered or has been removed, reflected the floral motif with the open book that is found in the entry rates.

The exterior street facades of Woods Hall are quite simple, consisting primarily of stucco-finished concrete walls punctuated by small casement windows on the upper level and wood-frame double hung windows on the lower level. These are deeply punched into the walls. At the sidewalk level there is a series of retaining walls and grates that allow light into the basement windows. The north wing connects into the neighboring Woods Hall Annex on the east.

Contrasting with the almost defensive character of the north and west facades are the amply fenestrated south and east facades that face toward the inner courtyard. The facades of both wings are relatively similar and modestly treated. Both have stucco-finished concrete walls articulated by a regular grid of door and window openings on the first and second floors. The windows are mostly wood awning sash. There are some replacement aluminum windows at the south end of the building, primarily on the secondary south façade.

The angled entry pavilion's rear elevation is the most prominent feature on the courtyard side of the building. The gable end is occupied by an arched opening, technically called an aedicule, which is inset with a geometric grid, a motif later repeated in the belfry of Richardson Hall. Pilasters frame the opening. Casement windows are found at both the first and second floor levels.

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The interior of Woods Hall is primarily composed of classrooms and offices with an embellished formal entry and single-loaded corridors. The lobby is the most architecturally important interior space of Woods Hall. Octagonal in plan, this double-height space retains its original exposed roof rafters and purlins. The ornamental cast-iron entry gate and the large barrel vault of the main entry are clearly visible from the octagonal lobby. This space was decoratively treated with an applied canvas mural by Bay Area artist, John Emmett Gerrity. Completed as a WPA commission, the mural covered all eight walls of the octagonal space.²

The classrooms of Woods Hall open off the long hallways of each wing. In addition to classrooms, the interior contains a series of offices.

Integrity:

Woods Hall retains a high level of exterior integrity. It has not been compromised by alterations to roofing materials, cladding, fenestration or major decorative details. The exceptional front entry details which include a partial wall with urns on the landing, metal gates and metal frame and glazed doors are intact. Metal fire exit doors have replaced the original doors on the primary courtyard entry of the building. There are no window replacements on major elevations of the building, with aluminum frame replacements largely restricted to the south façade, a secondary elevation of the building. The building demonstrates a high degree of workmanship in exterior detailing. The cast-iron grillwork at the entry and the detailing of the acedule on the courtyard side of the entry pavilion are fine examples of intricate workmanship. The major alteration to the exterior is the removal or covering of Maxine Albro's mosaic mural on the entry gable.

The major internal public spaces retain substantial integrity. The entry pavilion retains its beamed ceiling and displays fine examples of molded plaster work. The chandelier is a replacement. There is loss of the WPA Gerrity eight panel mural; canvas attached to the wall surface, it has most likely been removed. Interior plaster walls are generally intact, as are cement floors in public spaces and stairs.

The corridor spaces and classrooms have been altered by dropped acoustic tile ceilings, modern light fixtures and carpeted floors. However, the configuration of classroom space has been minimally altered with original partitions, fenestration, plaster walls and even radiators and shelves, still in place.

²Smithsonian Archives of American Art. "Oral History Interview with John Emmett Gerrity," Berkeley, California, January 20, 1965, 3.

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Woods Hall Annex (Contributing)

Built in 1935, Woods Hall Annex maintains the Spanish Colonial Revival style of the earlier buildings on the campus. It is connected to Woods Hall at the east elevation of that building, but has historically been considered a separate building. This may be due to the long period of time that separated the construction of the buildings, the fact that the Annex was constructed by the WPA, and the specialized function of the building, which was to serve as a science teacher training facility. The building was constructed by the WPA as a part of the federal government's depression era public works program. This was at a time when there were no state funds for school construction. A plaque on the front of the building acknowledges the association with the WPA. The Annex has plaster-covered concrete exterior walls and a side gable roof clad in terracotta tile. Similar to other buildings on the campus, the walls that face the street are sparsely fenestrated, while the south wall, facing the courtyard, is amply fenestrated with full-height windows which allow light into the classrooms along this side of the building.

The most important architectural feature of the north elevation on Haight Street is the projecting entry pavilion. This entry pavilion features a cast stone arch supported by two Romanesque columns. The main entry is flanked on either side by cast-metal light fixtures. The original doors have been replaced by contemporary metal doors. The second level is largely blank with the exception of four window openings fitted with wood casement windows. Concrete retaining walls and grates provide light and air to basement windows below grade. Part of the north façade is now obscured by olive and ficus trees.

Facing the interior courtyard, the south façade of the building responds to the steep slope of the site. The entry on this side has a large transom window. Directly above the entry is a large steel multi-light industrial window that projects outward from the wall on concrete brackets. A grid of regularly spaced fenestration dominates the rest of the south façade.

The first and second floors contain distinctive interior architectural features and materials. The main, first floor, corridor is embellished with ample cornice moldings and door/window surrounds executed in stucco in the Spanish Colonial Revival mode. The main corridor has several niches originally used as water fountains. These feature marble bases, tile backing and arched moldings above. The north wall of the main corridor has an ornate cornice molding running the length of the building. This feature is interrupted by a large arched opening flanked by square piers. Midway along the north wall of the corridor the main entry is capped by a lobed niche.

The main corridor on the second floor is not as elaborately finished as the first floor, although it has some distinctive materials and features including chamfered ceiling moldings, a running cornice molding, large square piers and small arched water fountain niches with ceramic tile backing, marble base and an eyebrow molding. The second floor corridor also has an arched barrel vault midway along its length.

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The main entry stair is the most important public space in the building. It features a wide first floor landing with built-in concrete benches and a large arched window which provides a view out over the entire campus. At the second floor landing there is an important WPA mural, titled "A Dissertation on Alchemy," painted in 1935 by muralist Reuben Kadish. This is one of two extant WPA murals at the site. It is considered one of the best examples of Kadish's work.³

Along the south wall on both floors are classrooms. Like classrooms in other buildings they retain their original plan but have undergone alterations to floor coverings and ceilings height.

Integrity:

Woods Hall Annex retains a high level of exterior integrity. It has not been compromised by alterations to roofing materials, cladding, fenestration or major decorative details. The front entry details continue to exhibit a high degree of workmanship. Metal fire exit doors have replaced the original doors on the primary courtyard entry of the building. There are no window replacements.

The major internal public spaces retain substantial integrity. The entry stair retains its decorative features at both landing levels. The first floor landing remains an impressive architectural space providing views and a sense of large architectural volume. The Kadish mural is an important decorative element which not only enhances the building, but has artistic merit in its own right.

The classrooms have been altered by dropped acoustic tile ceilings, modern light fixtures and carpeted floors. However, the configuration of classroom space has been minimally altered with original partitions, fenestration, plaster walls and even radiators and shelves, still in place. The corridors feature corbelled arches and inset tiled fountains that remain intact.

Middle Hall (Contributing)

Middle Hall, the first building constructed on the campus in 1924, is a gymnasium that originally incorporated some office and classroom spaces on the second level. It is designed in the Spanish Colonial Revival Style with stucco finished concrete walls, small recessed fenestration and a gabled terracotta tile roof. Similar to other buildings on the campus, grade changes on the site led to the building's distinctive form with the west façade being one-and-a-half stories. Middle Hall is both smaller and less elaborate in design and plan than the other campus buildings. The only building within the Teacher's College complex that does not abut the street, it forms an L with Woods Hall, creating a sheltered courtyard space between the two buildings.

³ Smithsonian Archives of American Art. "Oral History interview with Hebe Daum Stackpole and Jack Moxom.

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On the south elevation the building has two levels. The first level has a central arched entryway which is flanked by projecting buttresses and is surmounted by a decorative plaster medallion. A double concrete stair with concrete balustrades provides access to the second level. The second level is dominated by a bank of three industrial steel windows. A wide balcony runs the full-length of the upper elevation. It is surrounded by a low concrete wall with intermittent curved iron openings.

The fenestration on the north façade of Middle Hall is similar to the front elevation with three groups of steel sash industrial windows centered on the façade. This wall also has a mural dating from the 1930s. The west facade features a shed roof addition at the upper level that was not part of the original design. There are three steel industrial windows centered on the gable above it.

The east end of the building houses a "pavilion" with classrooms that have a separate entry on the upper courtyard level. Originally a staircase led from the gymnasium to the first floor level, but it has been removed. This wing of the building does not have direct access into the gym.

The interior of Middle Hall consists of a large gymnasium and a series of classrooms and offices. The gymnasium occupies the principal volume of space within the building. The space is characterized by open steel trusses, wood paneling, and multi-light steel sash windows are still in place. Following the acquisition of the Lake Merced campus of the college, the gymnasium was converted into a library. As part of recent renovations, two new computer classrooms were added on the second floor level. The classrooms, like those in other buildings have been altered with dropped acoustic tile ceilings and floor coverings.

Integrity:

Middle Hall retains a high level of exterior integrity. It has not been compromised by alterations to roofing materials, cladding, fenestration or major decorative details. The front entry (south elevation) details continue to exhibit notable workmanship. A small shed roof plaster clad addition has been made on the west façade of the building. This appears to have replaced a free standing structure of approximately the same size and configuration that is shown on the 1948 Sanborn Map. This addition has a Mission tile roof. It is both small and unobtrusive and does not affect the overall integrity of the building.

The principal change on the interior is the removal of the internal stair to the classrooms, described above. Classroom spaces display the same alterations and retention of original features as in other buildings.

Retaining Wall (Contributing)

The retaining wall extends along the full-length of Laguna Street on the east boundary of the campus and extends east along on Hermann Street along the Richardson Hall auditorium wing as far as the building's

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entry pavilion. On Haight Street it runs east from the corner of Haight and Laguna to the end of the Woods Hall Annex. The wall is a full story in height and on the east boundary it precludes views from the street of the lower story of Richardson Hall. It is constructed of reinforced concrete and is punctuated with symmetrically spaced concrete rectilinear pilasters with deeply incised striations. An entrance to the lower parking lot is centered in the Laguna Street wall. This may have been added at the time that the parking lots were installed. There are only a few other small openings in the wall, most notably an arched pedestrian level door under the gable of the auditorium. The wall was designed to screen the campus from the street and enhance the interior orientation of the buildings and campus. It was a part of the original campus design by the State Architect's office.

Integrity:

The wall retains its original setting, location, materials, design and association. The major alteration appears to be the automobile gate on the Laguna Street elevation. Although this interrupts the wall, it is relatively small in relation to the overall mass of the structure and does not compromise its appearance or its ability to convey its significance.

Dental Clinic (Non-Contributing)

The Dental Clinic, located at the northeast corner of the campus, is a modern building that is not associated with the San Francisco State Teacher's College. It was constructed circa 1970. It is a two and one-half story structure of stucco and wood. Architecturally the building makes some attempt to reference the Spanish Colonial Revival style of the campus buildings. The Clinic is sited in the location of the 1913 Normal School building which was demolished sometime after 1957.

WPA Murals

In addition to constructing one of the campus buildings, the WPA made the Teacher's College a central focus for art in public places. The college was the location of several architectural mural projects executed under the auspices of the Works Progress Administration (WPA) during the Great Depression of the 1930s.

Of the several murals that were completed on the campus, two are still extant, one by Reuben Kadish and one by Jack Moxon, both well-known Bay Area artists of the period.

The Kadish mural in Wood's Hall Annex is divided into six panels, each portraying alchemy and science through a series of figures and symbols. The central panel portrays a large shattered egg shape entity with a highly stylized spiral emitting from its interior. Kadish had originally planned a mural portraying the splitting of the atom and this central form may be a more abstract reworking of that idea which had been considered too radical by WPA officials. In its composition and color the work shows the strong

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influences of David Siqueros, with whom Kadish studied, as well as the influence of European Surrealism.⁴ Kadish, like many artists of the 1930s, had strong leftist political leanings and produced a number of controversial works including a politically charge work at the City of Hope tuberculosis center in San Francisco.

Moxom's fresco portrays a single angel with large wings that fill the recessed wall space above a door. Executed using traditional fresco technique, the angel references a subject matter associated with the Spanish Revival style of the building. However, it has a robustness, especially in the round face and oversized feet, that draws on the Mexican muralists of the period. According to Moxom, in a 1965 interview, this angel may have been one of several that he painted in the door niches of Richardson Hall.⁵ He also may have painted a mural in the library of Richardson Hall.⁶

While not separate elements within the District, the murals are an important embellishment of the buildings of which they are a part. Both extant murals exhibit a high level of integrity.

Campus Landscape

Surrounding the entire campus is a concrete city sidewalk and a series of border plantings, including olive, ficus and bottlebrush trees. On the east street elevation there is a high concrete retaining and privacy wall. This was built in the 1920s or early 1930s as a part of the Teacher's College building construction. Two large asphalt parking lots occupy the upper and lower terraces. These were constructed after 1957 to accommodate parking for the Extension Service. Internally the campus contains a series of modern paths and staircases that provide circulation between the upper and lower terraces. It is probable that this circulation system was installed concurrent with the parking lots in order to create a functional system for moving people from the parking area to and from the buildings.

On the upper terrace, an informal courtyard space is located in a small alcove formed by Woods and Middle Halls. Although poorly maintained, some of the original trees are still in place. In addition, a series of stepped courtyards are formed along the southern face of Woods Hall and the Woods Hall Annex down to the parking lot that occupies the northeastern corner of the campus. The upper and lower terraces are separated by an ivy-covered sloped area. Plantings in the center of the campus include a Canary Palm known as the "Sacred Palm." Named by San Francisco State students in the early 1940's, the tree signified a place to gather and represents a visual and conspicuous landmark on the campus. There are other large, healthy trees located on the campus, including two large ficus trees as well as olive and oak located on the lower south end parking lot against Richardson Hall.

⁴ Ibid., 20.

⁵ Ibid., 12.

⁶ Ibid.

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During much of the history of the campus, buildings from the post-1906 earthquake period continued to occupy space within the campus. At the time that construction began on the first campus building designed by the State Architect's Office, one facility that had served the Normal School from 1906-1924 was retained. This was a U-shape masonry building in the approximate location of the current Dental Building. This building appears on both the 1913 and 1948 Sanborn Maps, and continued to function into the 1950s. The other temporary buildings were wood frame with wood cladding and are designated as "classrooms" on the Sanborn Maps. These buildings were constructed on an ad hoc basis in the period between 1913-1948. Both in form and appearance these buildings suggest an early version of "module units" that are often used today to expand the capacity of overcrowded schools. They were not a part of the State Architect's plans for the campus. They were sited to take advantage of available open space, without apparent regard for any coherent campus plan. The buildings were poorly designed, rudimentary in materials and construction. These are all factors which suggest that the buildings were viewed as a temporary expedient to deal with a constant rise in enrollments at the San Francisco campus. They were recognized by students and faculty alike as fire hazards and were the subject of one of the first student protests in the history of the school.

The presence of these temporary buildings, occupying much of the campus open-space, prevented the realization of any coherent central campus landscape plan. Although the parking lots are not scenic, they were not created at the expense of removing a planned landscape. They do not alter the physical, visual or architectural relationship among the campus buildings that contribute to the historic district.

Historic District Integrity

The college campus designed by the State Architect in San Francisco as a part of the state initiated building program for the Teacher's Colleges retains its historic appearance. Very few alterations have occurred. The most apparent building alteration is the modification of the courtyard entry to the administrative wing of Richardson Hall. This consists of a wood-frame awning which projects over introduced glass doors and sidelights. These changes were made in the 1950s-1960s. Fire compliant metal crash doors have been installed at several locations on campus as well. All but two of the five known WPA murals in the buildings were removed or covered in the 1950s. Otherwise the major character defining features of the buildings remain and the campus continues to clearly convey the site plan, architecture, and feeling of an academic institution.

The San Francisco State Teacher's College campus was planned and developed by the Office of the State Architect between 1924 and 1935 as an integrated complex of educational buildings intended to meet the educational goals and daily pedagogic needs of the faculty and students. The property continues to convey its historic use as an institution of higher learning and teacher training through its overall campus plan, its architectural coherency, the integrity of the individual buildings within the district, and its decorative detailing that express educational themes in the form of statuary and murals. The complex at 55 Laguna Street is immediately recognizable as an educational campus and each of the individual

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buildings continues to clearly express original function through retention of classroom layout, organization of space, special program spaces and detailing. The historic district contains a significant concentration of structures that are united by plan, design and physical development.

The San Francisco Teacher's College campus retains its historic integrity. The campus plan is fully intact with all of the original buildings present. The only non-contributing building on the campus is the Dental Clinic circa 1970. This building replaced an early Normal School building and is modest in size. It is located at the southwest corner of the campus. It does not intrude on the historic building complex and in mass, volume, and height it does not detract from the historic buildings.

All of the buildings retain their integrity of location and setting. None of the buildings have been moved and no new building(s), other than the Dental Clinic, have been added to the campus. The relationship among the buildings, both physically and visually, has been maintained over time. The setting and the relationship of the campus to the surrounding neighborhood has remained consistent over time. Hayes Valley is predominantly a residential neighborhood made up of flats and apartment buildings constructed between the late Victorian period and the 1930s. Hayes Valley was not affected by the fire of 1906 and retains the mixture of Victorians and 1920s buildings that were present at the time the campus was constructed. Exemplary of this admixture is a large and imposing Victorian on Buchanan Street and a multi-story 1930s apartment complex at the corner of Buchanan and Haight, both directly across the street from the campus. The Moderne elements in the design of Richardson Hall resonate with the stark Federal Modernism of the nearby Federal Mint, designed in the 1930s by G. Stanley Underhill.

All of the individual buildings retain integrity of materials and overall the campus presents an appearance similar to that which existed in the period of significance (1924-1957). No building within the complex has been compromised by an alteration of exterior roofing materials, cladding, fenestration or major decorative details. All of the buildings, as indicated in the individual building integrity discussions above, have undergone only minor changes. The largest changes have occurred in secondary classroom spaces and many of those changes may be reversible. In terms of materials and workmanship, the largest loss occurred in the 1950s with the removal or covering of the WPA murals by Hebe Daum Stackpole and Jack Moxom in Richardson Hall and the murals by Maxine Albro and John Gerrity at Woods Hall.

The most significant landscape change on the campus is the introduction of parking lots which replaced landscaping and wood frame classrooms that were in the center of the campus. The parking lots occupy the central campus both at the upper and lower levels of the site. However, they do not appear to have destroyed the integrity of an executed internal campus landscape or circulation pattern. From very early in the history of the campus, enrollment far exceeded the projections on which the campus plan was based. Constant student pressure impelled administrators to retain some of the "temporary" buildings that occupied the interior of the campus. Over the forty eight years that the campus served as a teacher training and college facility the center of the campus might best be described as a hodgepodge of landscape features, paths and structures installed and retained on an ad-hoc and utilitarian basis.

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SIGNIFICANCE:

The Laguna Street campus of San Francisco State Teacher's College is significant under Criterion A of the National Register of Historic Places for its association with the development of formal teacher training in California and as one of the few surviving examples of the Teacher's Colleges that formed the basis of California's State College and University system. The Teacher's Colleges were the direct descendants of the Normal Schools established in the 19th century in California and the immediate forerunners of the State Colleges. They were heirs to the national Normal School Movement, a major effort to create uniform educational standards for teacher training and require college level certification for teachers throughout the country. California established Normal Schools in the 1870s, eventually supporting eight institutions throughout the state. In 1921, the State Legislature recognized the importance of these institutions by granting them collegiate status. The establishment of the Teacher's Colleges, in addition to raising Normal School training to a collegiate level, also marked the beginning of a multi-faceted public higher education system in California that culminated in the 1960s with the State's Master Plan for Higher Education.¹ In addition to enhancing the status of the Normal Schools, the legislature undertook an ambitious program of funding for new buildings to provide adequate facilities for instruction, educational study, and experimentation. The State Architect's Office was charged with undertaking this program of facility development. This was particularly important to the newly named San Francisco State Teacher's College which had been struggling since the earthquake of 1906 to provide teacher training in a jumble of temporary buildings on the former Protestant Orphanage property at Haight and Laguna Streets in the city. The four buildings designed and built by the California State Architect and the WPA between 1924 and 1935 physically embody a major achievement in the development of California teacher education. From 1924 until 1957, the period of significance, the San Francisco State Teacher's College functioned at the Laguna Street campus to educate a substantial number of California teachers, and the majority of teachers in the Bay Area. The San Francisco Normal School and the subsequent Teacher's College was a leader in educational theory, program innovation and child development. Of the several campuses built during this first phase of public college development throughout the state, San Francisco State is one of only two campuses that survives in its original setting.²

¹ Two of the Normal Schools/State Teacher's Colleges eventually became a part of the University of California system; at Los Angeles and Santa Barbara. Normal Schools that became State Teacher's Colleges and later State Colleges and Universities include, in addition to San Francisco, San Diego, Fresno, San Jose, Chico and Humboldt. The San Diego, Fresno, San Jose, Chico State and Humboldt Colleges were developed on the same site as the previous Teacher's College.

² The campus at Santa Barbara, which includes buildings that were purchased, as well as buildings designed by the State Architect, is the only other stand-alone Teacher's College Campus remaining. The 1920s-30s campuses at Chico State and San Diego State Universities remain partially intact, but the core Teacher's College buildings exist within the context of the larger modern campuses that were developed in the 1950s and 1960s. The San Diego Teacher's College core of buildings has been placed on the National Register of Historic Places. The Chico State complex has not been evaluated for historic significance. Fresno State University retains at least one of the buildings constructed in the 1920-1930 period of Teacher College campus development. Humboldt State retains

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The Normal School Movement

Until the early 19th century there were no formal educational training programs or standards for entering the teaching profession. In urban areas, teachers were recruited from the ranks of secondary schools and among college graduates. However, in many rural and frontier areas, teachers had only rudimentary education themselves before taking up the profession of teaching. In general, secondary teachers were drawn from among the graduates of liberal arts colleges and were not considered to need any specialized training in pedagogy until late in the 19th century.

The term "Normal" school is derived from the French "ecole normal" and implies the implementation of standardized teaching norms. It was the objective of the normal school movement to improve the quality of teacher training and to establish standards and norms for elementary school education. Less directly, but also important, were the objectives of raising the status of the teaching profession, increasing salaries and providing a means for "respectable" employment for women of modest means and financial resources.³ Many reformers also wished to introduce European educational innovations, such as the kindergarten, into American schools through specialized training of teachers. The earliest programs geared to preparing individuals, primarily women, as teachers were established in private secondary schools. The first public Normal School program was instituted in Massachusetts in 1839.

A number of educational reformers took up the cause of improving the quality and increasing the quantity of American teachers. Important figures in the history of American education such as Henry Barnard and Horace Mann strongly advocated for the expansion of normal school education, particularly to meet the needs of elementary schools.

Normal Schools in California

The first normal school west of the Mississippi was established in St. Louis in 1857. In California public concern regarding the lack of professionally trained teachers led to a call for the establishment of New England style normal schools to prepare teachers for the public schools. The first effort in San Francisco in this direction was the establishment of Minns Evening Normal School.⁴ The evening school, which met once a week, was under the direction of the San Francisco School System which required prospective and practicing teachers to attend. However, many teachers, educators and reformers felt that this was a first, but insufficient, effort and they continued to call for the establishment of a full-time program that could adequately prepare teacher's for their task.

three of the original Teacher's College buildings, but these will be extensively altered or demolished under the campus development plan.

³ Roland, Carol. "The Kindergarten Movement in California: a Study in Class and Social Feminism." Unpublished Ph.D. dissertation, University of California, Riverside, 1980, 102.

⁴ Merlino, Maxine. "A History of the California State Normal Schools: Their Origin, Growth, and Transformation into Teachers Colleges." unpublished Ed.D. dissertation, University of Southern California, 1962, 169.

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With the support of the State Superintendent of Schools, Andrew Jackson Moulder, notable educational figures such as John Swett, and educational advocacy groups such as the California State Teacher's Institute, the California legislature passed an enabling bill in May, 1862. This bill provided for free teacher education in the State.⁵ This legislation set up a state board with the authority to accept buildings, furniture and facilities from the San Francisco Board of Education in order to establish a normal school at San Francisco and also granted the authority to award diplomas and certificates.

San Francisco was a natural choice for the first state supported normal school given the precedent of the Minns program and the fact that the city had the largest school district in the state at the time. The local school district provided facilities for instruction in existing buildings but made no move to provide the San Francisco Normal School with its own building or campus. This situation continued from 1862 to 1871 by which time the pressure of enrollment and the often inadequate conditions of the temporary buildings led to action to provide a permanent facility. This decision resulted in a fierce competition among several cities to secure the State Normal School. In 1871 the State Superintendent of Schools selected San Jose as the site of the first permanent campus. This decision was both a response to the heavy lobbying campaign of the city, and a reflection of the view that a Bay Area location might leave the Normal School overshadowed by the "State University" at Berkeley.⁶

However, teacher-training courses continued to be taught in San Francisco as a part of the publicly funded Girls' High School under the auspices of Principal, John Swett. Swett was a noted California educator and strong supporter of the Normal School Movement as well as of increased professional opportunities for women.⁷ The program was geared to prepare its graduates to embark on a post-graduation career in elementary teaching. However, the program experienced some problems combining the classical high school curriculum with the more vocationally oriented normal school training. Although it graduated a number of young women, the program operated somewhat at odds with a more general trend toward raising teacher training to the post-secondary level. The Girl's High School program was terminated in 1874.⁸

The 1880s saw a significant expansion of the normal school system. Population growth and expansion within the state placed increasing pressures on local school systems and created an increasing demand to make teacher training more accessible in some of the rural areas of the state. In 1881 a Southern California Normal School was established in Los Angeles. In 1887 a school was opened in Chico on land donated by General George Bidwell.⁹ At first these institutions were viewed as branches of the school at

⁵ Ibid., 44.

⁶ Ryan, Edwin. "History of Manual Training Teacher Education in California State Normal Schools." Unpublished Ed.D dissertation, University of California, Los Angeles, 1964.

⁷ Roland.

⁸ Ryan, 47.

⁹ Merlino, 90.,

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San Jose, but by 1887 legislation was passed making each an independent school under the direct governance of the State Board.

In 1899 two more normal schools were added to the state system, one in San Diego and one in San Francisco. Although the San Francisco School Board displayed a somewhat apathetic attitude toward the re-establishment of a normal school within the city, the State legislature provided authorization and funding and the school was opened in rented quarters in July, 1899. With limited funding, the San Francisco Normal School struggled with inadequate physical facilities for its first several years.

The leadership of the San Francisco Normal School was placed in the hands of Frederick Burk. Burk was an important educational figure in California who enjoyed a national reputation. He graduated from the University of California in 1883 with a Bachelor of Letters degree. He taught in both public and private schools to finance his post graduate work at Stanford, receiving his M.A. in 1892. In 1896 he began studies for the Ph.D. under the tutelage of G. Stanley Hall in Massachusetts. When he returned to California he served as Superintendent of Schools for Santa Barbara in 1898-1899. He then accepted an offer to become President of San Francisco State Normal School shortly after the Legislature authorized its creation. He served as President until his death in 1924.

Undeterred by the "old, barren-looking" facilities that were provided, Burk saw new opportunities in the urban location of the school.¹⁰ San Francisco had excellent secondary schools from which the Normal School could draw recent graduates. Long an advocate of more stringent entry standards for normal schools, Burk instituted admissions standards equivalent to those of the University of California. In this regard he was a pioneer both in the state and country.

Burk and his faculty also made substantial curriculum changes to the San Francisco school's program. Arguing that the normal school was:

...a technical school, ranking in character with schools of medicine, engineering, law and trade-learning... Thus the San Francisco Normal School stands for a sharp distinction between general or academic scholarship and technical or professional training special to teachers...¹¹

Burk introduced courses on educational philosophy and its practical application in the classroom. San Francisco Normal School taught no general academic courses. They pioneered in introducing seminar based classes and practice teaching into the program.¹²

San Francisco Normal School quickly established itself as a center of educational debate and a progressive voice promoting higher standards for both teachers and students. Among the state's normal

¹⁰ Ibid, 173.

¹¹ Ibid, 175.

¹² Ibid, 186

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school facilities, San Francisco and Los Angeles took on more prominent roles as research institutions. San Francisco began publishing a series of bulletins based on faculty research and observation. In 1912 it launched a more widely circulated series of monographs on educational issues. Between 1910 and 1913 it initiated experiments regarding individual differences and the learning process. San Francisco Normal School also introduced the concept of evaluating student achievements within a specific area without regard to age or accomplishment in other subjects. In 1914 they introduced the first post-graduate course and in 1917 they added special elementary and secondary diplomas in music, physical education and playground athletics.¹³ In addition to training large numbers of teachers in the Bay Area, San Francisco Normal School was a center of educational innovation and debate both within the state and in the larger professional educational world.

Many of the ideas pioneered at San Francisco Normal School, particularly those related to professional standards and excellence, and training curriculum were embodied in a series of major education and government policy debates from 1900 to 1919. The debates centered around defining the proper role and future of the normal schools. This debate began with a report prepared for the Governor of California that summarized the status of the five State Normal School campuses. This study revealed wide differences in orientation, curriculum and standards among the campuses.¹⁴ This in turn led to several years of discussion regarding Normal School governance, the relationship of the schools to the University of California, and the proper balance between general academic education and professional training in the normal school curriculum. In the words of educational historian, Maxine Merlino, these debates "...gradually impelled the normal schools to become teachers colleges and also provided the initial impulse which transformed the Los Angeles Normal School into the southern branch of the state university."¹⁵ This debate came to a head in 1919 when the legislature appointed a special committee to investigate "the problem of meeting the needs and furnishing support for the schools and educational institutions of the state." The report, commonly known as the *Jones Report*, recommended that the normal schools be transformed into teachers colleges with full collegiate status. This recommendation was passed into legislation in May, 1921. This action elevated teacher education to the post-secondary level and was the culmination of a long reform effort. It also functioned to create eight acknowledged collegiate level institutions which eventually became the California State University system.¹⁶ In keeping with its change in status, the San Francisco Normal School changed its name to San Francisco State Teacher's College and, again, in 1935 to San Francisco State College.

The Campus Building Program and the Development of the San Francisco Teacher's College

¹³ Ibid, 312.

¹⁴ Ibid, 211.

¹⁵ Ibid.

¹⁶ The Los Angeles Normal School was the only one of the normal schools to become part of the University of California.

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In addition to advocating for collegiate status, normal school administrators, students, and supporters had long worked for better and more adequate physical facilities for teachers-in-training. As a part of the state legislation in 1921 funding was allocated for the construction of improved campuses. For the first time training facilities were conceived to include more than a single, often overcrowded, building. The new campus plans developed by the Office of the State architect included specialized spaces designed to facilitate programs, such as kindergarten departments, elementary school programs, and observation and laboratory spaces.

The 1920s and 1930s were a period of intensive construction of new teacher college facilities in California. During this period the campus at Chico was developed with a large classroom building, library and other facilities. Similar accommodations were built at San Diego, Fresno, Santa Barbara, Humboldt and San Jose. At the same time the State Architect undertook the construction of the core UCLA campus in Westwood. This campus building represented a huge commitment of state funds to higher education, and indirectly a new level of support for elementary and secondary education in the state.

State Architect George B. McDougall initiated a Master Plan for the San Francisco campus which was to be developed in phases as funding became available.¹⁷ McDougall worked closely with Fredrick Burk to insure that the physical plan of the college would facilitate and support the teacher training functions of the institution. The proposed new campus of the State Teachers' College was described as being "beautiful, imposing, healthful, and efficient." The new campus was planned to eventually accommodate 800 student teachers and 400 elementary school students."¹⁸

This "beautiful and imposing" campus was in direct contrast with the situation that existed in 1921. The site of the San Francisco Normal School was originally occupied by the Protestant Orphan Asylum. Founded in 1851, the Protestant Orphan Asylum was the first orphanage established on the West Coast. Although Hayes Valley did not burn in the fire that swept through much of the south part of the city following the earthquake of 1906, the masonry Orphan Asylum was badly damaged by the quake itself. In 1906, after briefly re-locating to Oakland, the San Francisco Normal School moved into the surviving auxiliary buildings on the Orphanage grounds where it resumed operations. Sometime prior to 1913 a masonry U-plan building was erected on the corner of Hermann and Buchanan Streets to accommodate the need for classroom space. Other wood frame structures were also hurriedly put up to accommodate classes as the need arose.¹⁹

At San Francisco the new building program was particularly important, finally removing the school from the small and make-shift quarters it had been operating in for nearly fifteen years. The construction and occupancy of a new campus was an integral part of a pattern of events that began with the establishment of state operated Normal Schools in the 19th century and was developed in the mid-20th century through

¹⁷ Page and Turnbull, 28.

¹⁸ Ibid.

¹⁹ San Francisco Sanborn Map 1913.

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the elevation of teaching certificates to college degrees, the construction of new and adequate training campuses, and the expansion of teacher training that the campuses made possible. The Richardson Hall building expanded classroom training facilities with an entire wing dedicated to the training school. It also contained a kindergarten department, enhanced in the 1930s by Hebe Stackpole's murals of small children in various situations of play and learning. It was fitting that this building was initially named for Frederick Burk, long-time president of the school and a strong and persistent advocate for better facilities. Middle Hall, with its fully equipped gymnasium, enhanced the special certificate programs offered at San Francisco in athletics and physical education teaching. Wood's Hall and Woods Hall Annex provided facilities for math and science programs. The new buildings and program specific facilities played an important role in San Francisco State Teacher's College retaining its intellectual leadership in the field of education and in its remaining one of the most important and respected teacher training programs in the state. In terms of educational innovation, the period in which the Teacher's College occupied the Laguna Street campus was one expansion and consolidation. The pre-eminence of San Francisco in the field of teacher training had been established under Frederick Burk. The new campus made it possible to carry on this legacy.

However, situated in the most populous urban area in California, San Francisco Teacher's College experienced problems that were unique to its setting and location. Despite an aggressive building program, enrollment constantly exceeded the capacity of the campus. The 800 student limit of the campus was exceeded before construction of the complex could be completed. As a result, an older post-earthquake building was retained at the corner of Hermann and Buchanan throughout the campuses operation as the Teacher's College. In addition, a series of ad hoc, temporary frame buildings were erected to try to accommodate student enrollment. These buildings were generally poorly built, using cheap materials, and were frequently referred to as "shacks." The Depression followed by World War II brought a halt to the state's building program (the last building constructed as part of the campus plan in 1935 was undertaken by the WPA). The "temporary" buildings continued in use despite becoming increasingly dilapidated. They were widely viewed as hazards and were the object of one of San Francisco State's earliest protests in 1938.

Also unique to this campus, San Francisco State Teacher's College was a center of intense WPA activity in the city. Besides constructing the Woods Hall Annex building under the WPA program, the campus was extensively decorated with WPA murals. At least five murals, executed by San Francisco artists, Rueben Kadish, Jack Moxom, Phebe Stackpole, Maxine Albro and John Gerrity, are known to have been executed. In a 1960s Smithsonian interview with Jack Moxom claimed that there is another mural in the library or study space in Richardson Hall that he completed.²⁰ Along with WPA murals at the Rincon Annex Post Office, Coit Tower, and San Francisco City College, the Teacher's College murals are part of the legacy of the WPA in San Francisco. Out of favor for a number of years after World War II, WPA art work has been increasingly recognized both as a representation of an important historic government

²⁰ Smithsonian Archives of American Art, Interview with Hebe Daum Stackpole and Jack Moxom. The Turnbull report on 55 Laguna Street attributes the niche fresco to Hebe Stackpole, but in this extended oral history interview with both Stackpole and Moxom, the angel is clearly attributed to the later.

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program and as works of art. The San Francisco Teacher's College murals are important in both of these regards. Although the artists who produced these works are not as well known as some who worked for the WPA, they are representative of the San Francisco and Los Angeles art communities that existed in the 1920s and 1930s, and they all had established regional reputations. The association of the mural work with the Teacher's College fulfilled a number of goals of the public arts program of the New Deal. It exposed an urban student population to works of art in their daily environment, and implicitly it functioned to heighten the aesthetic awareness of those who would be teaching in the public schools. It is quite possible that these murals are independently eligible for listing in the National Register under Criterion C under a separate WPA context. However, time constraints did not allow the development of this context within the current scope of work.

The lack of funding to continue constructing new buildings, however, was not the only factor in limiting the campus' growth. By the late 1930s school administrators had begun a campaign to acquire one of the last large parcels of land in San Francisco near Lake Merced at the western edge of the city. Acquisition and development of the western campus began in the 1940s. For nineteen years the school maintained both a "downtown" campus at 55 Laguna and the larger campus at Lake Merced. In 1957 all operations were consolidated at the Lake Merced campus. The downtown campus was transferred to the University of California, which used it as an extension program site until 2001.

The Laguna Street campus of the San Francisco State Teacher's College represents an important period in the development of teacher training and higher education in California. It symbolizes the achievement of the goals of the 19th century normal school movement including collegiate status for teacher training, increased state government support and involvement in higher education, and for enhanced college facilities. The development of the San Francisco State Teacher's College campus and its continued operation as the major teacher training facility in the Bay Area through the 1950s is part of a pattern of events that professionalized education as an academic field and standardized public education in California. The teacher's college campuses created in the 1920s became the institutional basis for the later state college system. In large part because San Francisco State transferred its campus development to the Lake Merced property after 1945, the Laguna Street campus continues to exemplify the teacher's college phase in the development of the state's system of higher education in a relatively pristine setting. It is one of the only campuses of this period which continues to clearly exemplify the Spanish style central court yard plan that characterized all of the Teacher's College campuses designed by the State Architect in the 1920s and 1930s.²¹

²¹ The other two campuses in which the courtyard arrangement is still identifiable are Santa Barbara and San Diego.

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_____. "Oral History Interview with John Emmett Gerrity, January 20, 1965, Berkeley, California. <http://www.aaa.si.edu/collections/oralhistories/transcripts/gerrit65.htm>.

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Maps and Municipal Records:

City of San Francisco, Office of the Assessor-Recorder

City of San Francisco, Planning Department, "Historic Resources Inventory"

Sanborn Map Company, City of San Francisco 1913-1950

Acknowledgments

The original draft of this nomination was prepared by Vincent Marsh. Although the nomination has been changed to include additional material, the draft prepared by Mr. Marsh established the foundation of the nomination and played an important role in its completion.

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San Francisco Normal School/State
Teacher's College
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GEOGRAPHICAL DATA:

Verbal Boundary Description:

From the corner of Buchanan Street and Haight Street east along the south curb of Haight Street approximately 413 feet to the corner of Laguna Street. South along the west curb of Laguna Street approximately 618 feet to the corner of Hermann Street. Proceeding from the intersection of Hermann and Laguna to the corner of Hermann and Buchanan and then north along the east curb of Buchanan Street approximately 618 feet to the corner of Haight Street returning to the point of origin.

Boundary Justification:

This is the historic boundary of the San Francisco Normal School/State Teacher's College, which includes the non-contributing Dental Building. This boundary is well defined by the surrounding streets. The campus site is 5.86 acres and includes the portion of Waller Street between Buchanan and Laguna Streets which was abandoned and discontinued on April 6, 1922, per San Francisco Board of Supervisors Resolution No. 19812.

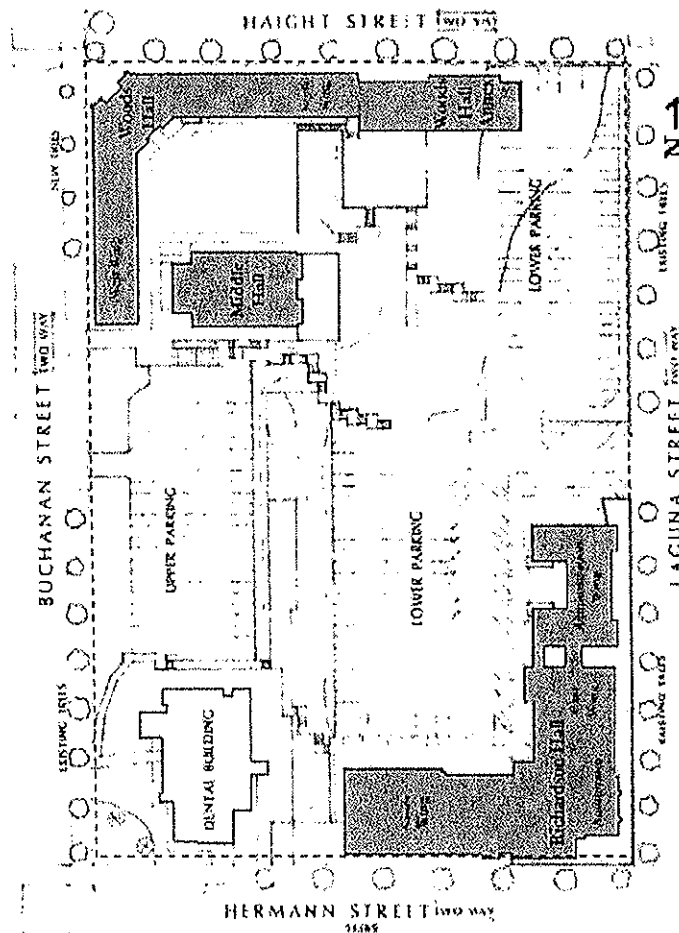
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Boundary Map: Boundaries indicated by broken line.



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Site and Building Layout and Plans:



Figure 1. Aerial view of San Francisco State Teacher's College Campus, 55 Laguna Street, San Francisco.

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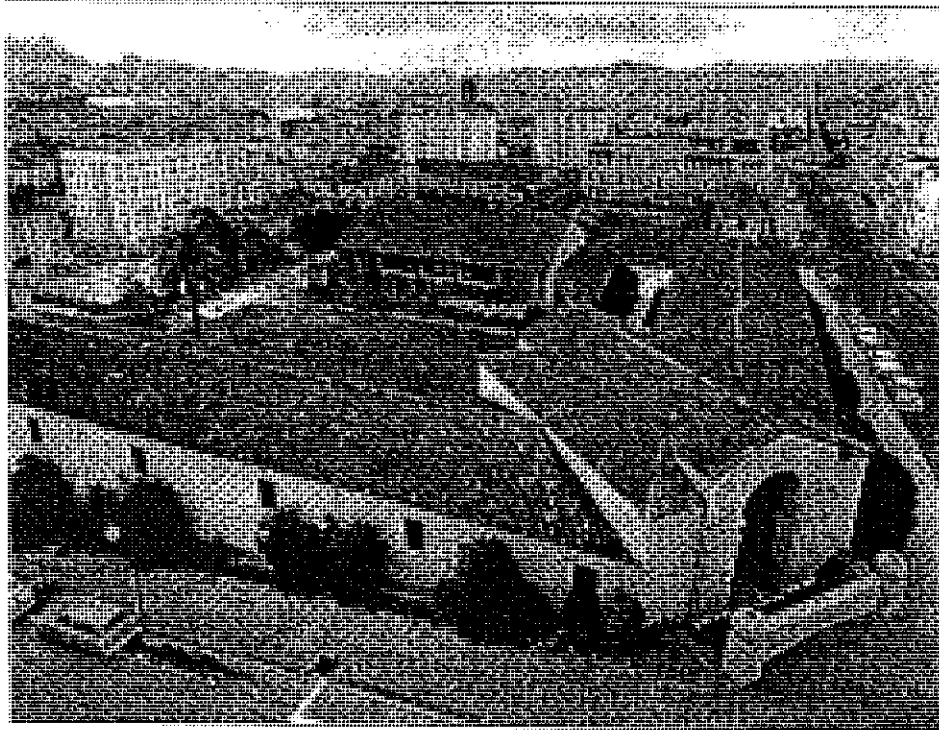


Figure 3. Overview of campus. Works Hall is in foreground, Middle Hall is in the center and Richardson Hall is in the background left. The non-contributing Dental Building is in the background right.

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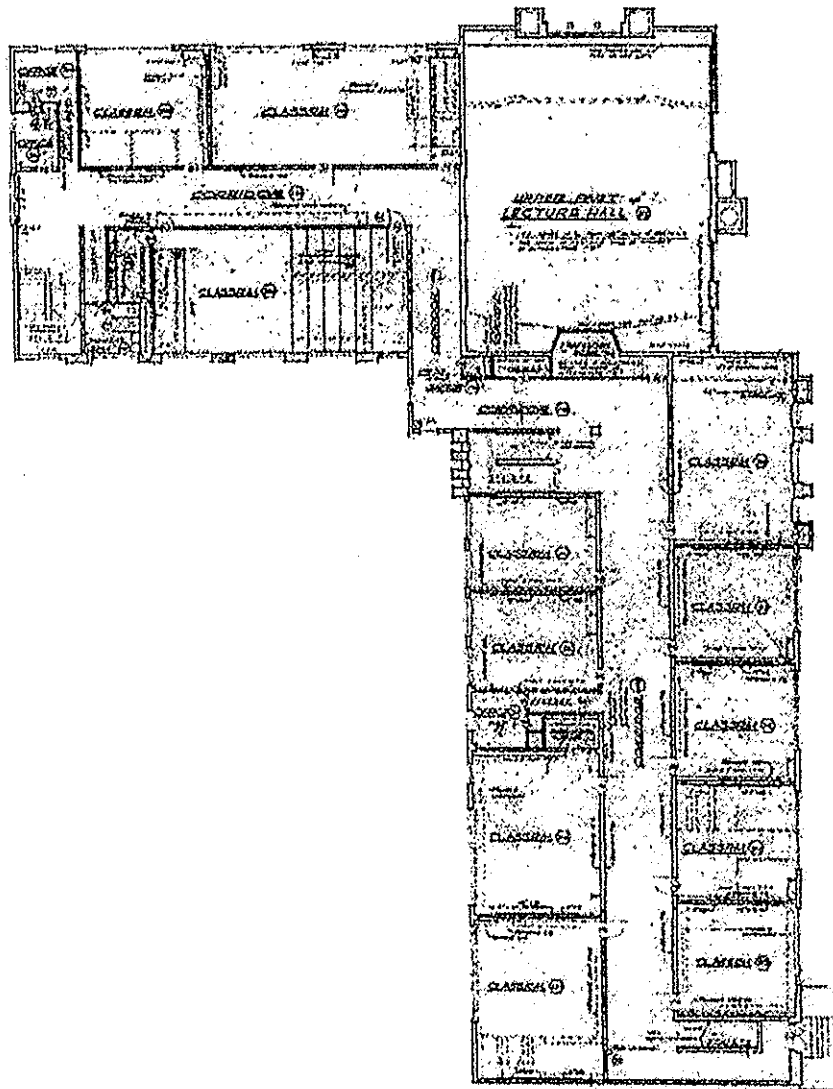


Figure 4. Richardson Hall, ground floor plan, 1930 Training School Wing with auditorium.

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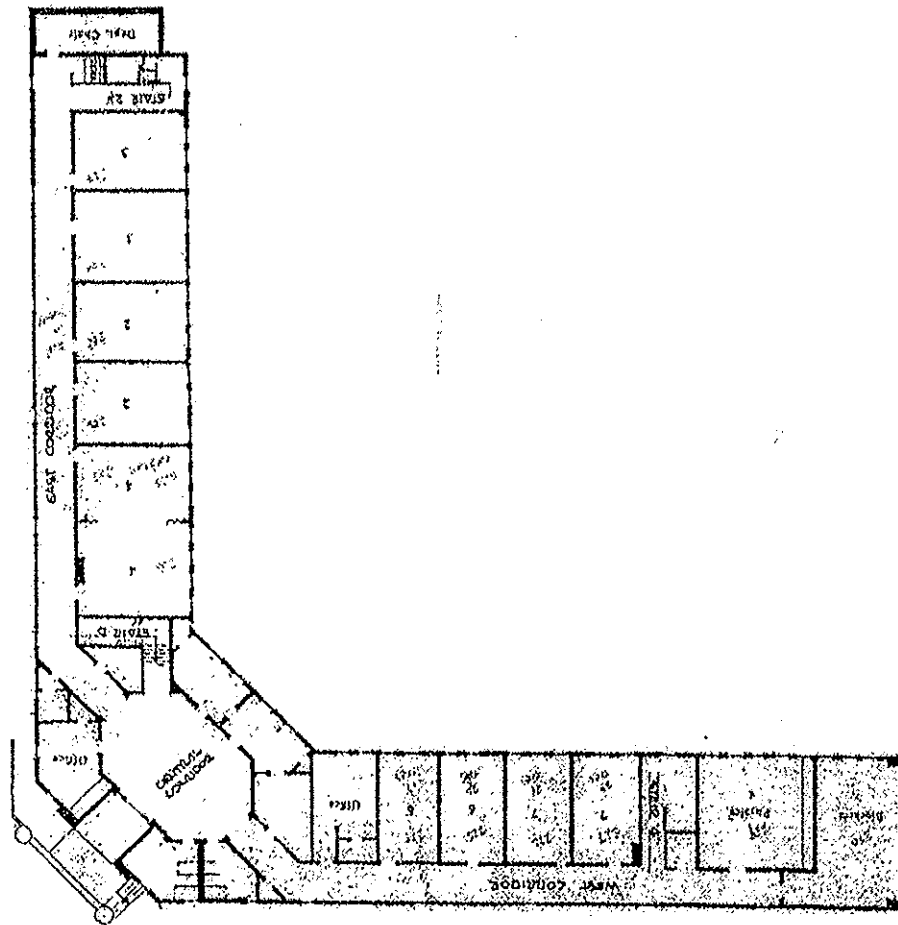


Figure 5. Woods Hall, 1926 ground floor plan.

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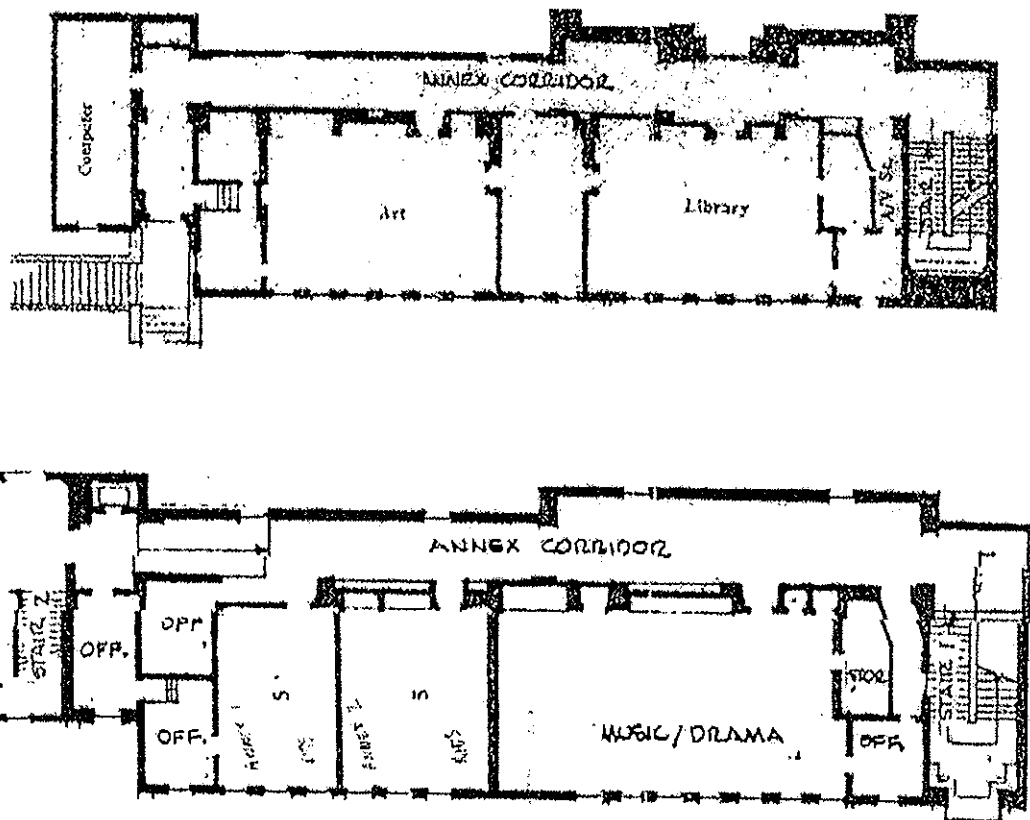


Figure 6. Woods Hall Annex, 1935 plan.

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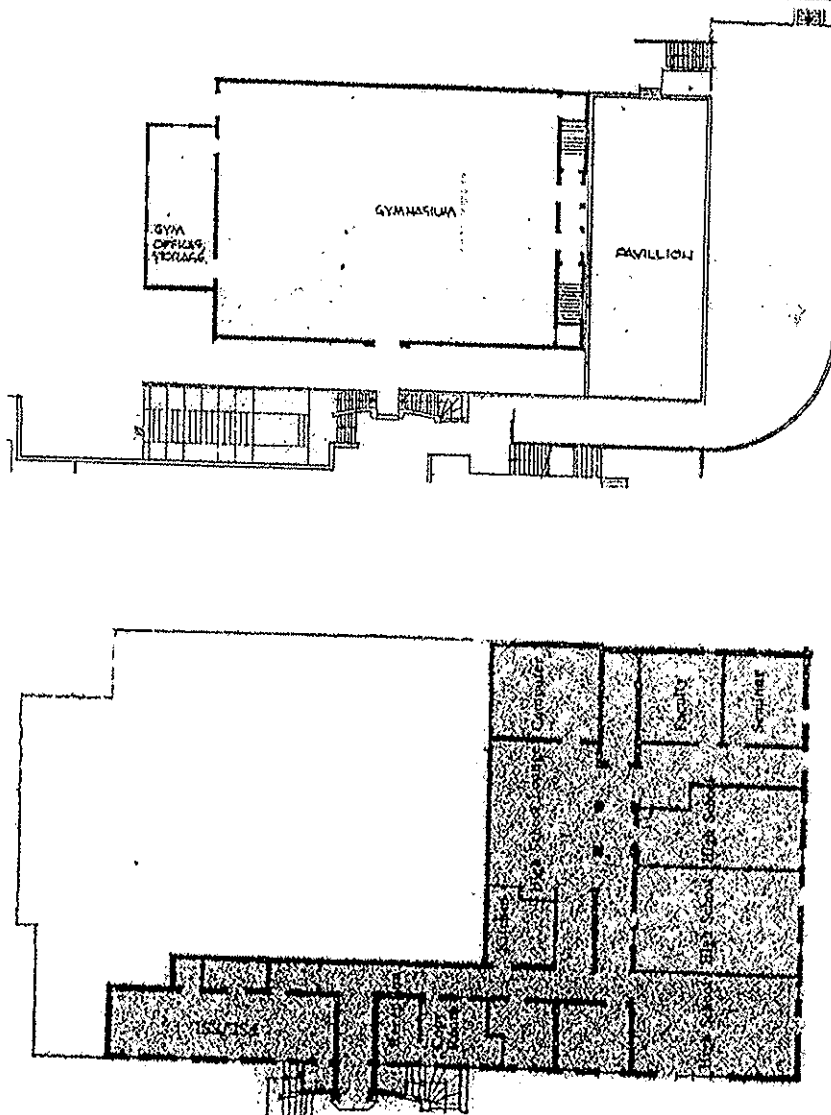


Figure 7. Middle Hall, 1924 plans. Upper drawing is of main floor, lower drawing basement classrooms.

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Historic Photographs:

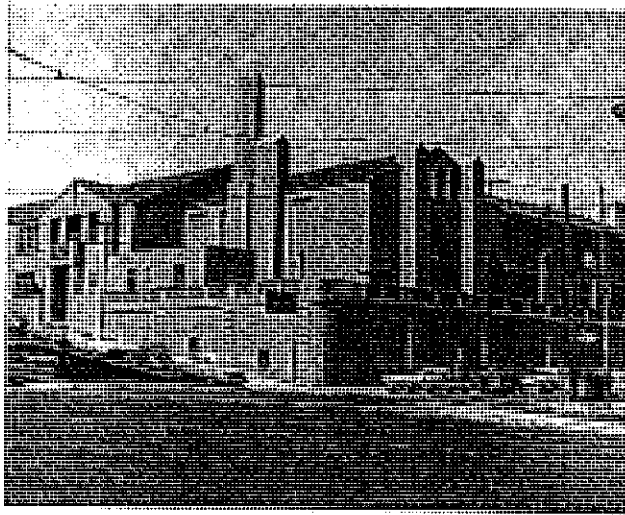


Figure 8. Richardson Hall, 1954. View northwest. *Courtesy of San Francisco Public Library.*

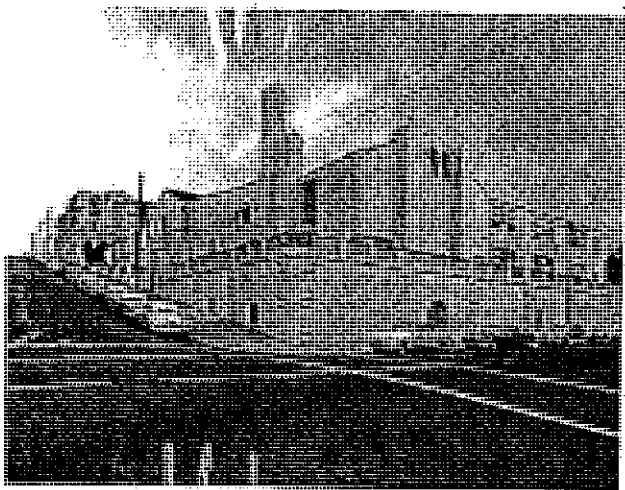


Figure 9. Richardson Hall, 1957. View northwest. The 1915 Normal School building is in the background at the top of the hill. *Courtesy of the San Francisco Public Library.*

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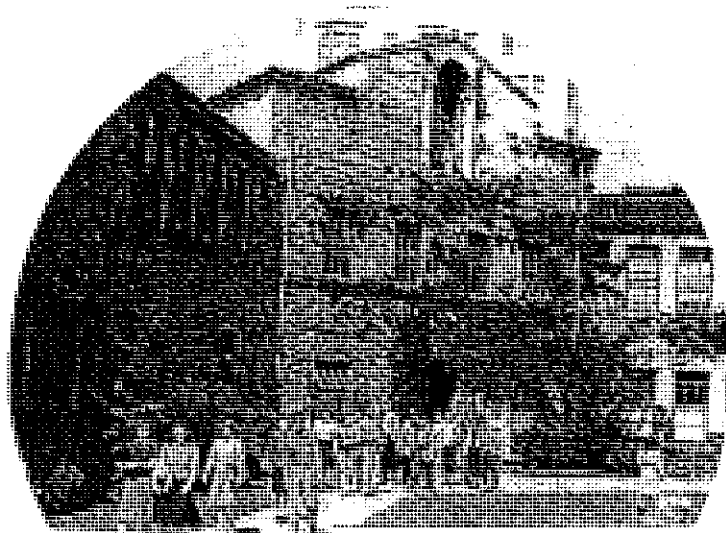


Figure 10. Interior courtyard view of Woods Hall entry pavilion, circa 1950s. The 1920s apartment building across from the campus in background remains today as part of neighborhood setting. *Courtesy of San Francisco Public Library.*

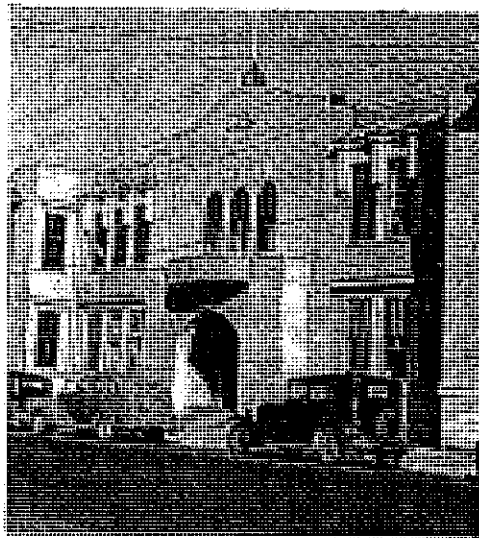


Figure 11. 1913 Normal School Building at the corner of Buchanan and Hermann Streets. View southeast. *Courtesy of the On Line Archive of California.*

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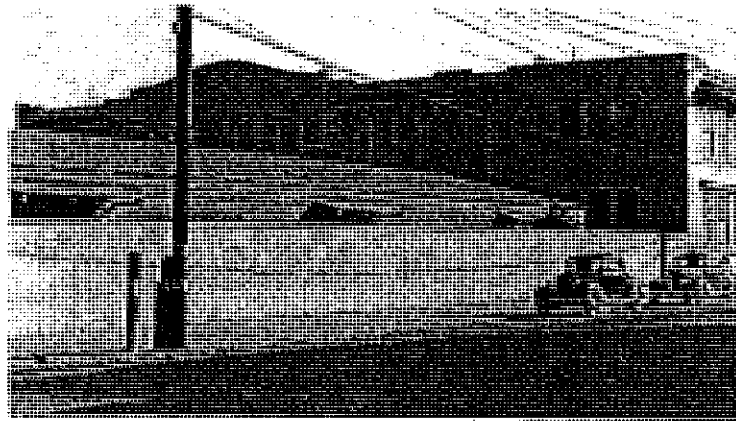


Figure 12. One of the "temporary" wood frame classrooms used in the 1913 Murrell School Building. Photograph circa 1935. View southeast. *Courtesy of On Line Archive of California.*



Figure 13. Fresno State Teacher's College circa 1930. Buildings constructed as a part of the post-1921 legislatively funded building program. *Courtesy of Online Archive of California.*

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From the University's Original Collection, Department of Special Collections, Earl Kent Library,
University of California, Davis. The collection is property of the Regents of the University of California;
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Figure 13. Chico State Teacher's College, Library Building circa 1930s. This building continues to provide the entry to the State University campus. Another example of the post-1921 Teacher's College building program. *Courtesy of On Line Archive of California.*

San Diego Historical Society

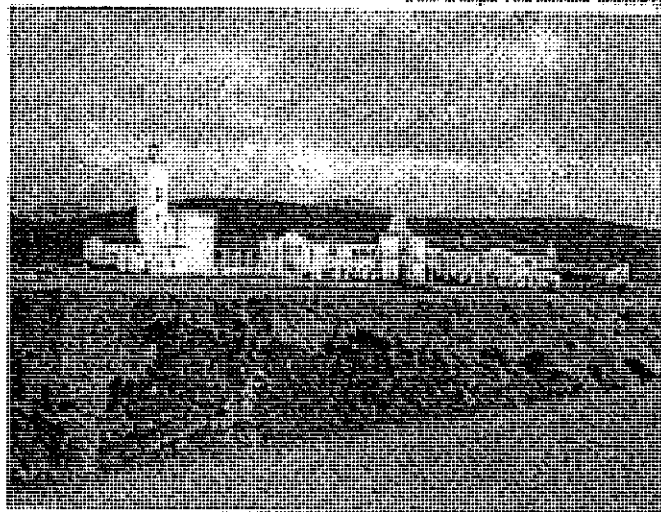


Figure 14. San Diego State Teacher's College circa 1915. *Courtesy of On Line Archive of California*

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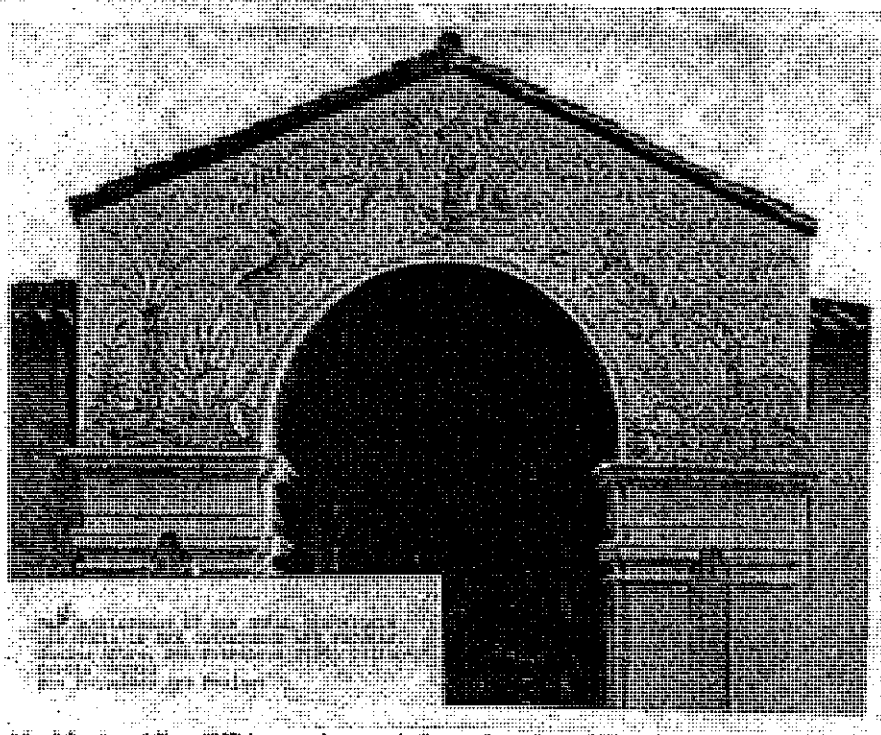


Figure 13. Massimo Albero WPA mosaic mural, West elevation of Woods Hall, 1935.

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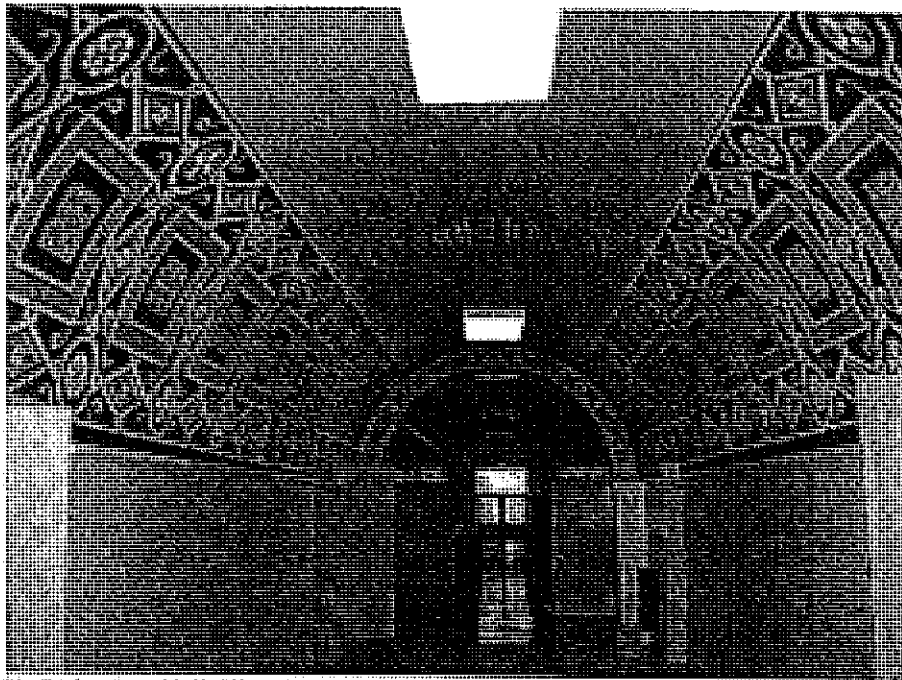


Figure 31. Richardson Hall, Victorian stenciling executed by Peter Boyce circa 1960.

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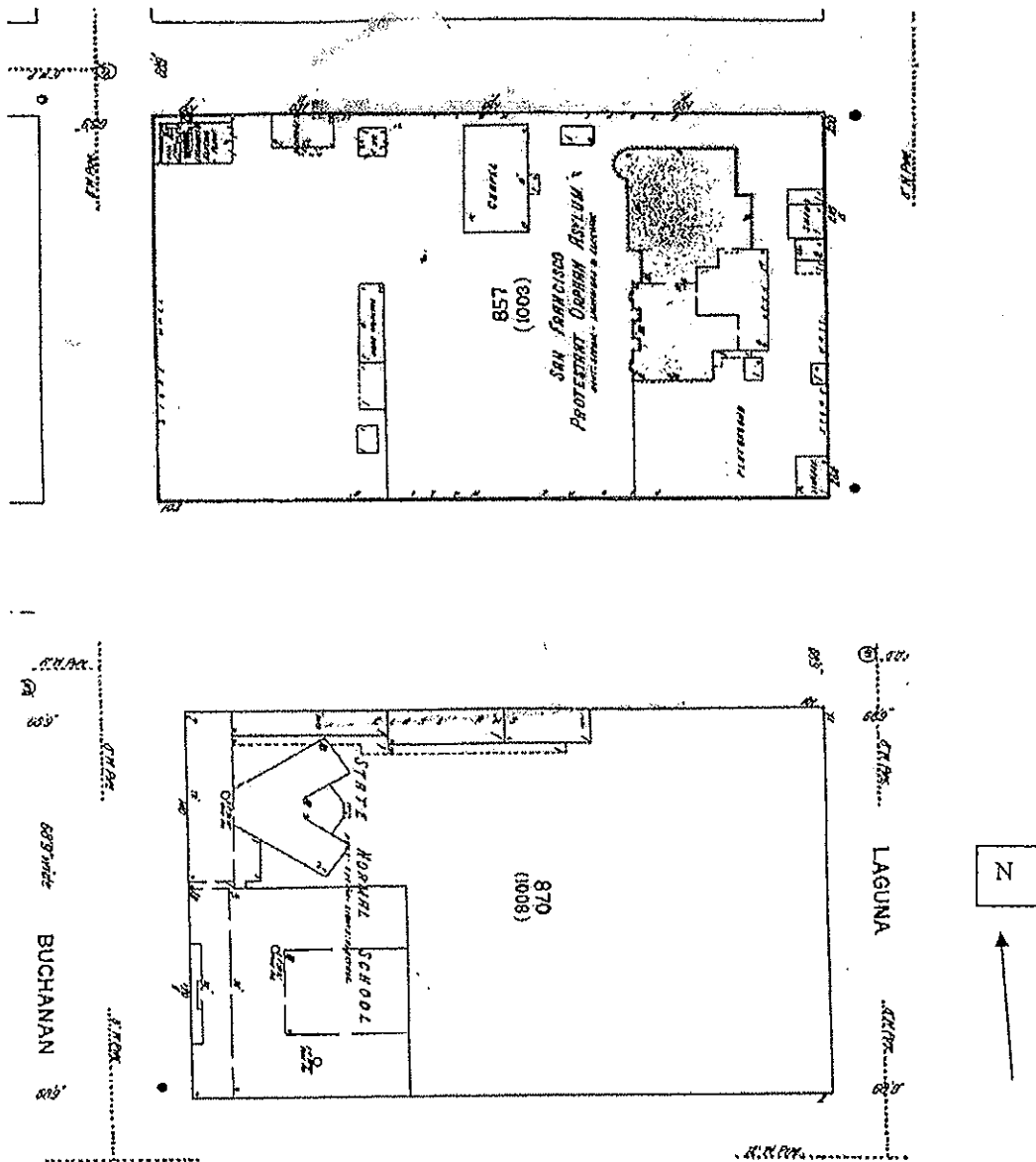


Figure 23. Sanborn Map 1913. San Francisco Normal School.

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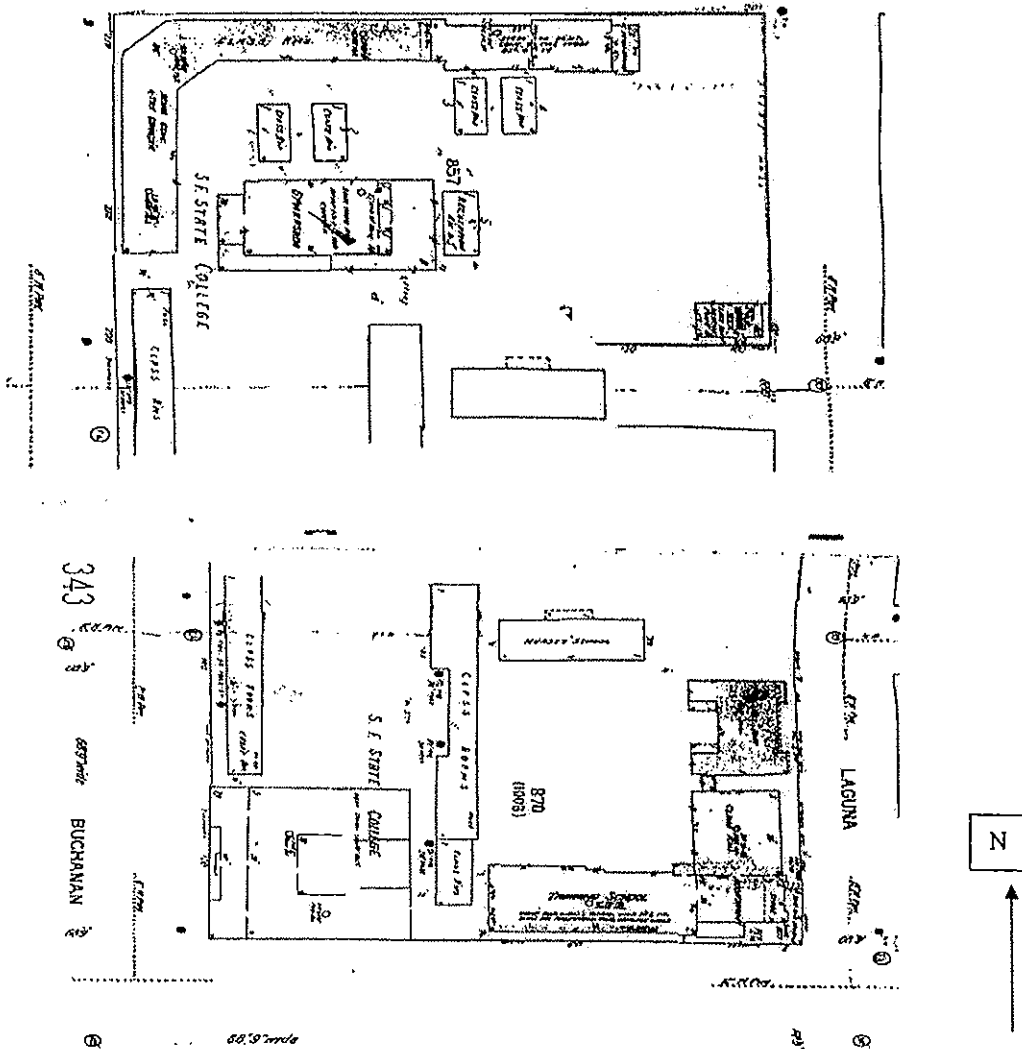


Figure 24. San Francisco Teacher's College 1948.

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Black and White Photographs:

San Francisco State Teacher's College Historic District
55 Laguna Street
San Francisco, CA

No.	Subject	View	Photographer	Date
1.	San Francisco State Teachers College Overview	southeast	Arnie Lerner & Vincent Marsh	June 2007
2.	Richardson Hall Front Elevation	north	same as above	June 2007
3.	Richardson Hall East Elevation Administrative wing	west	same	June 2007
4.	Richardson Hall North & West Elevations	southeast	same	June 2007
5.	Richardson Hall East and South Elevations Auditorium	northwest	same	June 2007
6.	Woods Hall Entry	southeast	same	June 2007
7.	Woods Hall East Elevation South classroom wing	northwest	same	June 2007
8.	Woods Hall Entry Pavillion Rear Elevation	northwest	same	June 2007
9.	Woods Hall Annex Front Elevation	south	same	June 2007
10.	Woods Hall Annex South Elevation	northwest	same	June 2007
11.	Middle Hall Front Elevation	north	same	June 2007
12.	Middle Hall Rear Elevation	south	same	June 2007
13.	Retaining Wall Laguna Street	south	same	June 2007
14.	Dental Clinic Front Elevation	northeast	same	June 2007
15.	Richardson Hall Detail Administration Wing Window	west	same	June 2007
16.	Richardson Hall Detail	southeast	same	June 2007
17.	Woods Hall Detail Cast Metal Entry Gate and lamps	southeast	same	June 2007

United States Department of the Interior
National Park Service

**National Register of Historic Places
Continuation Sheet**

Section number _____ Page 2 of 2

San Francisco State Teacher's College
San Francisco County, California

Black and White Photographs Cont.

18. Woods Hall Detail Entry Pavilion	northeast	same	June 2007
19. Richardson Hall Detail Pilasters and windows	east	same	June 2007
20. Woods Hall Annex Detail Rueben Kadish Mural	N/A	same	June 2007
21. Richardson Hall Detail Jack Moxon Angel Mural	N/A	same	June 2007

The negatives for all of these photographs are in the private collection of Vincent Marsh and Associates.

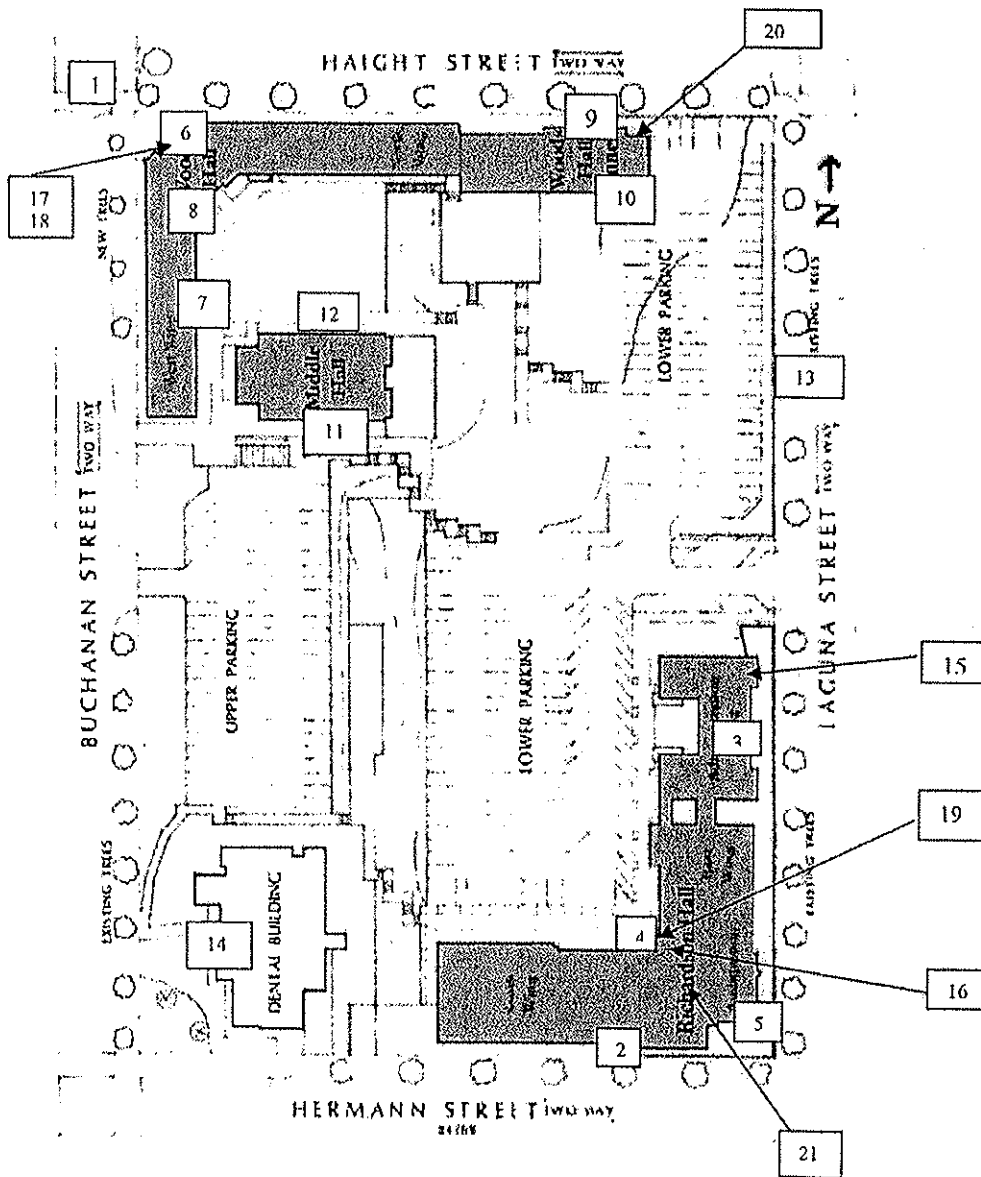
United States Department of the Interior
National Park Service

National Register of Historic Places
Continuation Sheet

Section number _____ Additional Items
Photograph Map

Page 1 of 1

San Francisco State Teacher's College
San Francisco County, California



United States Department of the Interior
National Park Service

National Register of Historic Places Continuation Sheet

Section number Additional Items

Page 2 of 13

San Francisco State Teacher's College
San Francisco County, California

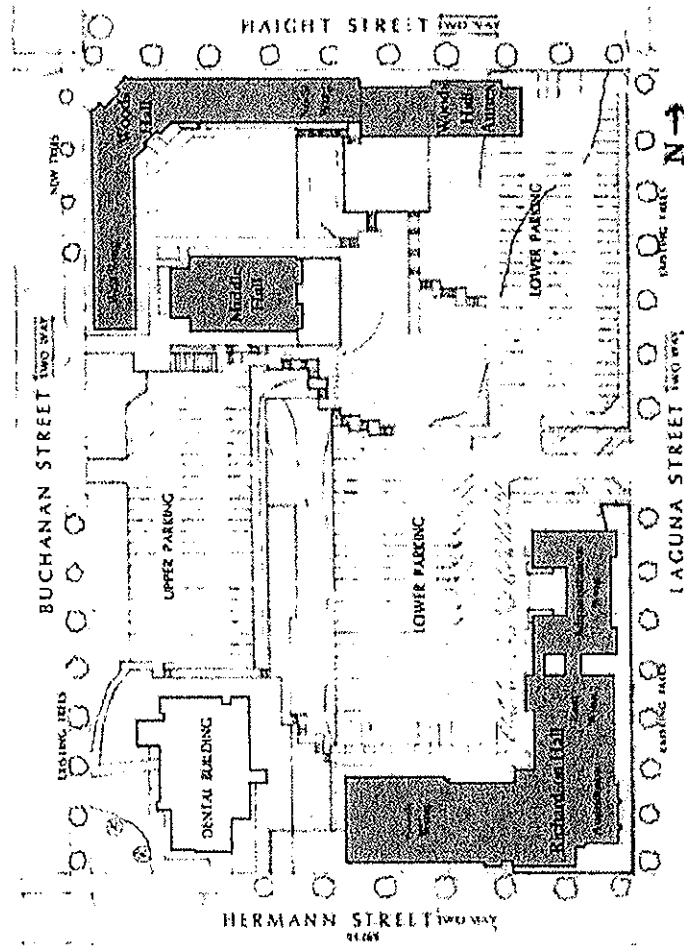


Figure 2. Site Plan.

**San Francisco State Teacher's College
San Francisco, San Francisco County
Staff Evaluation**

The San Francisco State Teacher's College complex consists of four contributing buildings, one contributing wall structure, and one noncontributing building arranged around the periphery of the site with the central area of the campus occupied by parking lots. The four contributing buildings were designed by California State Architect George McDougall between 1924 and 1935, all in the Spanish Colonial Revival style. The one noncontributing building, located on the northeast corner of the campus, was constructed in 1970, after the period of significance. The contributing buildings have undergone only minor changes on their exteriors; however, interiors have been substantially remodeled. Changes have taken place to the center of the campus which historically had landscaping and wooden classrooms. Much of the landscaping and all the wooden classrooms have been removed and replaced by parking lots.

The San Francisco State Teacher's College is being nominated to the National Register at the state level of significance under Criterion A in the area of education for its association with the development of formal teacher training in California and as one of the few surviving examples of the Teacher's Colleges that formed the basis of California's State College and university system. The four buildings designed and built by the California State Architect and the WPA between 1924 and 1935 physically embody a major achievement in the development of California teacher education. From 1924 until 1957 the San Francisco State Teacher's College educated a substantial number of California teachers and the majority of teachers in the Bay Area. The San Francisco Normal School and the subsequent Teacher's College was a leader in educational theory, program innovation, and child development. Of the several campuses built during this first phase of public college development throughout the state, San Francisco State is one of only two campuses that survive in its original setting.

The property is nominated by Friends of 1800. It is owned by the University of California Regents. Current plans for the campus complex, vacated in 2003, include conversion into housing as well as potential reuse as a community center, through a long-term ground lease with the University. The University stated by letter dated October 13, 2006 and by telephone on October 22, 2007:

The University of California does not support or concur with the designation of the 55 Laguna Street property as an historic district as proposed in a September 12, 2006 draft National Register of Historic Places registration form...The factual basis for concluding that the site qualified as a potential historic district is not clear. The overall site has been substantially altered and many of the campus features were removed long ago. The fact that the perimeter buildings remain in place is

**San Francisco State Teacher's College
Staff Evaluation
Page Two**

not sufficient to make the site a "campus"...We trust you will agree that while the property does contain certain historic structures it does not constitute an historic district.

Although the University of California agrees certain buildings are historic, it does not support the listing of them on the National Register as a district. The University cites a Historic Resources Study prepared by Page & Turnbull, Inc., 2004 as evidence the buildings do not retain integrity. (Both University letter and report attached)

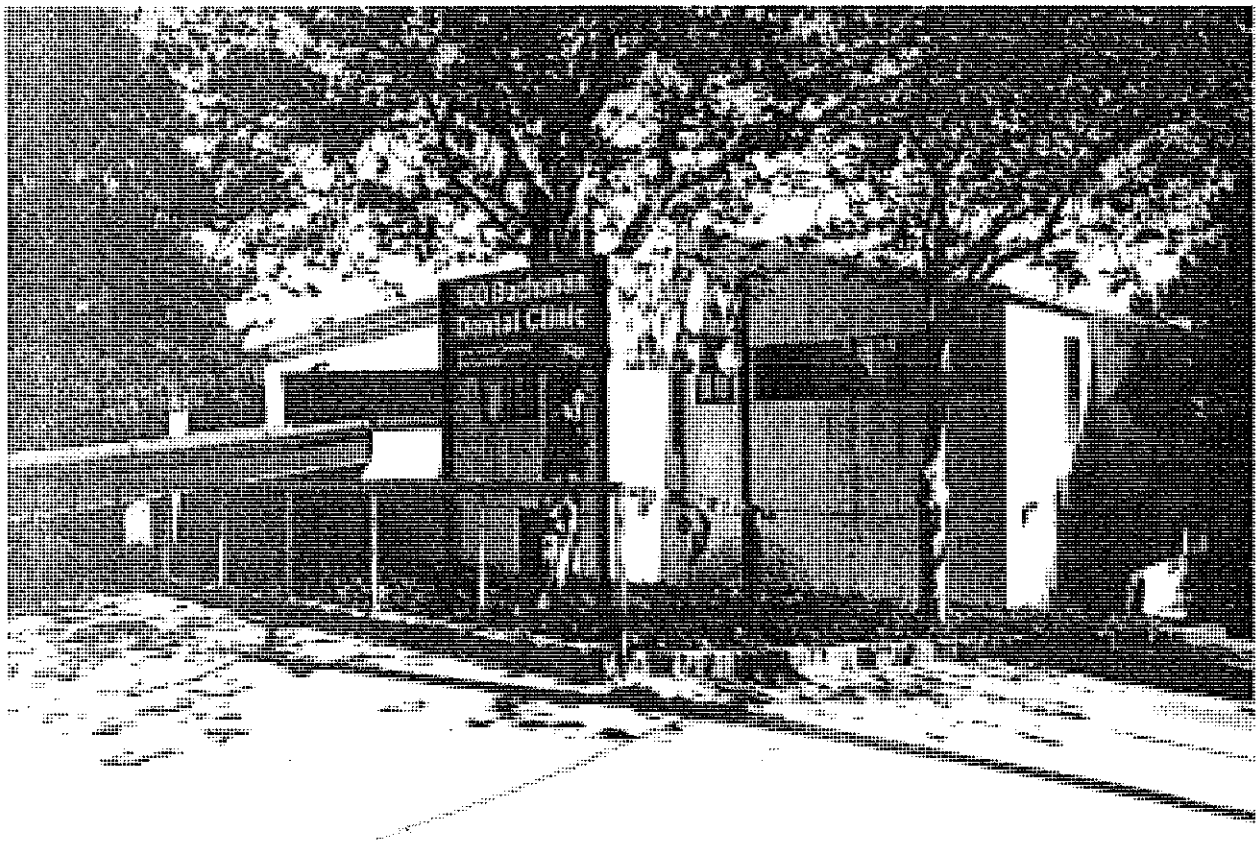
By National Register standards and guidelines, a district is defined as a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united historically or aesthetically by plan or physical development. Because the San Francisco State Teacher's College buildings have a shared history, they meet the property type definition for a district and are collectively nominated as such. The entire legal parcel is included as part of the nomination because this is the boundary historically associated with the school and the National Register requires that nominated properties include the immediate surroundings and encompass an appropriate setting. National Register boundaries based on the legally recorded parcel are appropriate for urban and suburban properties that retain their historic boundaries and integrity.

The district is found to retain sufficient integrity because, although the setting has been changed by the removal of landscaping and wooden buildings in the center of the campus, the five contributing resources retain their integrity of location, design, materials, workmanship, feeling, and association.

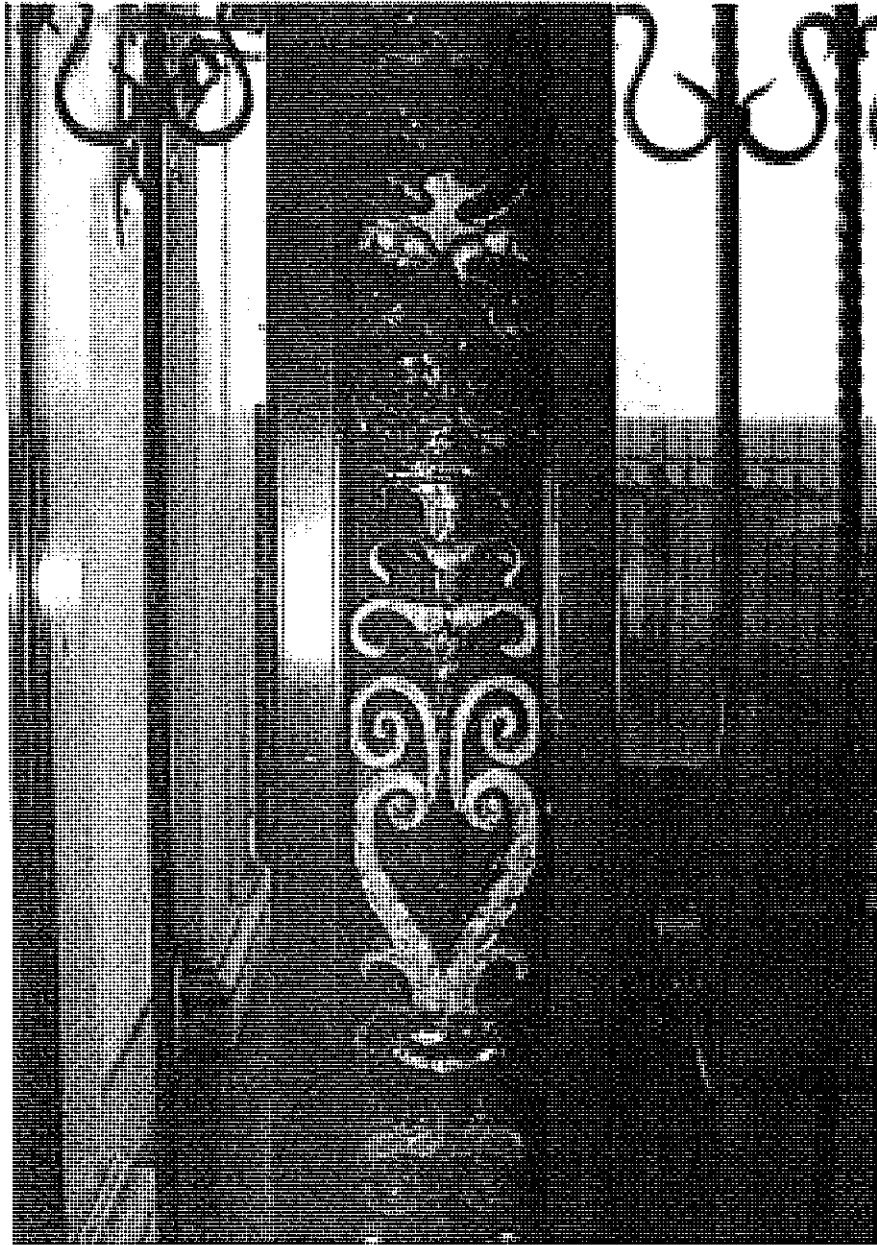
Staff recommends listing under Criterion A at the state level of significance.

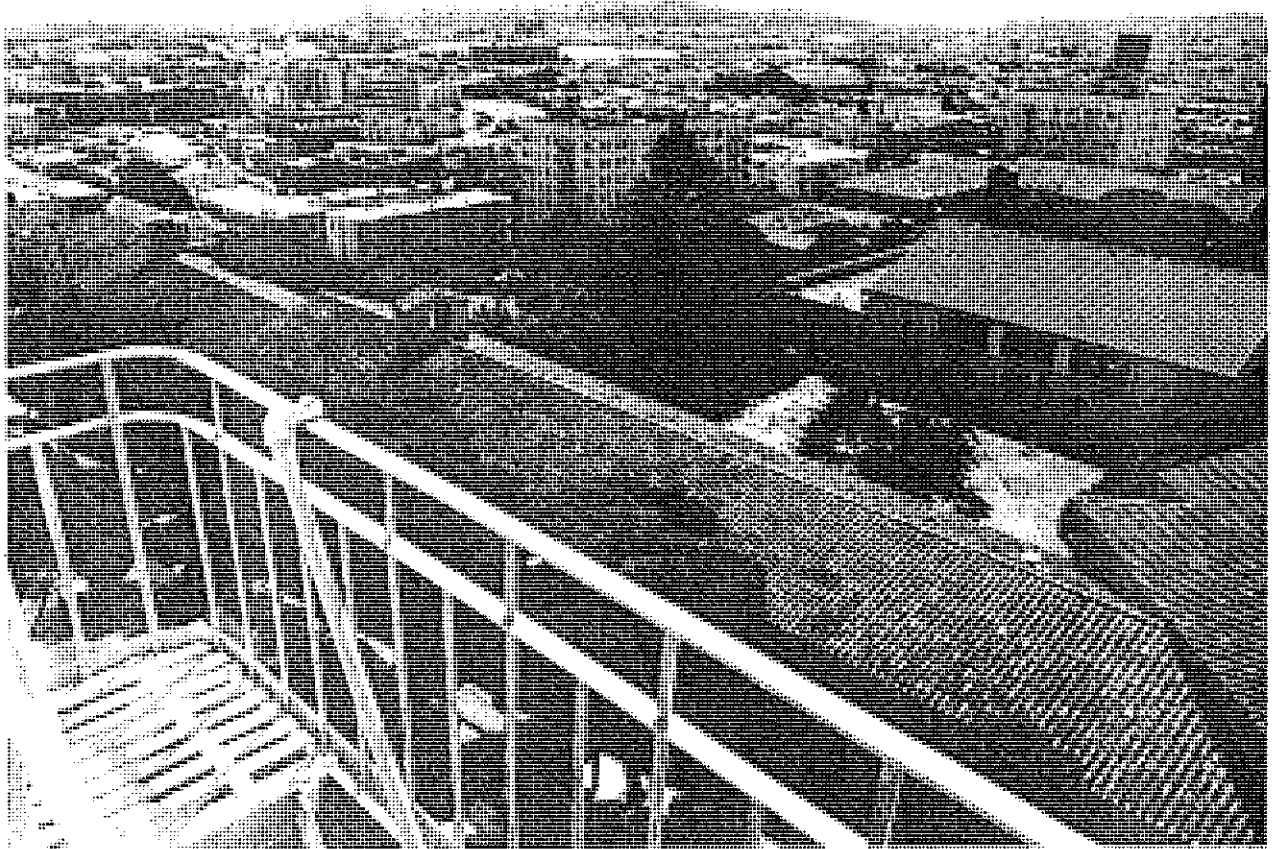
Cynthia Howse
Supervisor, Registration Unit
October 25, 2007

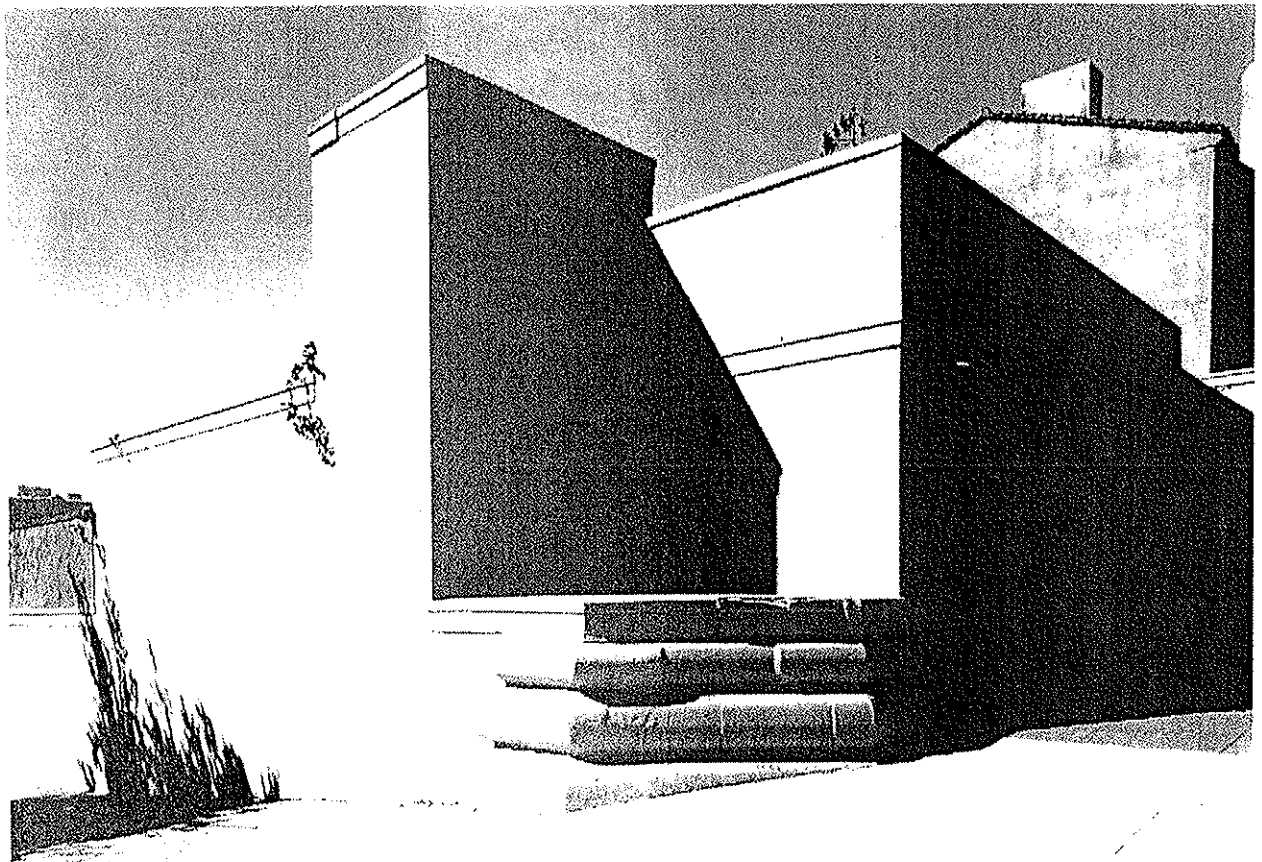
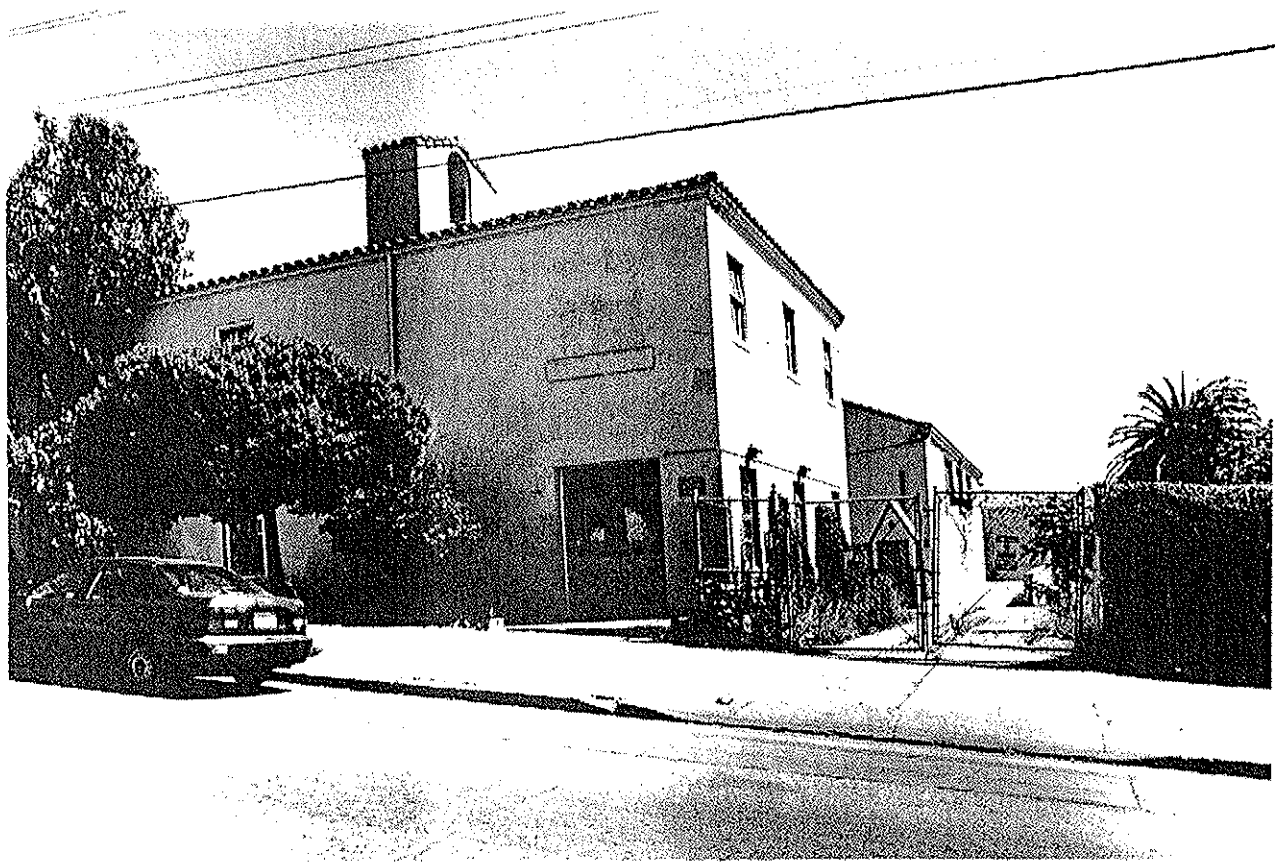




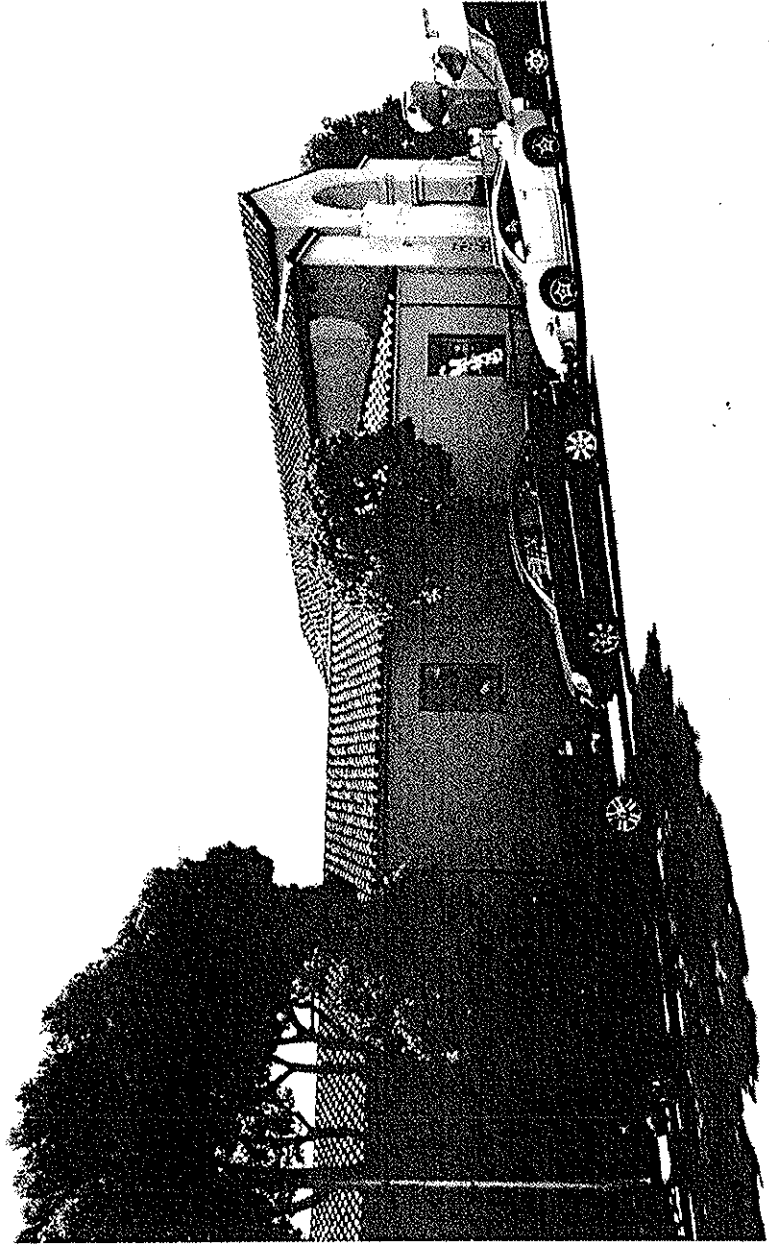




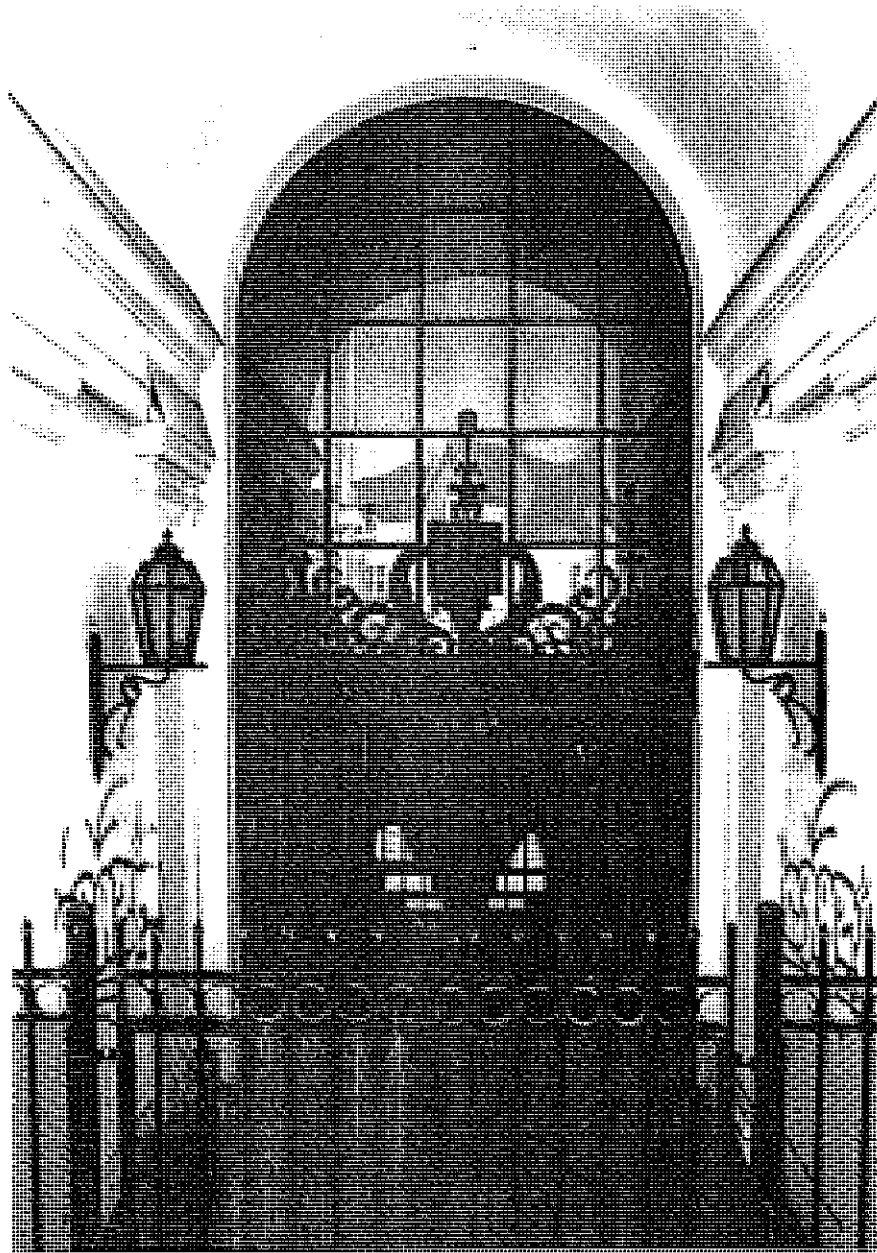


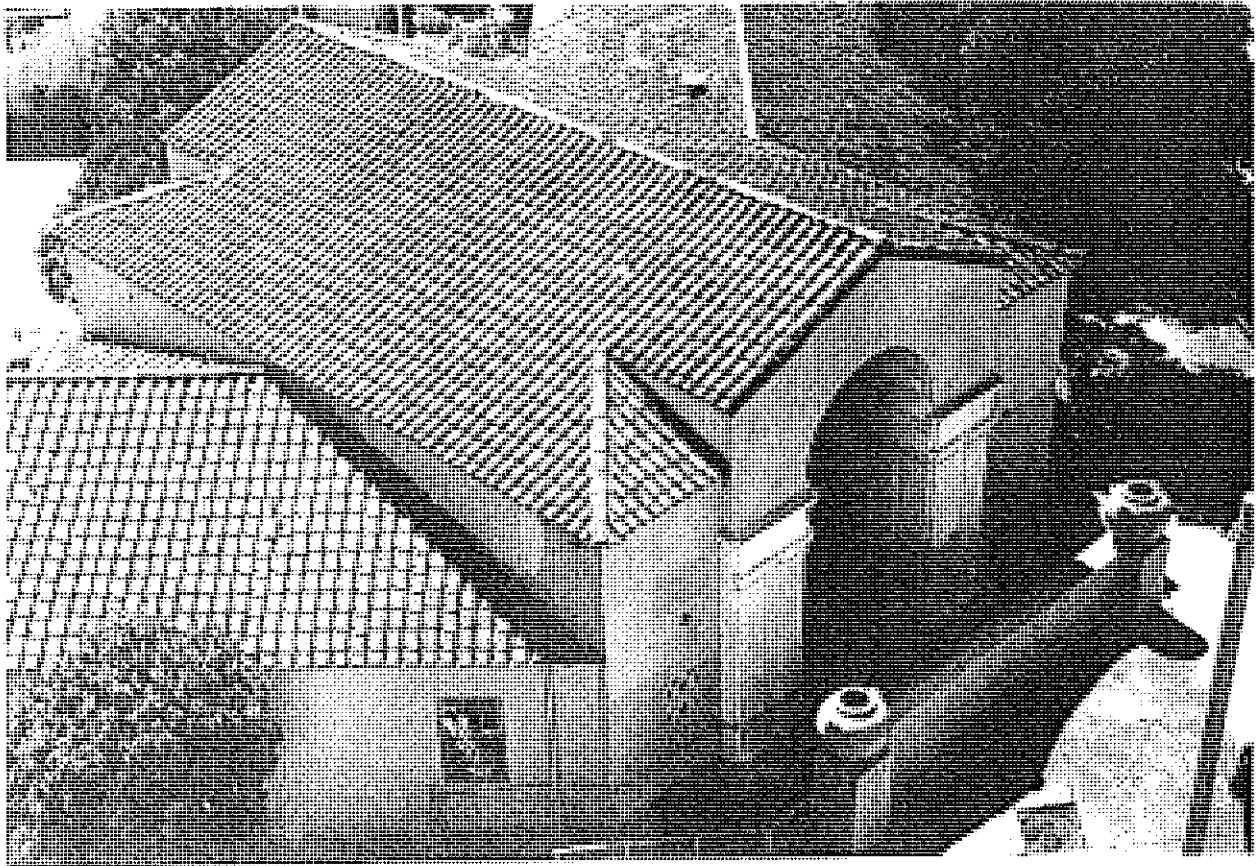
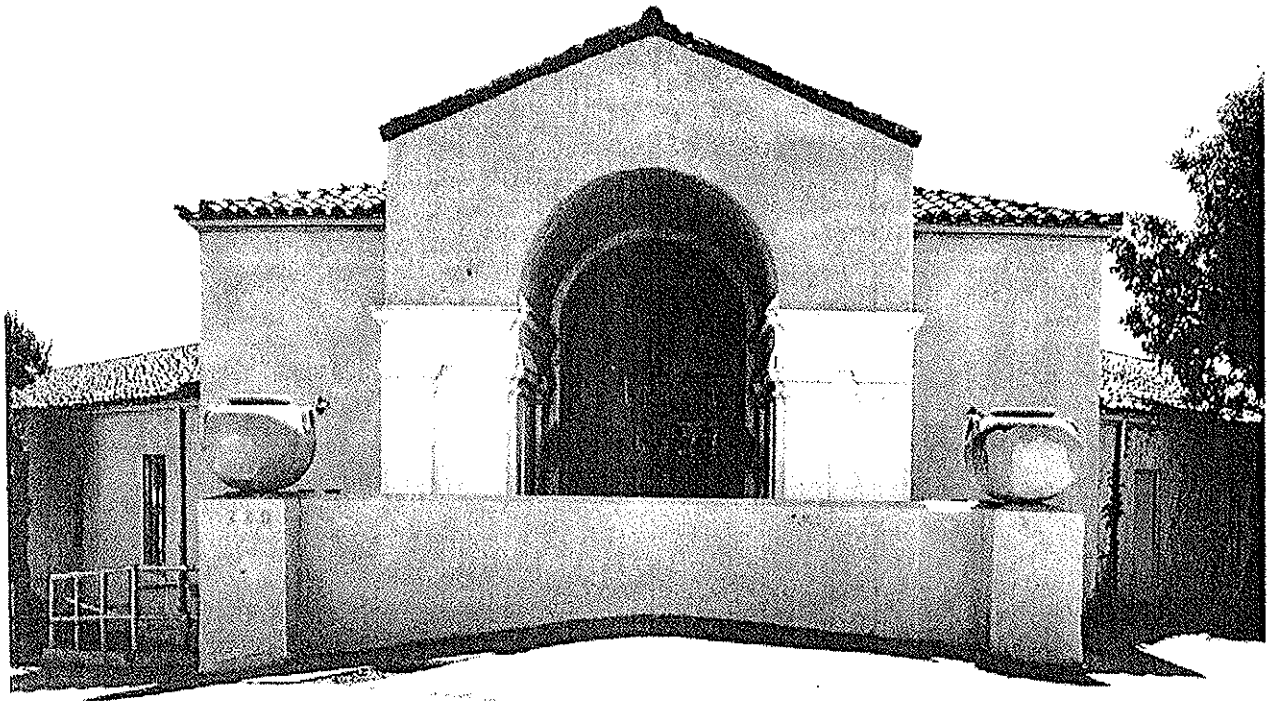




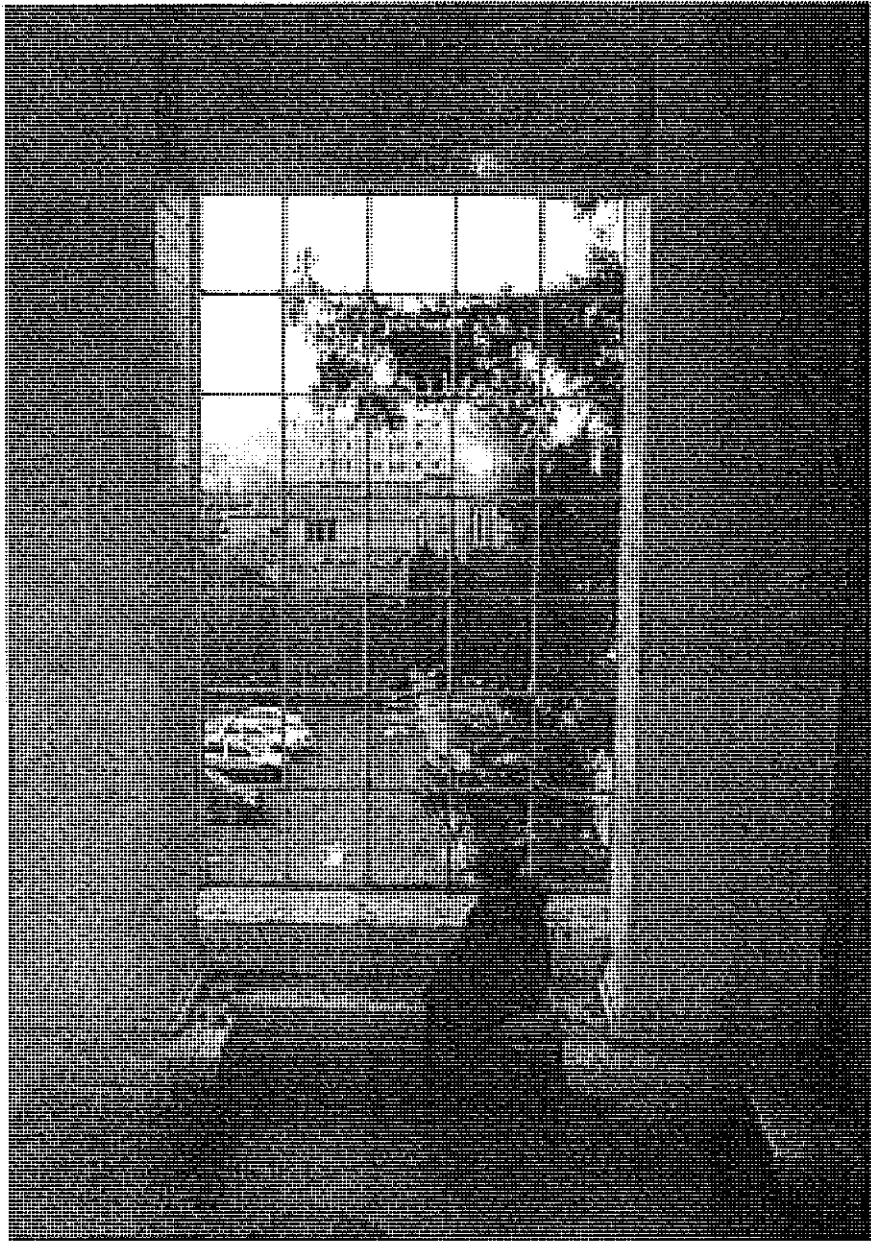


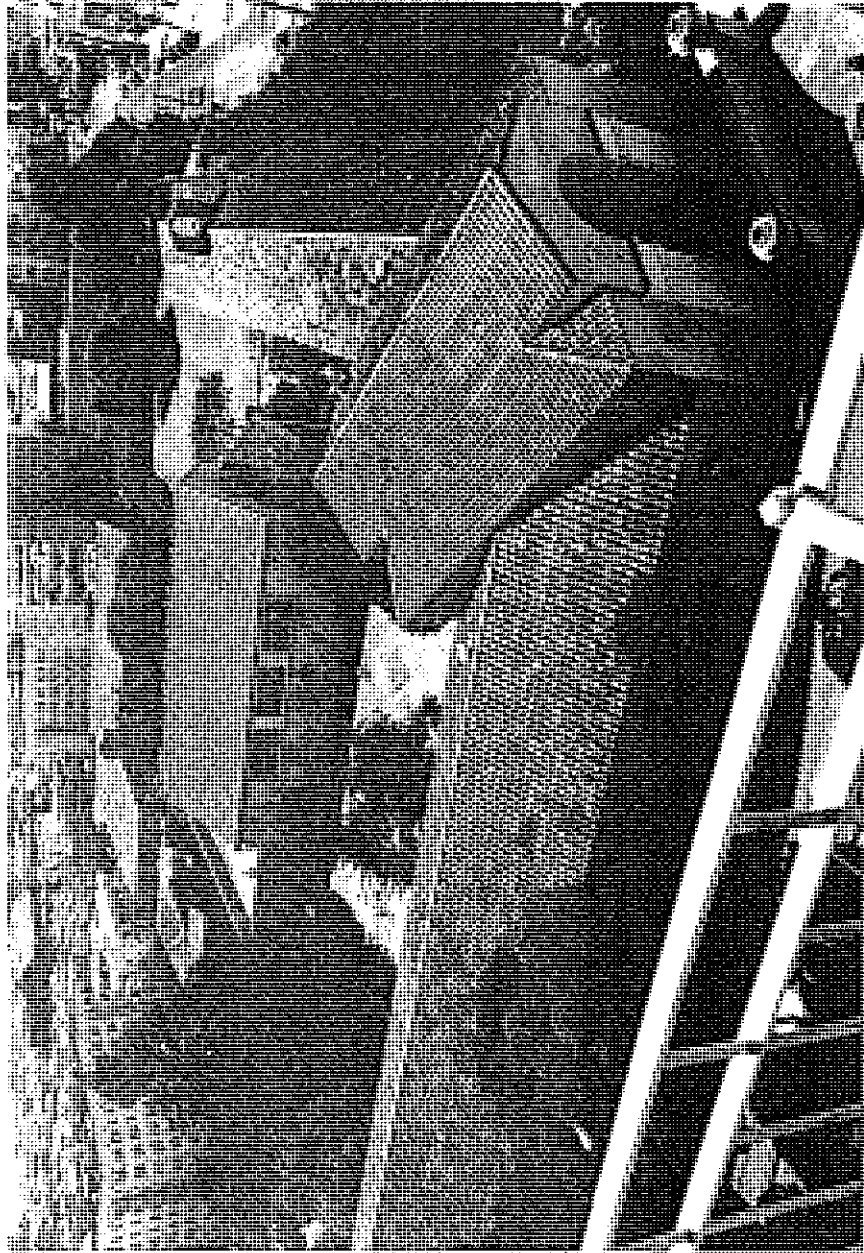




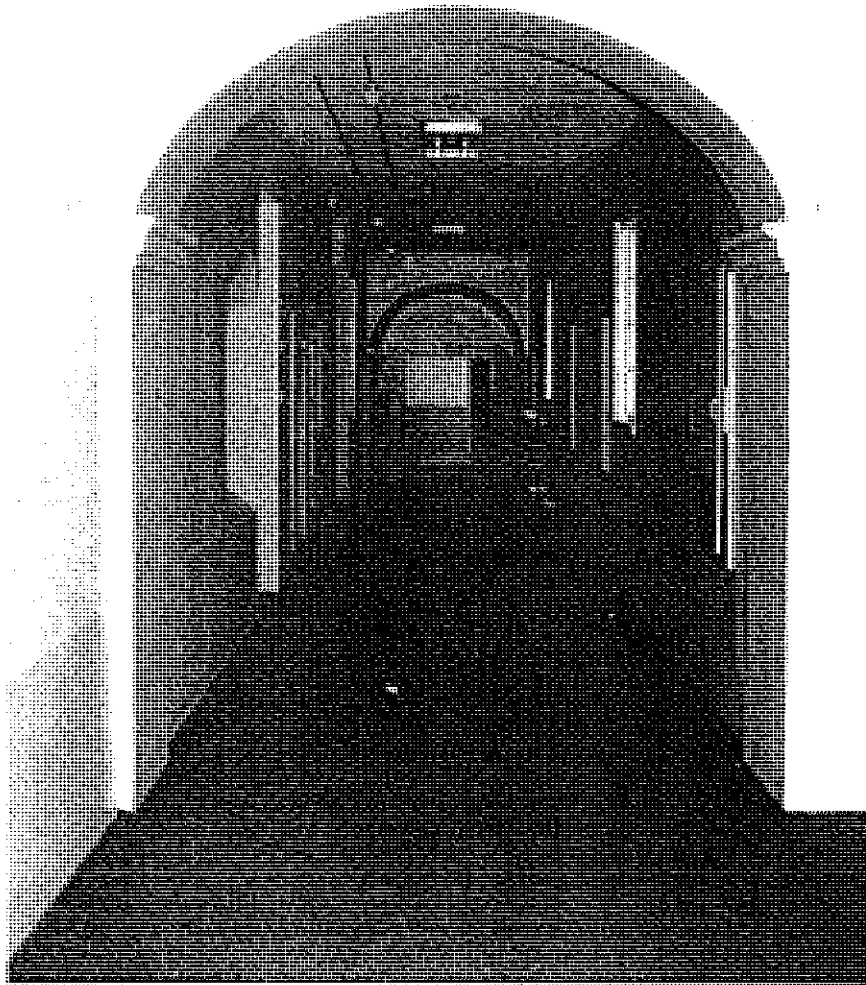


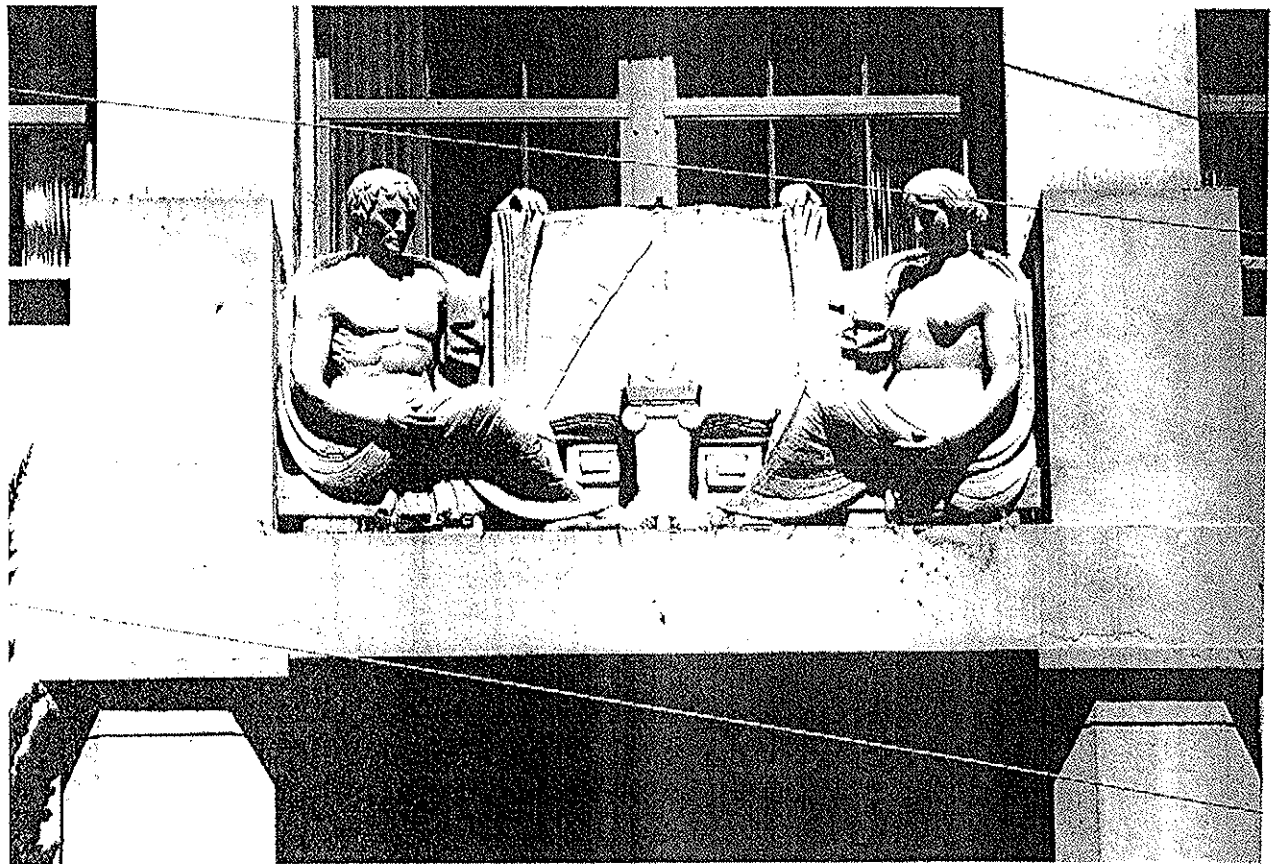
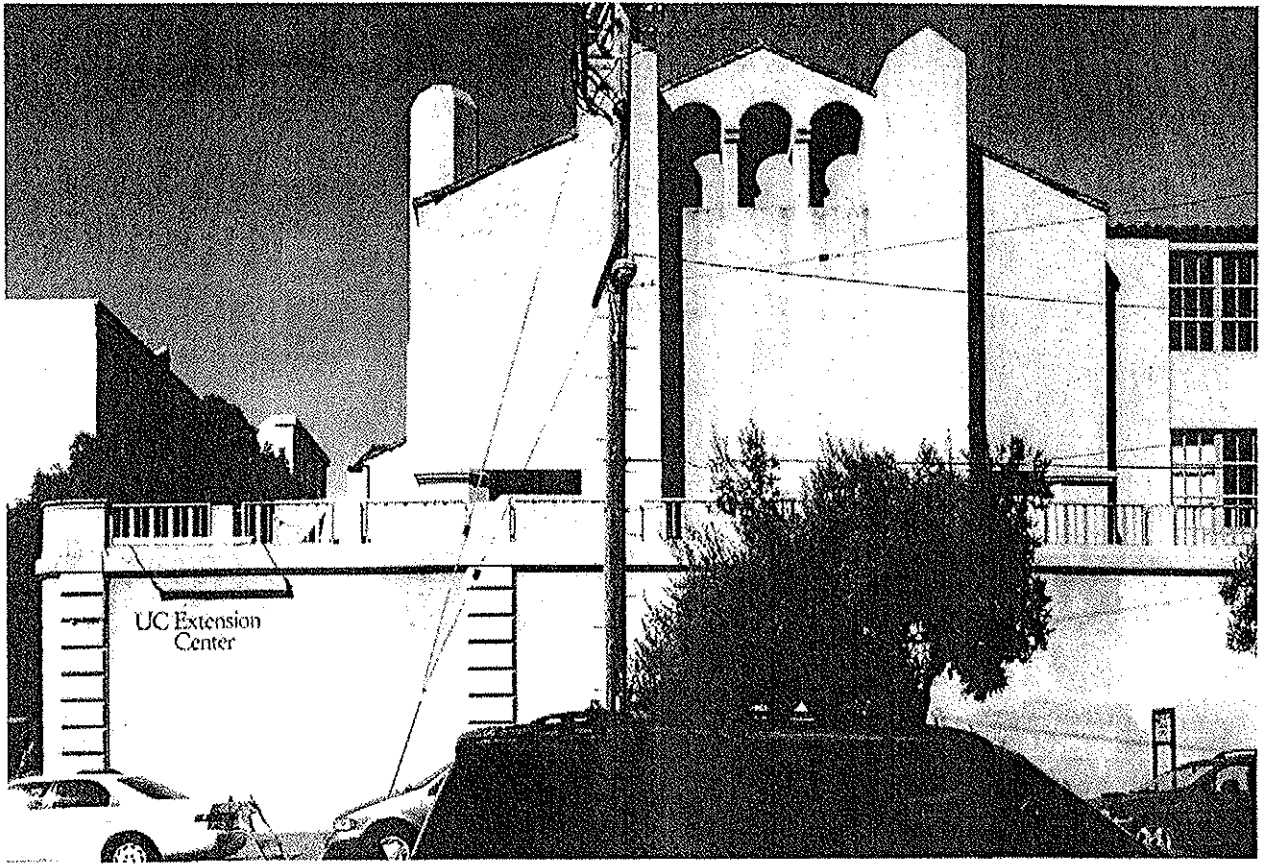




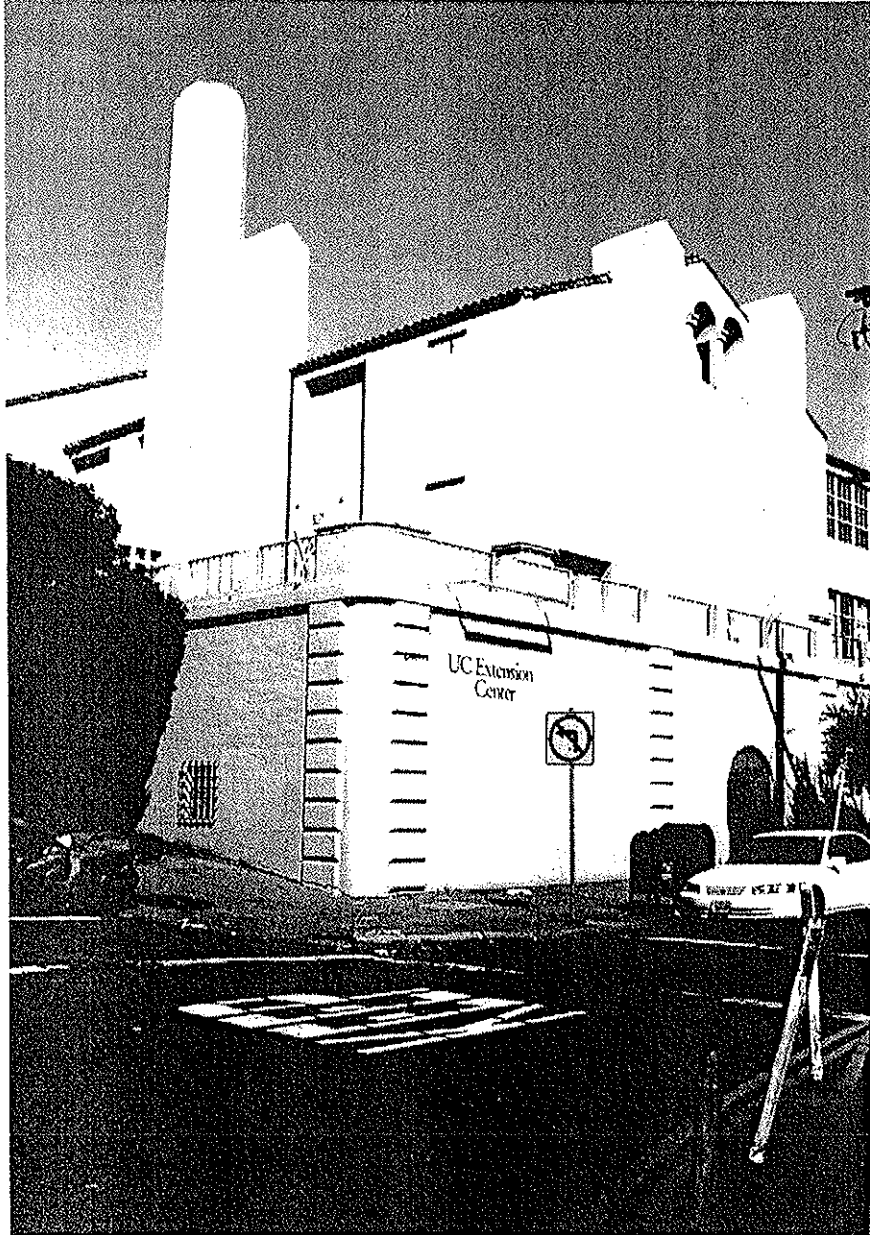


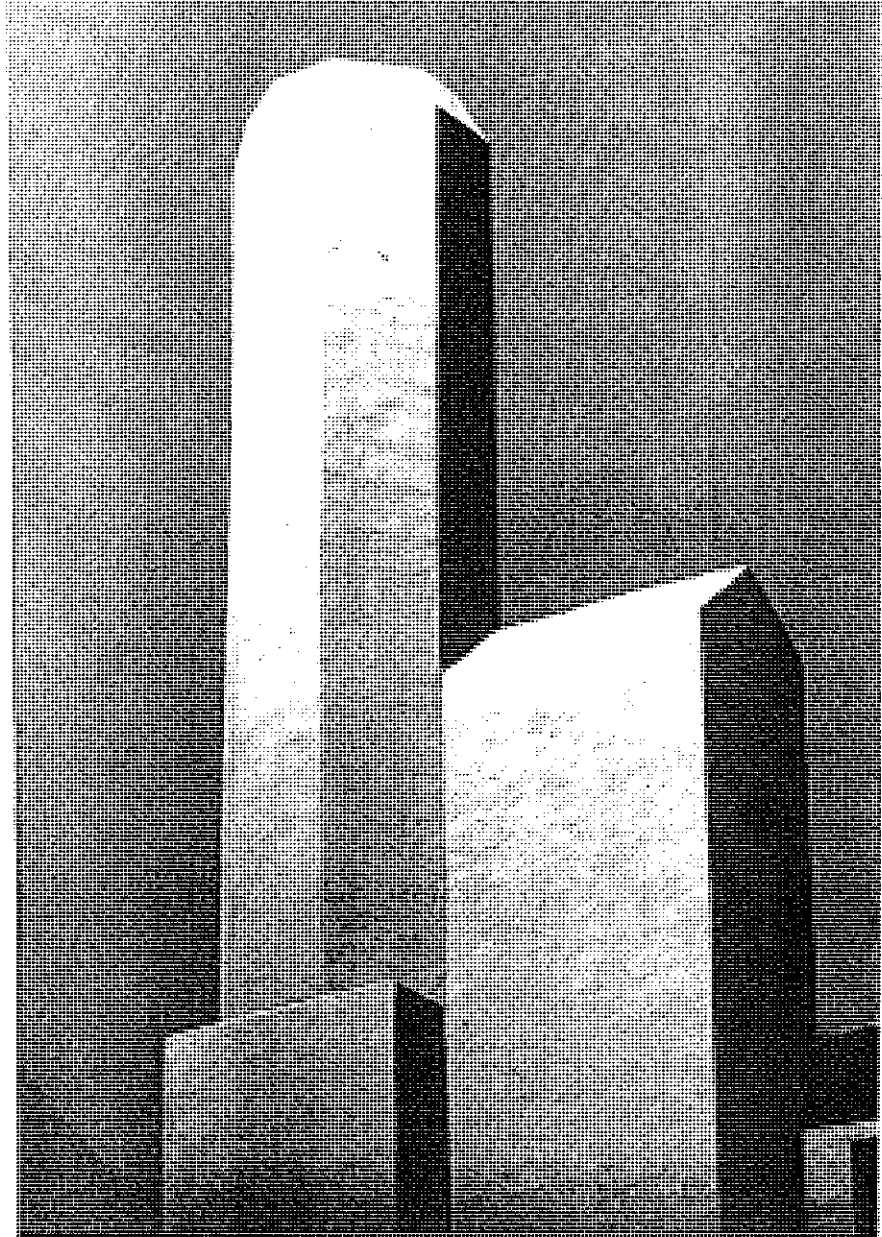
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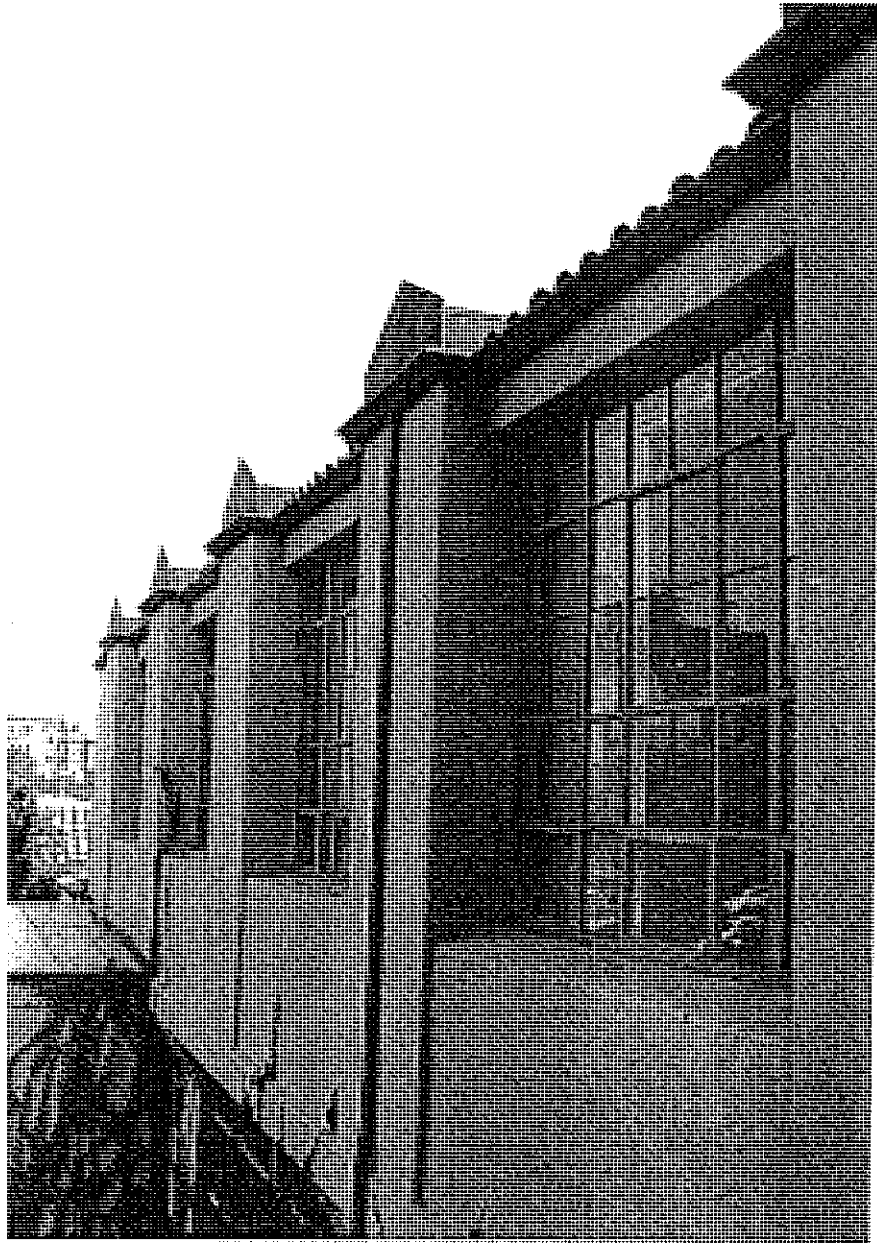


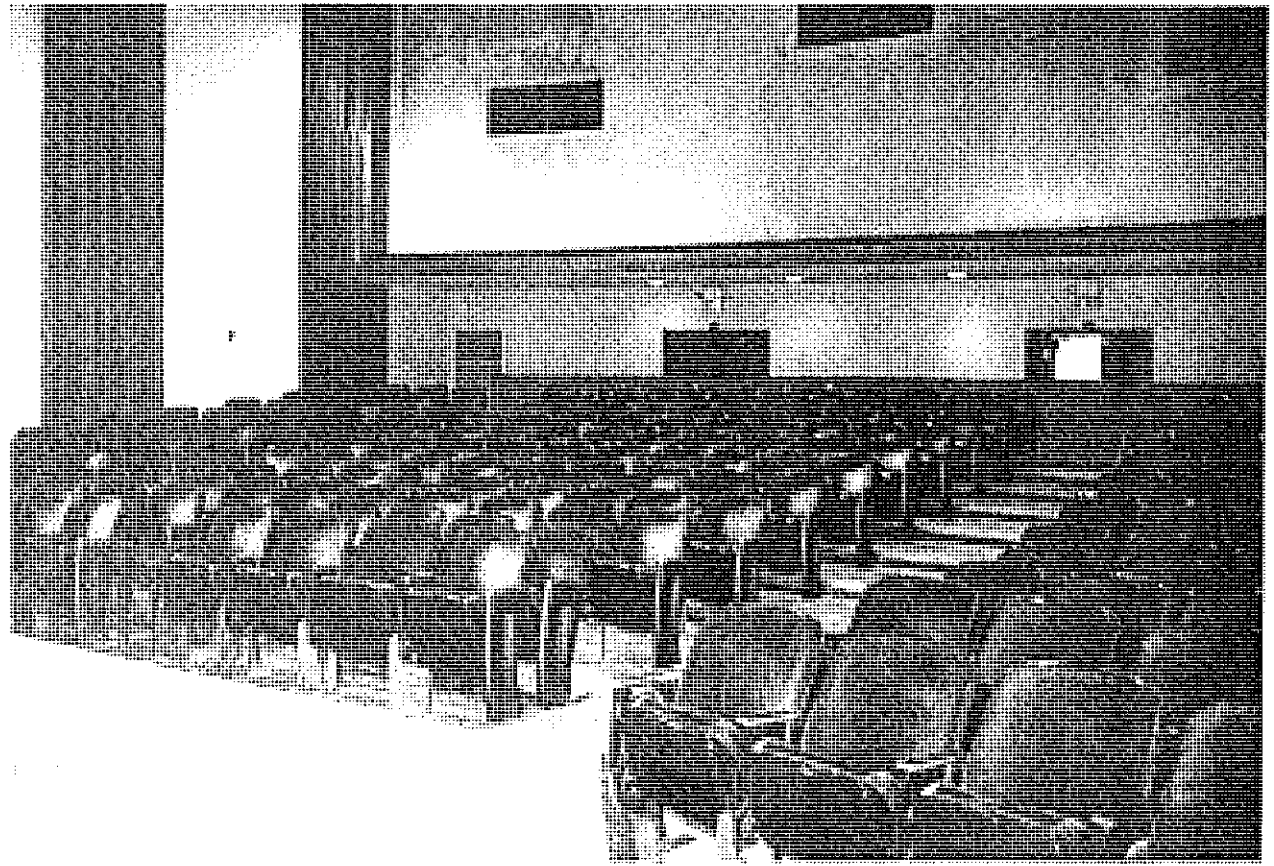
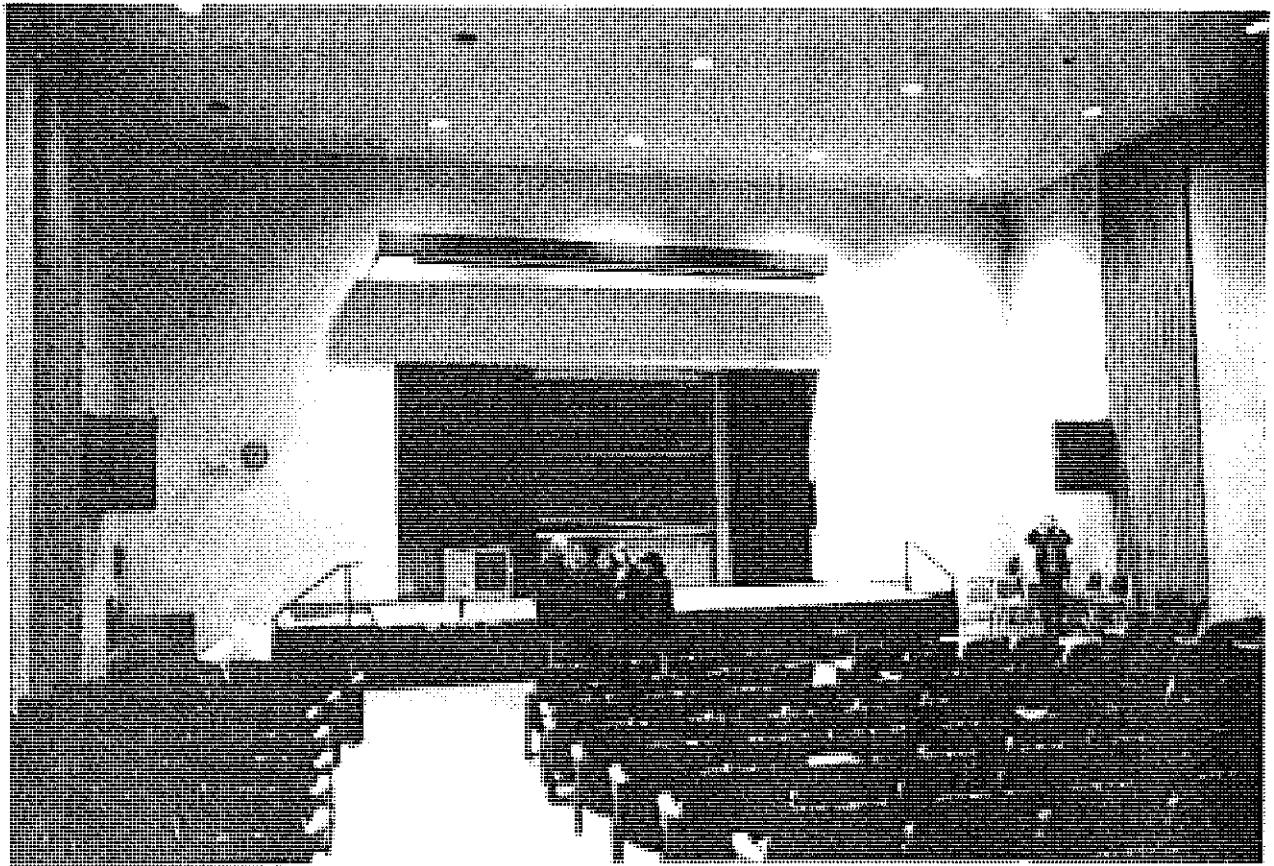


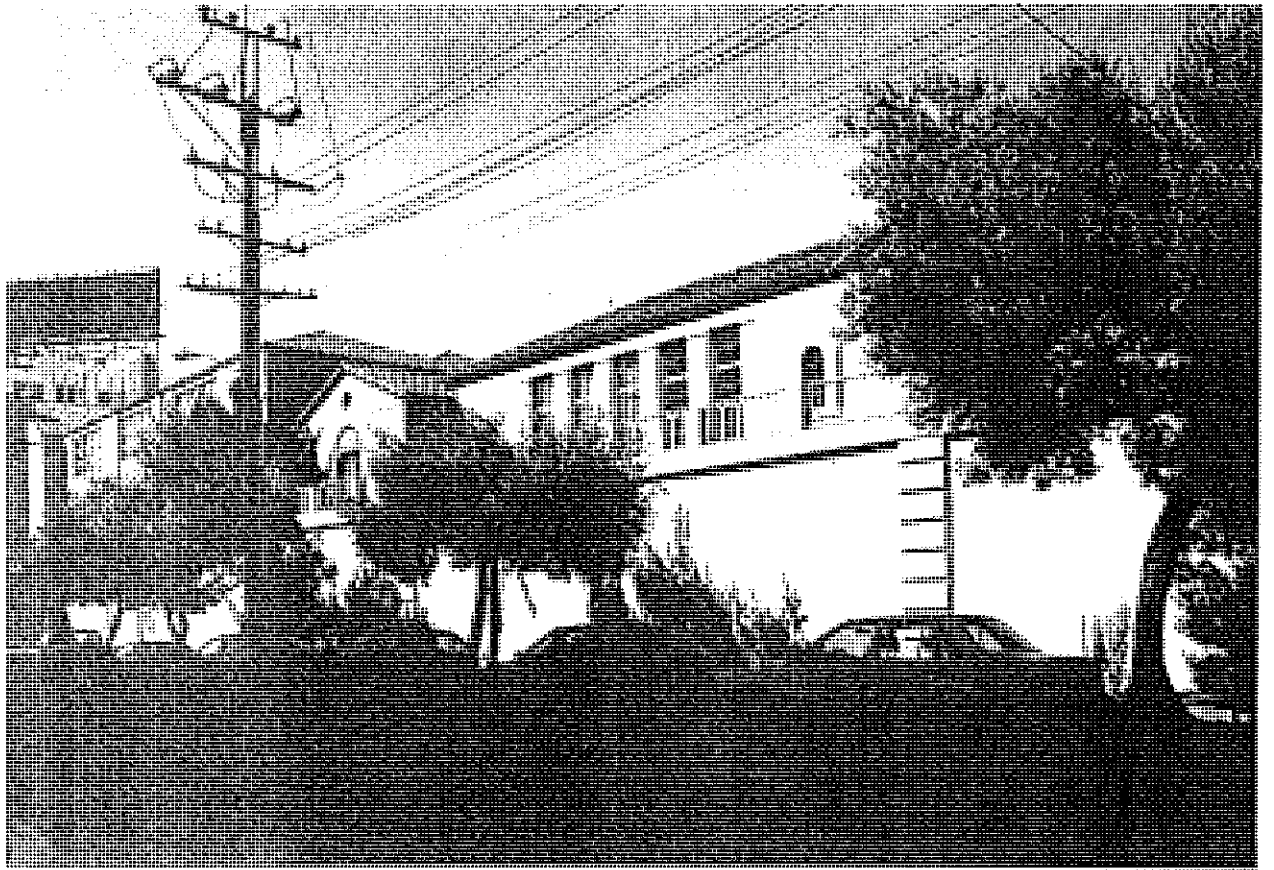
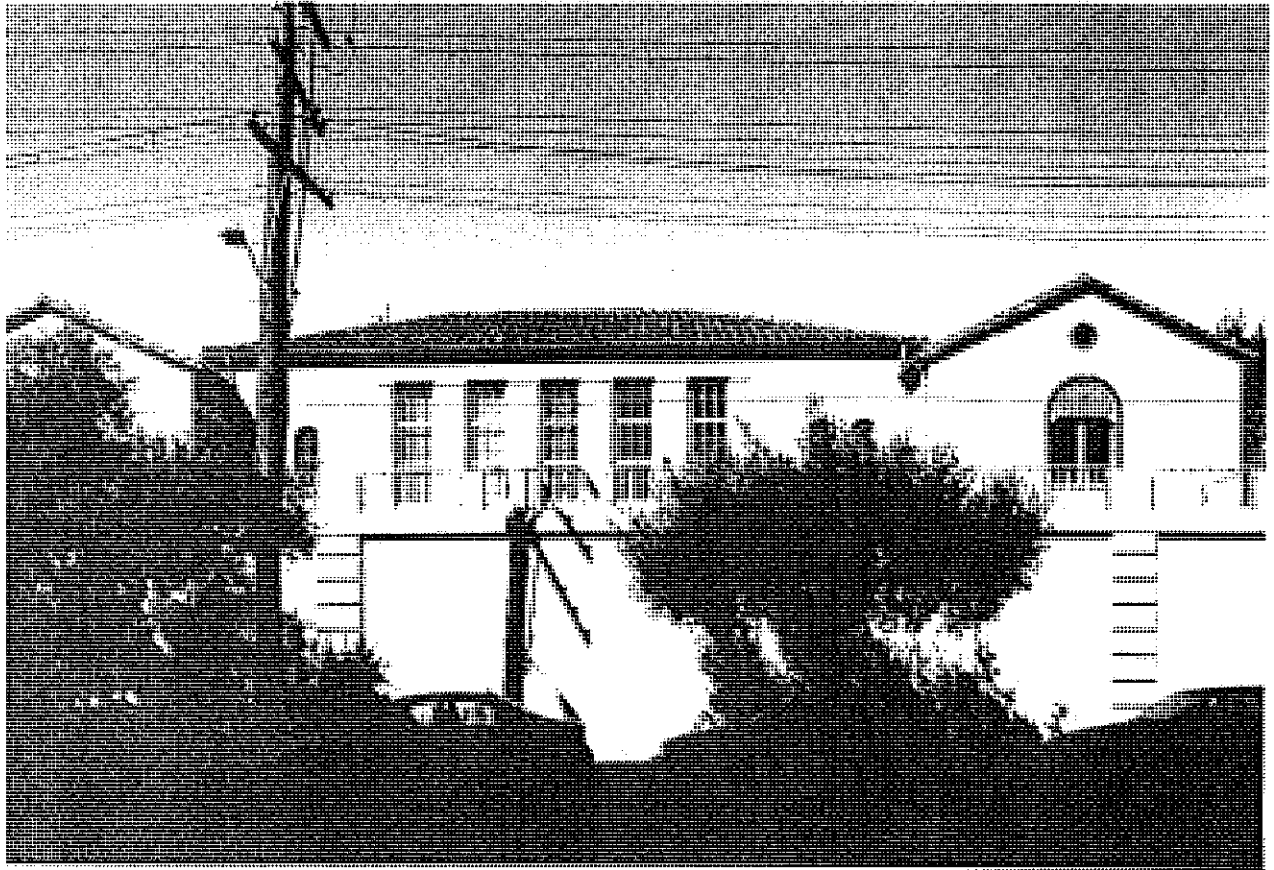


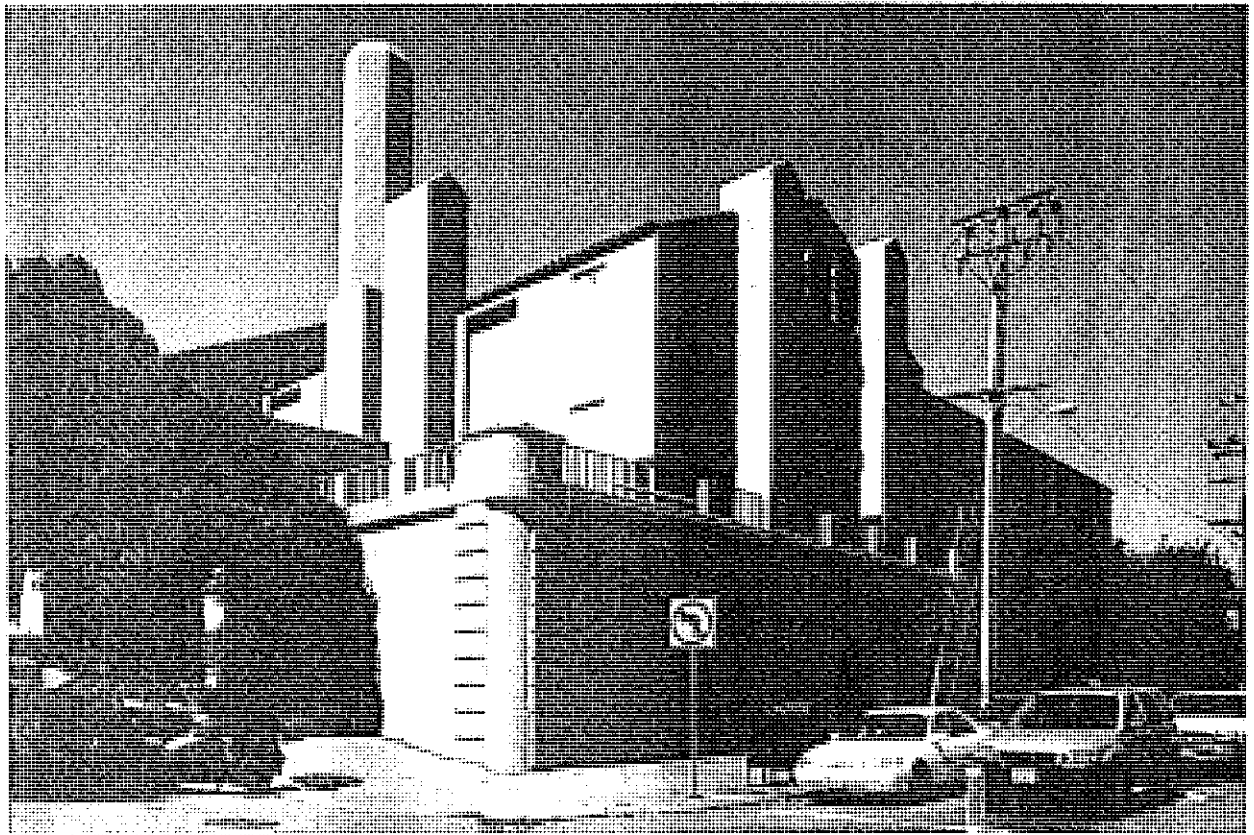


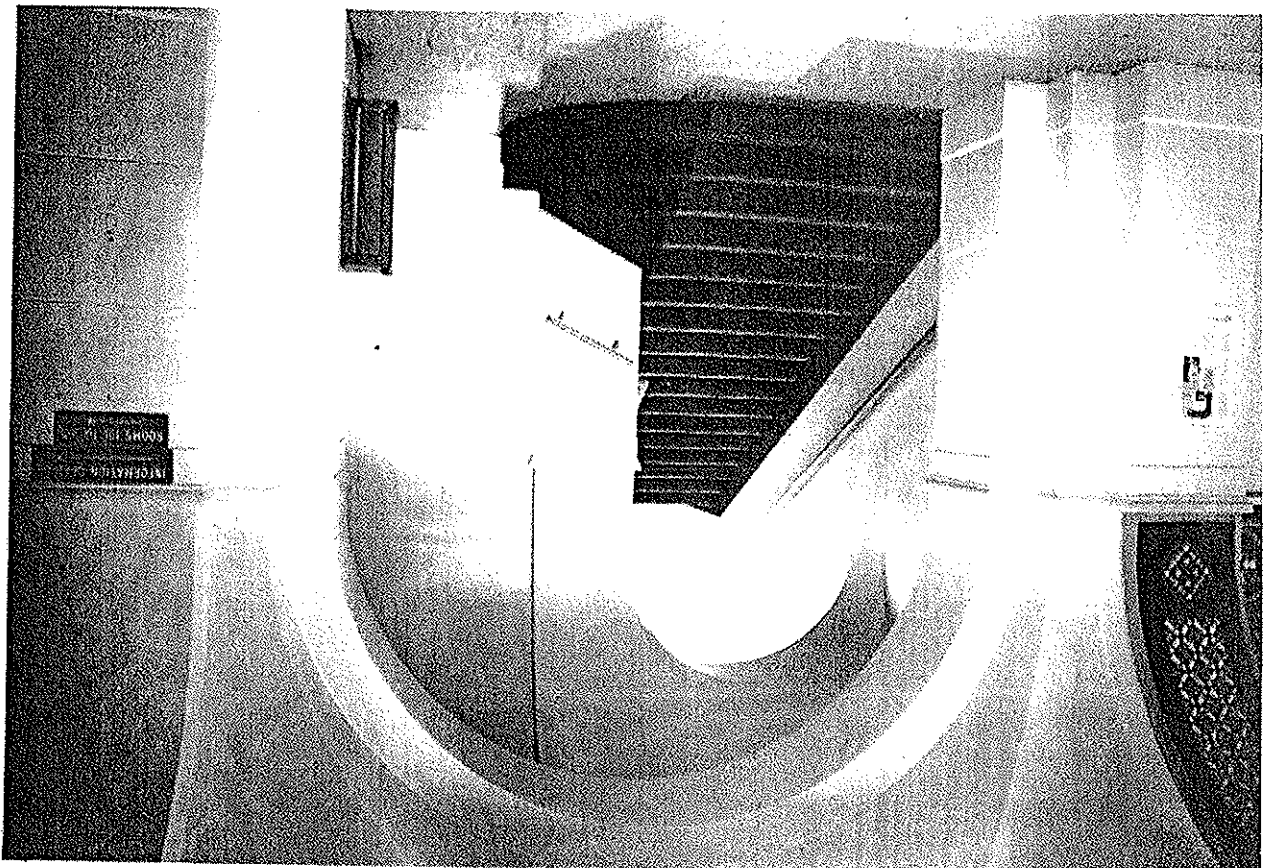
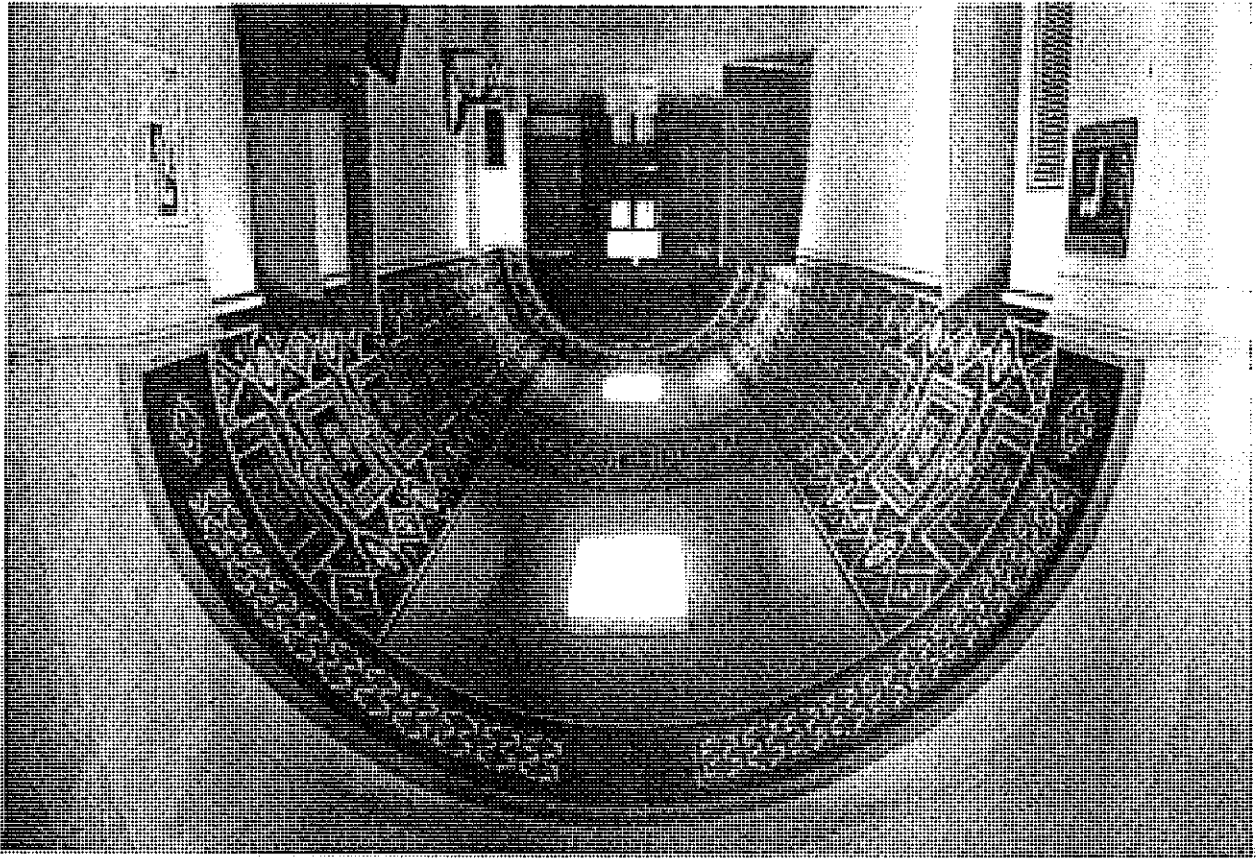




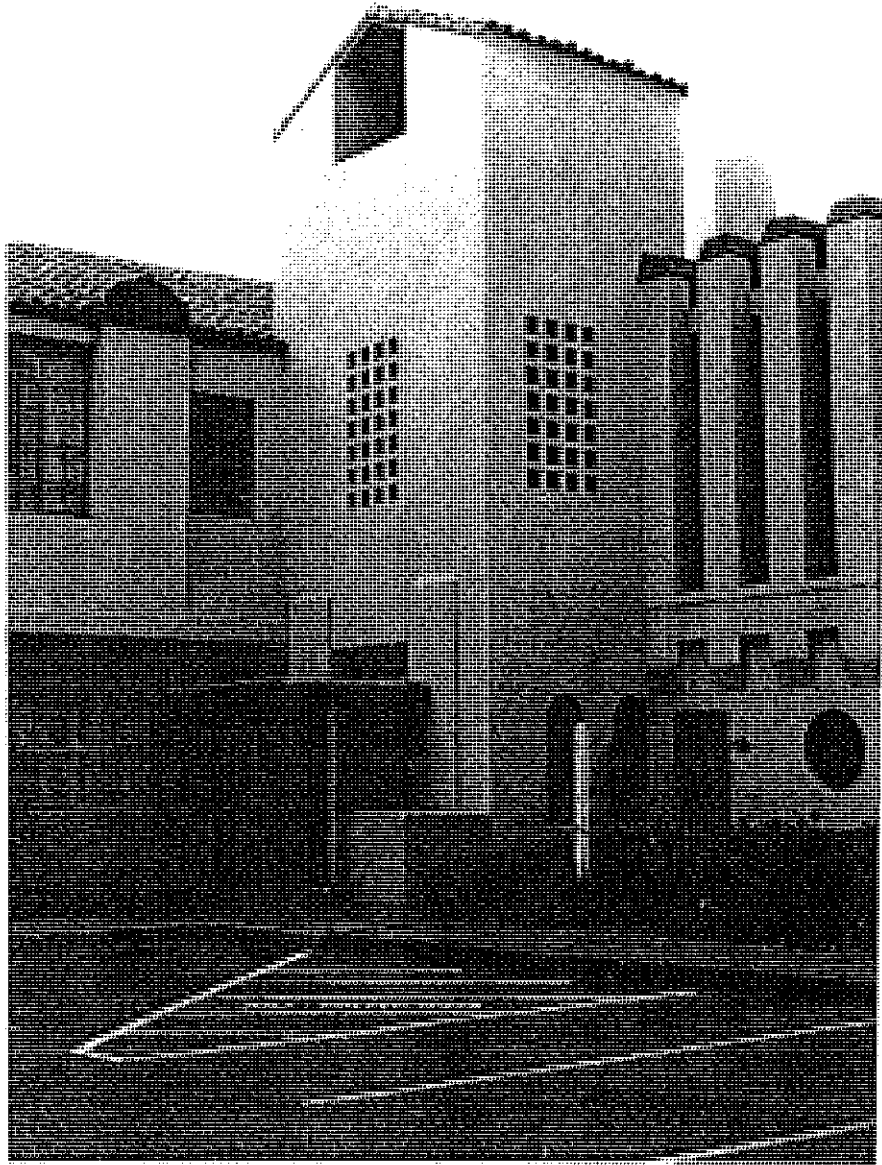




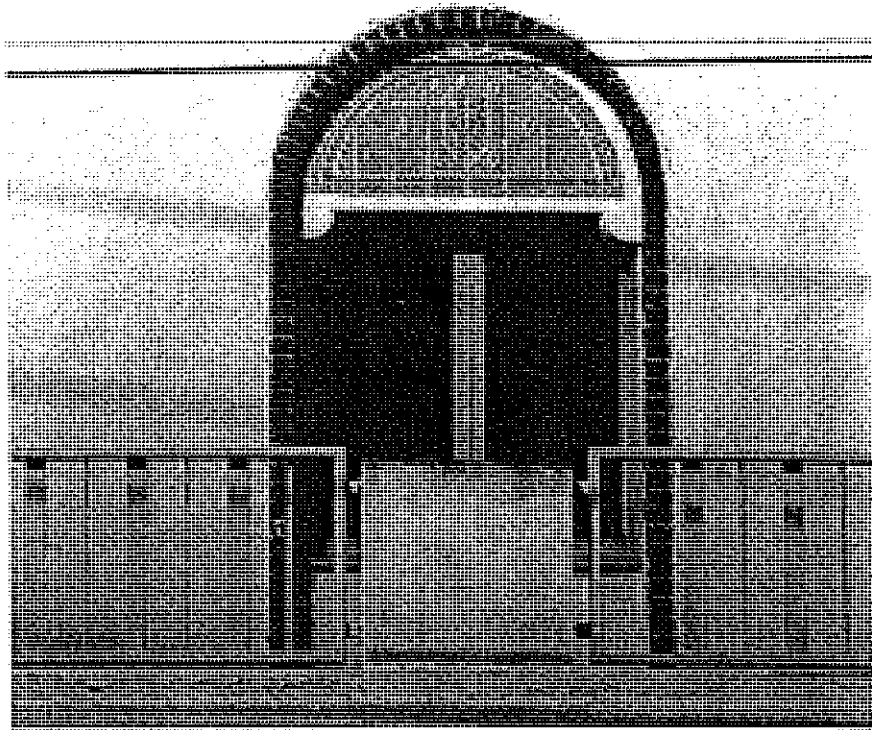
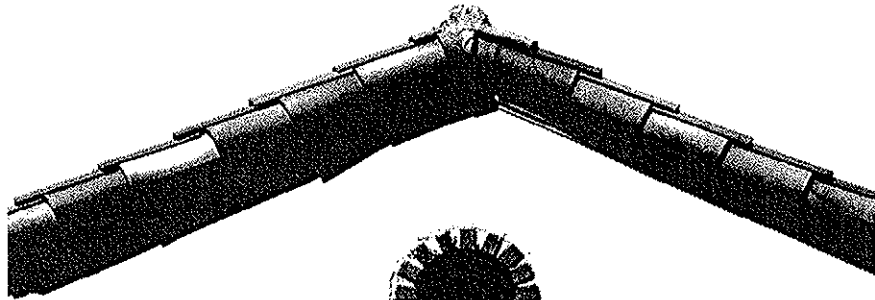


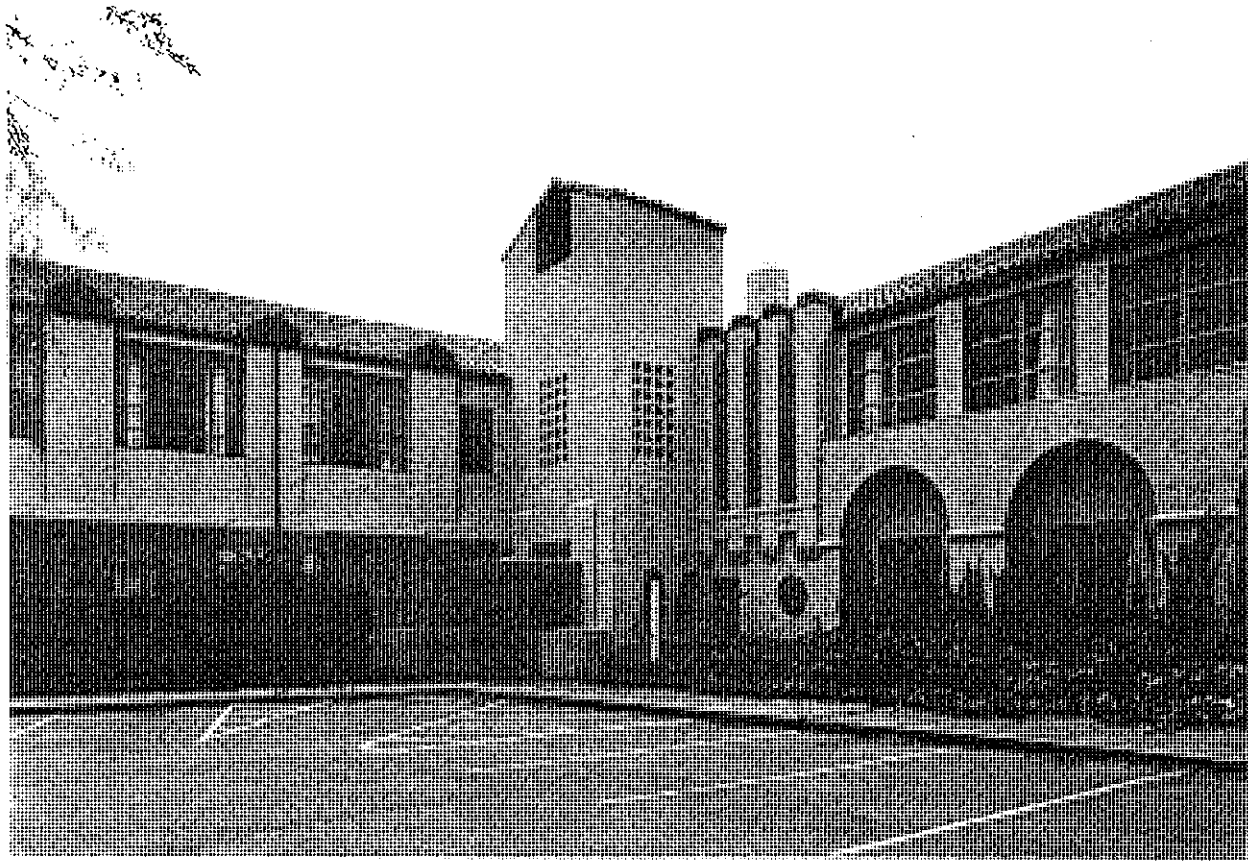


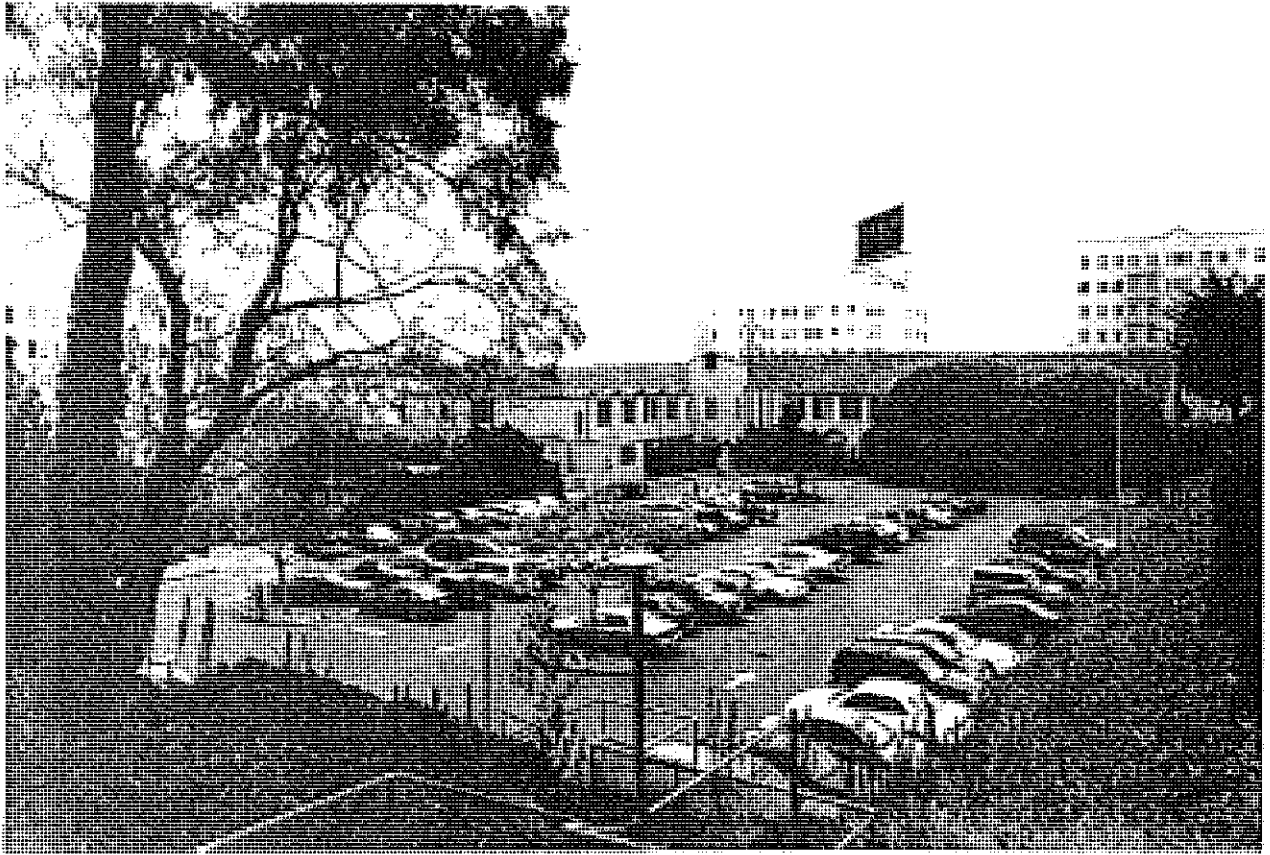












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San Francisco State Teacher's College [Image]

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Publisher: National Park Service

Published: 01/07/2008

Access: Public access

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Format/Size: Physical document with text, photos and map

Language: eng: English

Note: 55 Laguna St.

Item No.: 07001391 *NRIS (National Register Information System)*Subject: **EVENT**Subject: **EDUCATION**Subject: **MISSION/SPANISH REVIVAL**Subject: **DISTRICT**Subject: **1950-1974**Subject: **1925-1949**Subject: **1900-1924**

Keywords: McDougall, George

Place: CALIFORNIA -- San Francisco County -- San Francisco

Record Number: 357323

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Record Owner: National Register of Historic Places

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73

**CALIFORNIA
HISTORICAL
RESOURCES
INFORMATION
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Rohnert Park, California 94928-3609
Tel: 707.588.8455
Email: leigh.jordan@sonoma.edu
<http://www.sonoma.edu/nwic>

February 10, 2012

NWIC File No.: 11-0755

Eugene T. Flannery
Environmental Compliance Manager
Mayor's Office of Housing
1 South Van Ness Avenue, 5th Floor
San Francisco, CA 94103

Re: Record search results for the proposed 55 Laguna Street Mixed-Use Project-NEPA documentation.

Dear Mr. Flannery:

Per the request received by our office from Jennifer Bowden of ESA Associates on 13 December 2011, a records search was conducted for the above referenced project by reviewing pertinent Northwest Information Center (NWIC) base maps that reference cultural resources records and reports, historic-period maps, and literature for San Francisco County. Please note that use of the term cultural resources includes archaeological resources and historical buildings and/or structures.

Review of this information indicates that there is record of one report that covers the proposed project area: S-30524 (Pastron et al. 2005). This report did not include any fieldwork, rather this report is an Archaeological Research Design and Treatment Plan prepared for the Laguna Hill project in 2005. This project area contains no recorded archaeological resources. The project site itself, 55 Laguna Street, is listed on the National Register as #38-84, the San Francisco State Teachers College. In addition the proposed project area is located with a National Register determined eligible Historic District, the Hayes Valley Historic District, and surrounded by the contributors to this district. Lastly, the proposed project is located across the street from a local landmark, the Nightingale House (Article 10 Landmark #47). In addition to these inventories, the NWIC base maps show no recorded buildings or structures within the proposed project area.

At the time of Euroamerican contact the Native Americans that lived in the area were speakers of the Costanoan/Ohlone language, part of the Utian language family

(Levy 1978:485). There are no Native American resources in or adjacent to the proposed project area referenced in the ethnographic literature.

Based on an evaluation of the environmental setting and features associated with known sites, Native American resources in this part of San Francisco County have been found in close proximity to sources of fresh water (including perennial and intermittent streams and springs), near ecotones, and near productive resource environments. Prior to the development of San Francisco, the 55 Laguna Street project area was located in an area above the wetlands from Mission Bay, near an intermittent drainage, and included a small saddle between a high knoll and a finger ridge. Given the similarity of these environmental factors, coupled with the presence of a buried archaeological deposit in the general vicinity of the proposed project area, there is a moderately high potential of identifying unrecorded Native American resources in the proposed 55 Laguna Street project area.

Review of historical literature and maps indicated the possibility of historic-period archaeological resources within the proposed 55 Laguna Street project area. In 1854 the Protestant Orphan Asylum was moved to a parcel that includes the proposed project area. The Orphan Asylum is depicted in this location on the 1859 US Coast Survey Map and later buildings appear on the Sanborn maps. Later use of the parcel included the San Francisco State Normal School, a teachers college. After the orphanage closed, the San Francisco State College, as it was renamed, took over the entire block. With this in mind, there is a moderately high potential of identifying unrecorded historic-period archaeological resources in the proposed 55 Laguna Street project area.

RECOMMENDATIONS:

1) There is a moderately high possibility of identifying Native American archaeological resources and a moderately high possibility of identifying historic-period archaeological resources in the project area. We recommend that the Archaeological Research Design and Treatment Plan previously developed for this project, S-30524 (Pastron et al. 2005), be implemented. Please refer to the list of archaeological consultants who meet the Secretary of Interior's Standards at <http://www.chrisinfo.org>.

2) Our research indicates that the proposed project area is located with a National Register determined-eligible Historic District, the Hayes Valley Historic District; the proposed project area includes San Francisco State Teachers College (which is listed on the National Register as #38-84); and the proposed project is located across the street from a local landmark, the Nightingale House (Article 10 Landmark #47). Therefore, it is recommended that the agency responsible for Section 106 compliance consult with the Office of Historic Preservation regarding potential impacts to these buildings or structures:

Project Review and Compliance Unit
Office of Historic Preservation
P.O. Box 942896
Sacramento, CA 94296-0001
(916) 653-6624

3) Review for possible historic-period buildings or structures has included only those sources listed in the attached bibliography and should not be considered comprehensive.

4) If archaeological resources are encountered **during construction**, work should be temporarily halted in the vicinity of the discovered materials and workers should avoid altering the materials and their context until a qualified professional archaeologist has evaluated the situation and provided appropriate recommendations. **Project personnel should not collect cultural resources**. Native American resources include chert or obsidian flakes, projectile points, mortars, and pestles; and dark friable soil containing shell and bone dietary debris, heat-affected rock, or human burials. Historic-period resources include stone or adobe foundations or walls; structures and remains with square nails; and refuse deposits or bottle dumps, often located in old wells or privies.

5) It is recommended that any identified cultural resources be recorded on DPR 523 historic resource recordation forms, available online from the Office of Historic Preservation's website: http://ohp.parks.ca.gov/default.asp?page_id=1069

Thank you for using our services. Please contact this office if you have any questions, (707) 588-8455.

Sincerely,



Bryan Much
Assistant Coordinator

LITERATURE REVIEWED

In addition to archaeological maps and site records on file at the Northwest Information Center of the Historical Resources Information System, the following literature was reviewed:

Bowman, J.N.

1951 *Adobe Houses in the San Francisco Bay Region*. In Geologic Guidebook of the San Francisco Bay Counties, Bulletin 154. California Division of Mines, Ferry Building, San Francisco, CA.

City and County of San Francisco, Department of City Planning

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Helley, E.J., K.R. Lajoie, W.E. Spangle, and M.L. Blair

1979 *Flatland Deposits of the San Francisco Bay Region - Their Geology and Engineering Properties, and Their Importance to Comprehensive Planning*. Geological Survey Professional Paper 943. United States Geological Survey and Department of Housing and Urban Development.

Hoover, Mildred Brooke, Hero Eugene Rensch, and Ethel Rensch, revised by William N. Abeloe

1966 *Historic Spots in California*. Third Edition. Stanford University Press, Stanford, CA.

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Nelson, N.C.

1909 *Shellmounds of the San Francisco Bay Region*. University of California Publications in American Archaeology and Ethnology 7(4):309-356. Berkeley. (Reprint by Kraus Reprint Corporation, New York, 1964).

Nichols, Donald R., and Nancy A. Wright

1971 *Preliminary Map of Historic Margins of Marshland, San Francisco Bay, California*. U.S. Geological Survey Open File Map. U.S. Department of the Interior, Geological Survey in cooperation with the U.S. Department of Housing and Urban Development, Washington, D.C.

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Olmsted, Roger, Nancy Olmsted, David Fredrickson and Vance Bente

1982 *San Francisco Bayside: Historical Cultural Resource Survey*. Resource Consultants, San Francisco, CA.

Olmsted, Roger, Nancy Olmsted, and Allen Pastron

1977 *San Francisco Waterfront: Report on Historical Cultural Resources for the North Shore and Channel Outfalls Consolidation Projects*. Resource Consultants, San Francisco, CA.

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Pastron, A., E. Wick, and J. Kirkenlager

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1988 *Discover Historic California*. Gem Guides Book Co., Pico Rivera, CA.

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1982 *The Prehistory of San Francisco*. Unpublished Master of Arts Thesis, Department of Anthropology, San Francisco State University, San Francisco, CA.

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State of California Department of Parks and Recreation and Office of Historic Preservation

1988 *Five Views: An Ethnic Sites Survey for California*. State of California Department of Parks and Recreation and Office of Historic Preservation, Sacramento.

State of California Office of Historic Preservation **

2011 *Historic Properties Directory*. Listing by City (through August, 15 2011). State of California Office of Historic Preservation, Sacramento.

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1973 *Cable Car*. Ten Speed Press, Berkeley, CA.

Williams, James C.

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1979a *Potrero 7: Phase I Cultural Resources Overview and Inventory*. Wirth Associates, Inc., San Francisco, CA.

1979b *Potrero 7: Phase II Archaeological Test Excavations*. Wirth Associates, Inc., San Francisco, CA.

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Works Progress Administration

1984 *The WPA Guide to California*. Reprint by Pantheon Books, New York. (Originally published as *California: A Guide to the Golden State in 1939* by Books, Inc., distributed by Hastings House Publishers, New York).

**Note that the Office of Historic Preservation's *Historic Properties Directory* includes National Register, State Registered Landmarks, California Points of Historical Interest, and the California Register of Historical Resources as well as Certified Local Government surveys that have undergone Section 106 review.

1 [Affirming Approval of a Certificate of Appropriateness for Proposed Rehabilitation of
2 Richardson Hall, Woods Hall, and Woods Hall Annex]

3
4 **Motion affirming the approval by the Historic Preservation Commission of a Certificate**
5 **of Appropriateness to rehabilitate Richardson Hall for use as senior services, senior**
6 **housing, and retail and/or office space; to rehabilitate Woods Hall for use as housing;**
7 **and to rehabilitate Woods Hall Annex for use as a community center.**

8
9 WHEREAS, The 55 Laguna Mixed Use Project (55 Laguna project) Environmental
10 Impact Report (EIR) was certified by the Planning Commission on January 17, 2008; and

11 WHEREAS, On January 17, 2008, the Planning Commission adopted findings under
12 the California Environmental Quality Act, Pub. Res. Code §21000 et seq. (CEQA), the CEQA
13 Guidelines, 14 Cal. Code Regs. § 15000 et seq., and Chapter 31 of the City's Administrative
14 Code, including a statement of overriding considerations; adopted a Mitigation Monitoring and
15 Reporting Program (MMRP) for the proposed project; and recommended approval of the 55
16 Laguna project to the Board of Supervisors; and

17 WHEREAS, On January 17, 2008, the Planning Commission also approved a
18 Conditional Use Authorization for the 55 Laguna project; and

19 WHEREAS, On April 15, 2008, the Board of Supervisors approved the 55 Laguna
20 project, adopting the Planning Commission's CEQA findings as its own, adopted the MMRP,
21 and adopted additional findings under CEQA, which are on file with the Clerk of the Board of
22 Supervisors in Files No. 071001, 071002, and 080319; and

23 WHEREAS, On March 27, 2012, Elisa Skaggs from Page and Turnbull filed an
24 application with the San Francisco Planning Department for a Certificate of Appropriateness
25 to rehabilitate Richardson Hall for use as senior services, senior housing, and retail and/or

Clerk of the Board
BOARD OF SUPERVISORS

1 office space; to rehabilitate Woods Hall for use as housing; and to rehabilitate Woods Hall
2 Annex for use as a community center, all part of the 55 Laguna project; and

3 WHEREAS, Richardson Hall, Woods Hall and Woods Hall Annex are Landmarks No.
4 256, 257 and 258 under Article 10 of the City's Planning Code; and

5 WHEREAS, On May 8, 2012, the Planning Department published an addendum to the
6 EIR; and

7 WHEREAS, On May 16, 2012, the Historic Preservation Commission conducted a duly
8 noticed public hearing on the application for the Certificate of Appropriateness; reviewed the
9 application, case reports, plans and other materials pertaining to the project contained in the
10 Department's files, including the EIR and the Addendum; reviewed materials, heard and
11 considered testimony from the public at the public hearing; and

12 WHEREAS, At the May 16, 2012 hearing, in Motion No. 0157, the Historic Preservation
13 Commission granted a Certificate of Appropriateness to rehabilitate Richardson Hall for use
14 as senior services, senior housing, and retail and/or office space; to rehabilitate Woods Hall
15 for use as housing; and to rehabilitate Woods Hall Annex for use as a community center, all
16 part of the 55 Laguna project, in conformance with the architectural plans listed as Exhibit A
17 on file on the docket for Case No. 2012.0033A, and subject to conditions listed in such Motion
18 No. 0157; and

19 WHEREAS, In approving the Certificate of Appropriateness, the Historic Preservation
20 Commission found that the proposed rehabilitation of Richardson Hall for use as senior
21 services, senior housing, and retail and/or office space; the rehabilitation of Woods Hall for
22 use as housing; and the rehabilitation Woods Hall Annex for use as a community center, all
23 part of the 55 Laguna project, comply with Article 10 of the San Francisco Planning Code,
24 inasmuch as the proposed work is compatible with the character of the landmark district as
25 described in the designation report. The Commission also found that the proposed work is

Clerk of the Board
BOARD OF SUPERVISORS

Page 2
7/16/2012

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1 compatible with the Secretary of the Interior's Standards for Rehabilitation, and with San
2 Francisco General Plan; and

3 WHEREAS, By letter to the Clerk of the Board of Supervisors dated June 15, 2012,
4 Cynthia Servetnick, on behalf of Save the Laguna Street Campus (Appellant), filed an appeal
5 of the Certificate of Appropriateness to the Board of Supervisors, which the Clerk of the Board
6 of Supervisors received on or around June 15, 2012; and

7 WHEREAS, On July 10, 2012, this Board held a duly noticed public hearing to consider
8 the appeal of the Certificate of Appropriateness filed by Appellant; and

9 WHEREAS, This Board has reviewed and considered the FEIR, the Addendum, the
10 application files, the appeal letter, the responses to concerns document that the Planning
11 Department prepared, the other written records before the Board of Supervisors, and heard
12 testimony and received public comment regarding the Certificate of Appropriateness; and

13 WHEREAS, The EIR, the addendum, the application files and all correspondence and
14 other documents have been made available for review by this Board and the public. These
15 files are available for public review by appointment at the Planning Department offices at 1650
16 Mission Street, and are part of the record before this Board by reference in this motion; now,
17 therefore, be it

18 MOVED, That this Board of Supervisors hereby affirms the decision of the Historic
19 Preservation Commission in its Motion No. 0157 to grant a Certificate of Appropriateness to
20 rehabilitate Richardson Hall for use as senior services, senior housing, and retail and/or office
21 space; to rehabilitate Woods Hall for use as housing; and to rehabilitate Woods Hall Annex for
22 use as a community center, and it further affirms the Historic Preservation Commission's
23 findings that the proposed rehabilitation complies with Article 10 of the San Francisco
24 Planning Code, the Secretary of the Interior's Standards for Rehabilitation, and the San
25 Francisco General Plan.

Clerk of the Board
BOARD OF SUPERVISORS



City and County of San Francisco

Tails

Motion: M12-097

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

File Number: 120727

Date Passed: July 31, 2012

Motion affirming the approval by the Historic Preservation Commission of a Certificate of Appropriateness to rehabilitate Richardson Hall for use as senior services, senior housing, and retail and/or office space; to rehabilitate Woods Hall for use as housing; and to rehabilitate Woods Hall Annex for use as a community center.

July 10, 2012 Board of Supervisors - CONTINUED

Ayes: 11 - Avalos, Campos, Chiu, Chu, Cohen, Elsbernd, Farrell, Kim, Mar, Olague and Wiener

July 31, 2012 Board of Supervisors - APPROVED

Ayes: 10 - Avalos, Campos, Chiu, Chu, Cohen, Elsbernd, Farrell, Kim, Mar and Wiener

Absent: 1 - Olague

File No. 120727

I hereby certify that the foregoing Motion was APPROVED on 7/31/2012 by the Board of Supervisors of the City and County of San Francisco.

A handwritten signature in black ink, appearing to read "Angela Calvillo", written over a horizontal line.

**Angela Calvillo
Clerk of the Board**

FILE NO. 07/082

ORDINANCE NO. 216-07

1 [Landmark Designation of Richardson Hall, Woods Hall, and Woods Hall Annex, Located at
2 55 Laguna Street (U.C. Extension Center, formerly known as the San Francisco State
3 Teacher's College)

4 **Ordinance designating Richardson Hall (a.k.a. Burke Hall), Woods Hall (a.k.a. Anderson**
5 **Hall), and Woods Hall Annex (a.k.a. Anderson Hall Annex), located at 55 Laguna Street**
6 **(U.C. Extension Center, formerly known as the San Francisco State Teacher's School**
7 **College), as a individual Landmarks under Planning Code Article 10; and adopting**
8 **General Plan, Planning Code Section 101.1(b) and environmental findings.**

9 Note: Additions are *single-underline italics Times New Roman*;
10 deletions are *strikethrough italics Times New Roman*.
11 Board amendment additions are double underlined.
12 Board amendment deletions are ~~strikethrough normal~~.

12 Be it ordained by the People of the City and County of San Francisco:

13 Section 1. Findings.

14 (A) Pursuant to Planning Code Section 302, the Board finds that the proposed
15 landmark designations of Richardson Hall, Woods Hall, and Woods Hall Annex at 55 Laguna
16 Street (U.C. Extension Center, formerly known as the San Francisco State Teacher's School)
17 will serve the public necessity, convenience and welfare

18 (B) The Board finds that the proposed landmark designations of Richardson Hall,
19 Woods Hall, and Woods Hall Annex at 55 Laguna Street (U.C. Extension Center, formerly
20 known as the San Francisco State Teacher's School) is are consistent with the City's General
21 Plan and with Planning Code Section 101.1(b) for the reasons set forth in the document
22 entitled "Board of Supervisors of the City and County of San Francisco, General Plan Policies
23 and Planning Code Section 101.1—General Plan Consistency and Implementation, 55
24 Laguna Street (U.C. Extension Center, formerly known as the San Francisco State Teacher's
25 School)," which is on file with the Clerk of the Board of Supervisors in File No.

Supervisor Mirkarimi
BOARD OF SUPERVISORS

1 071028 and is incorporated herein by reference. The Board finds that the proposed
2 landmark designations ~~is~~ are consistent with the City's General Plan and with Planning Code
3 Section 101.1(b) for the reasons set forth in said document.

4 (C) The Planning Department has determined that the actions contemplated in this
5 Ordinance are in compliance with the California Environmental Quality Act (California Public
6 Resources Code section 21000 et seq.). Said determination is on file with the Clerk of the
7 Board of Supervisors in File No. 071082 and is incorporated herein by reference.

8 (D) The Board of Supervisors hereby finds that Richardson Hall, Woods Hall, and
9 Woods Hall Annex at 55 Laguna Street (U.C. Extension Center, formerly known as the San
10 Francisco State Teacher's School), which are sited on portions of Lots 001 and 001A in
11 Assessor's Block 0857 and Lots 001, and 002, 003 in Assessor's Block 0870, has have a
12 special character and special historical, architectural, and aesthetic interest and value, and
13 that its their designation as a Landmarks will further the purposes of and conform to the
14 standards set forth in Article 10 of the San Francisco Planning Code.

15 Section 2: Designation. The following three buildings are hereby designated as
16 individual Landmarks, and shall be assigned individual Landmark numbers, as set forth below:

17 (A) Pursuant to Section 1004 of the Planning Code, Richardson Hall (a.k.a. Burke Hall)
18 located at the corner of Laguna and Hermann Streets, with a street address of 55 Laguna
19 Street (U.C. Extension Center, formerly known as the San Francisco State Teacher's School),
20 in the southeast portions of Lots 001 and 001A in Assessor's Block 0857 and Lots 001, and
21 002, 003 in Assessor's Block 0870, is hereby designated as a San Francisco Landmark No.
22 255 under Article 10 of the Planning Code. This designation was initiated by Resolution No.
23 609 of the Landmarks Preservation Advisory Board on February 21, 2007, which Resolution is
24 on file with the Clerk of the Board of Supervisors in File No. 071082 and which
25

1 Resolution is incorporated herein by reference as though fully set forth. The Administration
2 Wing of Richardson Hall is not included in this Landmark designation.

3 (B) Pursuant to Section 1004 of the Planning Code, Woods Hall (a.k.a. Anderson Hall)
4 located at the corner of Buchanan and Haight Streets, with a street address of 55 Laguna
5 Street (U.C. Extension Center, formerly known as the San Francisco State Teacher's School),
6 in the northwest portions of Lots 001 and 001A in Assessor's Block 0857, is hereby
7 designated as a San Francisco Landmark under Article 10 of the Planning Code. This
8 designation was initiated by Resolution No. 609 of the Landmarks Preservation Advisory
9 Board on February 21, 2007, which Resolution is on file with the Clerk of the Board of
10 Supervisors in File No. 071028 and which Resolution is incorporated herein by
11 reference as though fully set forth.

12 (C) Pursuant to Section 1004 of the Planning Code, Woods Hall Annex (a.k.a.
13 Anderson Hall Annex) located on Haight Street between Laguna and Buchanan Streets, with
14 a street address of 55 Laguna Street (U.C. Extension Center, formerly known as the San
15 Francisco State Teacher's School), in the north portion of Lot 001 in Assessor's Block 0857, is
16 hereby designated as a San Francisco Landmark under Article 10 of the Planning Code. This
17 designation was initiated by Resolution No. 609 of the Landmarks Preservation Advisory
18 Board on February 21, 2007, which Resolution is on file with the Clerk of the Board of
19 Supervisors in File No. 071028 and which Resolution is incorporated herein by
20 reference as though fully set forth.

21
22 Section 3. Required Data.

23 (A) The description, location, and boundary of the three Landmark sites consists of
24 the City block located between Haight, Laguna, Hermann, and Buchanan Streets Lots 001
25

1 and 001A in Assessor's Block 0857 and Lots 001, 002, 003 in Assessor's Block 0870 (55
2 Laguna, also referred to as the U.C. Extension Center and formerly known as the San
3 Francisco State Teacher's School). following:

4 (1) For Richardson Hall (a.k.a. Burke Hall), located at the corner of Laguna and
5 Hermann Streets, the description, location and boundary of the Landmark site consists of the
6 outer boundaries of the exterior facades of the building, including the retaining walls adjacent
7 to Richardson Hall along Hermann and Laguna Streets.

8 (2) For Woods Hall (a.k.a. Anderson Hall), located at the corner of Buchanan and
9 Haight Streets, the description, location and boundary of the Landmark site consists of the
10 outer boundaries of the exterior facades of the building and includes the Canary Island Palm
11 tree (known as the "Sacred Palm"), located adjacent to and to the immediate south of Woods
12 Hall, as a contributing feature to this Landmark.

13 (3) For Woods Hall Annex (a.k.a. Anderson Hall Annex), located on Haight Street
14 between Laguna and Buchanan Streets, the description, location and boundary of the
15 Landmark site consists of the outer boundaries of the exterior facades of the building.

16 (B) The characteristics of the Landmarks that justify ~~its~~ their designations are
17 described and shown in the Landmark Designation Report adopted by the Landmarks
18 Preservation Advisory Board on April 18, 2007 and other supporting materials contained in
19 Planning Department Case Docket No. 2007.0319L . In brief, the National Register of Historic
20 Places characteristics that justify the Landmark's' designations are as follows:

21 (1) Richardson Hall, Woods Hall, and Woods Hall Annex at the U.C. Extension
22 Center property located at 55 Laguna Street, formerly San Francisco State Teacher's College,
23 is are significant under Criterion A of the National Register of Historic Places (Association with
24 events that have made a significant contribution to the broad patterns of our history) as well
25

1 as Criterion 1 of the California Register of Historical Resources (Associated with events that
2 have made a significant contribution to the broad patterns of local or regional history or the
3 cultural heritage of California or the United States) for their site's association with the
4 development of Normal Schools in California, for their site's association with the expanding
5 role of state and federal government in education in the 1920s and 1930s, and for their site's
6 association with the Works Progress Administration (WPA); and

7 (2) Richardson Hall, Woods Hall, and Woods Hall Annex ~~The property is~~ are also
8 significant under Criterion C of the National Register of Historic Places (Embodies the
9 distinctive characteristics of a type, period, or method of construction, or that represent the
10 work of a master, or that possess high artistic values, or that represent a significant and
11 distinguishable entity whose components may lack individual distinction) as well as Criterion 3
12 of the California Register of Historical Resources (Embodies the distinctive characteristics of a
13 type, period, region, or method of construction, or represent the work of a master or possess
14 high artistic values) as ~~an~~ examples of a transitional style of Spanish Revival architecture as
15 employed by the Office of the State Architect's Office, in particular by George B. McDougall.

16 (C) The particular exterior features that shall be preserved, or replaced in-kind as
17 determined necessary, of the three Landmarks designated herein are those generally shown
18 in photographs and described in the Landmark Designation Report, which can be found in
19 Planning Department Docket No. 2007.0319L and which is incorporated in this designation by
20 reference as though fully set forth. Specifically, the following features shall be preserved.

21 (1) Richardson Hall (a.k.a. Burke Hall) ~~Berk Hall, a.k.a. Richardson Hall.~~

22 (a) All elements on exterior facades, including those facing the interior courtyard,
23 from the period of significance (1924-1957) (this includes the retaining walls along Hermann
24 and Laguna Streets adjacent to Richardson Hall, but does not include the retaining walls
25

1 adjacent to the Administrative Wing of Richardson Hall nor the freestanding wall along Haight
2 and Laguna Streets);

3 (b) Massing of the auditorium, stacks, the owl on the auditorium wall facing
4 Hermann Street;

5 (c) Entry portal on Hermann Street, including the sculpture over the entry, the
6 windows, the pediment, columns, and stairs;

7 (d) Metal railing on south side of west wing, facing Hermann Street, with aeolic
8 capitals;

9 (e) Faux bell tower and entry portal at the interior courtyard;

10 (f) Exterior historic windows including the material, configuration, operation, and
11 details;

12 (g) Mission tile roof and related fixtures;

13 (h) Interiors:

14 (i) First-floor double-loaded corridors, including barrel and groin-vaulted
15 ceilings and decorative plaster wall treatments designed in a Spanish Revival motif;

16 (ii) Mural of an angel above a double door, by Jack Moxom, for the WPA
17 artists' project, and the entire wall where the mural is located.

18 (i) The Administration Wing of Richardson Hall (a.k.a. Burke Hall) is not included in
19 this Landmark designation.

20 ~~(2) Berk Hall, a.k.a. Richardson Hall, Administration Wing.~~

21 ~~(a) All elements on exterior facades, including those facing the interior courtyard,~~
22 ~~from the period of significance (1924-1957);~~

23 ~~(b) Historic exterior windows including the material, configuration, operation, and~~
24 ~~details;~~

25

1 (c) ~~Mission tile roof and related fixtures;~~

2 (d) ~~Exterior arches and decorative tiles around and over the windows.~~

3 (3)(2) Woods Hall (a.k.a. Anderson Hall), a.k.a. Woods Hall.

4 (a) All elements on exterior facades, including those facing the interior courtyard,
5 from the period of significance (1924-1957);

6 (b) Entry at corner of Haight and Buchanan including ~~low wall at sidewalk~~, urns,
7 grill, archway, doors, light fixtures, and pilasters;

8 (c) Entry hall interior shape and original exposed roof rafters and purlins;

9 (d) Entry from interior courtyard including archways with Ionic columns above door,
10 grillwork;

11 (e) Historic exterior windows including the material, configuration, operation, and
12 details;

13 (f) Mission tile roof and related fixtures;

14 (g) Canary Island Palm tree located immediately adjacent to and to the south of
15 Woods Hall, known as the "Sacred Palm."

16 (4)(3) Woods Hall Annex (a.k.a. Anderson Hall Annex), a.k.a. Woods Hall Annex.

17 (a) All elements on exterior facades, including those facing the interior courtyard,
18 from the period of significance (1924-1957);

19 (b) Entry archway on south side with columns and capitals and WPA plaque;

20 (c) Large "bay" window on south side above interior staircase and facing Kadish
21 mural.

22 (d) Historic light fixtures on exterior facades;

23 (e) Historic exterior windows including the material, configuration, operation, and
24 details;

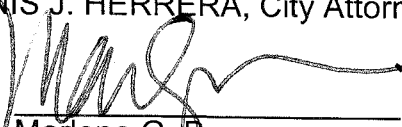
- 1 (f) Mission tile roof and related fixtures;
- 2 (g) Interior: Interior staircase and mural, "A Dissertation on Alchemy," by Reuben
- 3 Kadish, done for WPA artists' project.
- 4 ~~(5) — Gymnasium Building, a.k.a. Middle Hall.~~
- 5 ~~(a) — All elements on exterior facades, including those facing the interior courtyard,~~
- 6 ~~from the period of significance (1924-1957);~~
- 7 ~~(b) — Double staircase at south side of building;~~
- 8 ~~(c) — Historic exterior windows including the material, configuration, operation, and~~
- 9 ~~details;~~
- 10 ~~(d) — Mission tile roof and related fixtures.~~
- 11 ~~(e) — Interior:~~
- 12 ~~—— (i) — Gymnasium space and truss work;~~
- 13 ~~—— (ii) — South entry with trim around it at top of stair.~~
- 14 ~~(6) — Other.~~
- 15 ~~(a) — Freestanding wall along Haight and Laguna Streets;~~
- 16 ~~(b) — Canary Island Palm on upper campus, known as the "Sacred Palm";~~
- 17 ~~(c) — Extant historic exterior doors on site.~~
- 18 ~~(D) — The following features do not contribute to the significance of the landmark site~~
- 19 ~~and are not herein designated for preservation. Non-contributing features:~~
- 20 ~~(1) — Dental School building and related features, including stairs;~~
- 21 ~~(2) — Alterations to Middle Hall and the Administration wing of Richardson Hall that~~
- 22 ~~were constructed after the period of significance (1957);~~
- 23 ~~(3) — Three asphalt parking lots;~~
- 24 ~~(4) — Entrance gate and parking kiosk;~~
- 25

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- ~~(5) Terracing but buildings should not be 'buried' by change of grade;~~
- ~~(6) Site stairs not leading directly into buildings;~~
- ~~(7) Site lighting not on buildings;~~
- ~~(8) Site landscaping (except for Sacred Palm).~~

Section 4. The three individual Landmarks designated herein property shall be subject to further controls and procedures pursuant to the San Francisco Planning Code and Article 10.

APPROVED AS TO FORM:
DENNIS J. HERRERA, City Attorney

By: 

Marlena G. Byrne
Deputy City Attorney



City and County of San Francisco

City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4689

Tails

Ordinance

File Number: 071082

Date Passed:

Ordinance designating Richardson Hall (a.k.a. Burke Hall), Woods Hall (a.k.a. Anderson Hall), and Woods Hall Annex (a.k.a. Anderson Hall Annex), located at 55 Laguna Street (U.C. Extension Center, formerly known as the San Francisco State Teacher's College), as individual Landmarks under Planning Code Article 10; and adopting General Plan, Planning Code Section 101.1(b) and environmental findings.

July 2, 2007 Board of Supervisors — RECEIVED AND ASSIGNED: Board of Supervisors

July 31, 2007 Board of Supervisors — CONTINUED

Ayes: 10 - Alioto-Pier, Ammiano, Daly, Elsbernd, Jew, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval

Absent: 1 - Dufty

August 14, 2007 Board of Supervisors — AMENDED, AN AMENDMENT OF THE WHOLE BEARING NEW TITLE

Ayes: 9 - Alioto-Pier, Ammiano, Elsbernd, Jew, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval

Absent: 1 - Daly

Excused: 1 - Dufty

August 14, 2007 Board of Supervisors — PASSED ON FIRST READING AS AMENDED

Ayes: 10 - Alioto-Pier, Ammiano, Dufty, Elsbernd, Jew, Maxwell, McGoldrick, Mirkarimi, Peskin, Sandoval

Absent: 1 - Daly

September 11, 2007 Board of Supervisors — AMENDED

Ayes: 9 - Alioto-Pier, Ammiano, Daly, Elsbernd, Jew, Maxwell, McGoldrick, Mirkarimi, Peskin

Excused: 2 - Dufty, Sandoval

September 11, 2007 Board of Supervisors — FINALLY PASSED

Ayes: 9 - Alioto-Pier, Ammiano, Daly, Elsbernd, Jew, Maxwell, McGoldrick, Mirkarimi, Peskin

Excused: 2 - Dufty, Sandoval

File No. 071082

I hereby certify that the foregoing Ordinance was **FINALLY PASSED** on September 11, 2007 by the Board of Supervisors of the City and County of San Francisco.

9/21/07

Date Approved

April Calvillo

Signature Clerk

Mayor Gavin Newsom



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. 0157

HEARING DATE: MAY 16, 2012

Filing Date: March 27, 2012
Case No.: **2012.0033A**
Project Address: **55 Laguna Street**
Historic Landmark: Nos. 257, 258, & 259: Richardson Hall, Woods Hall, & Woods Hall Annex
Zoning: RM-3 (Residential, Mixed, Medium Density) Zoning District/
40-X Height and Bulk District;
NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District/
85-X Height and Bulk District
Block/Lot: 0857/ 001 & 001a
0870/ 001, 002, & 003
Applicant: Elisa Skaggs, Page & Turnbull, Inc.
724 Pine Street
San Francisco, CA 94108
Staff Contact Shelley Caltagirone - (415) 558-6625
shelley.caltagirone@sfgov.org
Reviewed By Tim Frye - (415) 558-6325
tim.frye@sfgov.org

1650 Mission St.
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Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS, INCLUDING FINDINGS UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT, FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOTS 001 AND 001A IN ASSESSOR'S BLOCK 0857 AND LOTS 001-003 IN ASSESSOR'S BLOCK 0870, WITHIN RM-3 (RESIDENTIAL, MIXED, MEDIUM DENSITY) AND NC-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL) ZONING DISTRICTS AND A 40-X AND 85-X HEIGHT AND BULK DISTRICTS.

PREAMBLE

WHEREAS, on March 27, 2012, Elisa Skaggs, Page & Turnbull, Inc., (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to rehabilitate Richardson Hall for use as senior services, senior housing, and retail and/or office space; to rehabilitate Woods Hall for use as housing; and, to rehabilitate Woods Hall Annex for use as a community center.

WHEREAS, the 55 Laguna Mixed Use Project Final Environment Impact Report (FEIR), Case No. 2004.0773E, was certified by the Planning Commission on January 17, 2008 and an addendum to the EIR incorporating the current project was published on May 8, 2012.

WHEREAS, on January 17, 2008, the Commission: adopted findings under the California Environmental Quality Act, Public Resources Code §§21000 *et seq.* (CEQA), the CEQA Guidelines, 14 Cal. Code. Regs. §§15000 *et seq.*, and Chapter 31 of the San Francisco Administrative Code, including a statement of overriding considerations; adopted a Mitigation Monitoring and Reporting Program (MMRP) for the proposed project, by Motion No. 17533; recommended approval of a General Plan amendment and Planning Code and Zoning Map amendments to the Board of Supervisors. The Planning Commission also approved a Conditional Use Authorization for the proposed project.

WHEREAS, on April 15, 2008, the Board of Supervisors took action to approve the project, and in so doing adopted the Planning Commission's CEQA approval findings as its own, adopted the MMRP, and adopted additional findings under the California Environmental Quality Act, which can be found on file with the Clerk of the Board of Supervisors in Files Nos. 071001, 071002, and 080319.

WHEREAS, on May 16, 2012, the Commission conducted a duly noticed public hearing on the current project, Case No. 2012.0033A ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, including the FEIR and Addendum, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans labeled Exhibit A on file in the docket for Case No. 2012.0033A and the listed conditions based on the following findings, and adopts the MMRP:

CONDITIONS

- That the design guidelines for historic buildings prepared by Page & Turnbull in accordance with Mitigation Measure HR-3 of the *Mitigation Monitoring and Reporting Program* for the 55 Laguna Mixed Use Project Environmental Impact Report will be complied with in all aspects of design refinement for the three landmark buildings.
- That the configuration, materials, and details of all new windows and doors will be finalized and approved by Department staff to ensure their compatibility with the historic character of the landmark buildings prior to the approval of the Architectural Addendum of the building permit;
- That the sign program will be finalized and approved by Department staff to ensure their compatibility with the historic character of the landmark buildings prior to the approval of the Architectural Addendum of the building permit;
- That all condition assessments regarding the murals, stucco cladding, and clay tile roofs will be submitted to the Department prior to the approval of the Architectural Addendum of the

building permit and that all treatment and protection plans will be incorporated into the permit plans for approval by the Planning Department;

- That the existing and proposed location of the Sacred Palm associated with Woods Hall will be shown on the site plan and that a relocation and protection plan prepared by an arborist will be incorporated into the site permit for approval by the Planning Department; and,
- That all Structural and Mechanical/Electrical/Plumbing Addendum to the building permit will be reviewed by Planning Department staff to ensure that seismic and mechanical interventions do not detract from any character-defining features of the buildings or result in significant removal of historic fabric.
- That all openings in the retaining wall below Richardson Hall should be the same size to maintain a consistent look as in Variant A.
- That the awnings at the retaining wall below Richardson Hall should not have cable supports.
- That the three (3) proposed window openings at the southeast corner of the auditorium should be eliminated, two (2) on the Hermann Street façade and one (1) on the Laguna Street façade.
- That two (2) additional window openings may be created between the buttresses of the auditorium on the Laguna Street façade for a total of six (6) window openings in this location.
- That four (4) new window openings at the Haight Street façade and three (3) new window openings on the Buchanan Street facade of Woods Hall may be created in the locations indicated in the Alternate Design drawing dated May 16, 2012 of either the proposed size or within 1 foot increased width and height.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark district as described in the designation report for the following reasons:

- That the proposed new housing, retail, assembly, and public service uses for the buildings may be achieved without causing significant changes to their distinctive materials, features, spaces, and spatial relationships;
- That the proposed work will not cause the removal, alteration, or obstruction of any character-defining features of the site. The portions of wall proposed to be removed for the creation of window openings or at the low wall located at the Buchanan/Haight Street entry

will not remove any distinctive materials or significantly alter the historic character of the landmark buildings. Also, all structural, mechanical, electrical, plumbing installations will be designed in a manner which does not affect any character-defining features of the buildings and will occur in areas that are not visible from the street or are on secondary facades;

- That the window survey indicates that the majority of historic windows at the three buildings will be retained (97% at Richardson Hall, 92% at Woods Hall, and 100% at Woods Hall Annex); that no window openings will be altered; and that 28 or 29 window openings to be created at Richardson Hall will maintain the historic rhythm of fenestration;
- That the proposed exterior changes will be carefully differentiated from the existing historic features and will be compatible with the character of the property, including the proposed railings, windows and doors, and storefronts at Hermann and Laguna Streets;
- That the proposal calls for retaining sound historic stucco and roofing tiles and replacing in-kind or with salvaged materials when necessary;
- That the findings of the mosaic investigative report prepared by Page & Turnbull in accordance with the EIR Mitigation Measures has ensured that the historic feature was been previously removed and, therefore, will not be affected by the proposed project;
- That any chemical or physical treatments will be undertaken using the gentlest means possible and under the supervision of a historic architect or conservator;
- That Mitigation Measure HR-3 of the *Mitigation Monitoring and Reporting Program* for the *55 Laguna Mixed Use Project Environmental Impact Report* pertaining to mural preservation will ensure the protection of these significant features; and,
- That the installation of the proposed new elements, such as the proposed railings, windows and doors, and storefronts, 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 project meets the requirements of Article 10 and the designating ordinances.
- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

Standard 1.

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

Standard 2.

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

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 architectural elements from other buildings, shall not be undertaken.

Standard 4.

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

Standard 5.

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

Standard 6.

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

Standard 7.

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

Standard 8.

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

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.

Standard 10.

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

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to

improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the landmark for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:
 - A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will not have any impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the building in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will increase the affordable housing supply with the addition of affordable units at Richardson Hall.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.
6. California Environmental Quality Act Findings. This Commission hereby incorporates by reference as though fully set forth and adopts the CEQA approval findings made by both the

Planning Commission, Motion No. 17533, and the Board of Supervisors, which can be found on file with the Clerk of the Board of Supervisors in Files Nos. 071001, 071002, and 080319. The FEIR and the Addendum for this project has been made available to this Commission and the public for review at the Planning Department, 1650 Mission Street. This Commission has considered the record before it, including the Addendum, and finds based on substantial evidence found in the record that none of the conditions described in Sections 15162 or 15163 of the CEQA Guidelines calling for preparation of a subsequent or supplemental EIR have occurred. Specifically, the Commission finds that there have been no substantial changes to the project or the circumstances surrounding the project as described in the FEIR that would lead to the involvement of new significant impacts or a substantial increase in the severity of previously identified significant impacts. Additionally, no new information of substantial importance has come to light showing that the project would result in any new significant effects or a substantial increase in any previously identified significant effects or that any mitigation measures or alternatives previously found not to be feasible would in fact be feasible.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **ADOPTS the MMRP and GRANTS a Certificate of Appropriateness** for the property located at Assessor's Block 0857, Lots 001 and 001a and Assessor's Block 0870, Lots 001, 002, and 003 for proposed work in conformance with the renderings and architectural plans labeled Exhibit A on file in the docket for Case No. 2012.0033A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on May 16, 2012.

Linda D. Avery
Commission Secretary

AYES: Chase, Damkroger, Hasz, Johns, Martinez, and Matsuda

NAYS: None

ABSENT: Wolfram

ADOPTED: May 16, 2012

**MAYOR'S OFFICE OF HOUSING
CITY AND COUNTY OF SAN FRANCISCO**



EDWIN M. LEE
MAYOR

OLSON LEE
DIRECTOR

April 3, 2012

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer
Attn: Lucinda Woodward
Office of Historic Preservation
California Department of Parks and Recreation
1725 23rd Street, Suite 100
Sacramento, CA 95816

Re: Consultation on San Francisco State Teacher's College; 55 Laguna Street, San Francisco, CA
Identification and Evaluation of Historic Properties within the APE

Dear Mr. Donaldson:

The Mayor's Office of Housing of the City and County of San Francisco (MOH) is preparing an Environmental Assessment which will examine the environmental impacts of the proposed development of housing and retail uses at the San Francisco State Teachers College. The site is listed in the National Register of Historic Places as a Historic District under Criteria A (07001391 *National Register Information System*). The proposed action is the approval of funding subject to regulation by 24 CFR Part 58 (Part 58 funding). As development of the site would involve Part 58 funding it is subject to the Programmatic Agreement executed in January 2007 by and among the City and County of San Francisco, the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation Regarding Historic Properties Affected By Use Of Revenue From The Department Of Housing And Urban Development Part 58 Programs (2007 PA).

The 55 Laguna Street site was listed as a Historic District in the National Register of Historic Places as San Francisco State Teacher's College on January 7, 2008 under Criteria A. Under Criterion A (Events), the UC Extension campus is representative of the broad patterns of events relating to the history of state normal schools in California and to WPA projects in San Francisco. Three of the existing buildings on the site—Richardson Hall (excluding the Richardson Hall Annex), Woods Hall and Woods Hall Annex—have been designated San Francisco City Landmarks.

The proposed project includes the construction of 440 housing units. 110 units of the housing will be affordable senior housing; the remaining units will be market rate housing. Included in the proposed development is the creation of a linear park on the former Waller Street right-of-way, additional open space, an internal street network, retail and commercial space, a community center and subsurface parking. The proposed undertaking includes demolishing the existing Administration Wing of Richardson Hall (Richardson Hall Annex) and Middle Hall and the adaptive reuse of three existing City Landmark buildings: Woods Halls, Woods Hall Annex and Richardson Hall. Portions of the retaining wall on Laguna Street would be removed.

1 South Van Ness Avenue, Fifth Floor, San Francisco, CA 94103
Phone: (415) 701-5500 Fax: (415) 701-5501 TDD: (415) 701-5503 <http://sf-moh.org/>

In accordance with Stipulation VII of the 2007 PA (Identification and Evaluation of Historic Properties) Paragraph D, I am submitting State of California Historic Inventory Forms (DPR 523) for those properties located within the Area of Potential Effects that the San Francisco Planning Department has determined to be eligible for listing in the National Register of Historic Places. Enclosed also, please find the map of the Area of Potential Effects and the rationale for setting such. Please advise my office within 15 days of receipt of this letter as to whether you concur with our determinations of eligibility for these properties.

Upon the expiration of the 15 day concurrence period, my office will contact you in accordance with the 2007 PA regarding consultation for the resolution of adverse effects of the undertaking on the resource and consideration and treatment of archeological resources.

As of the date of this letter, the following organizations have been identified as consulting parties for the Section 106 Review Process:

- 55 Laguna, LLC (Developer of Senior Housing)
- Wood Partners (Developer of Market Rate Housing)
- University of California (Property owner)
- Save the Laguna Street Campus (Neighborhood Preservation Group)
- California State Historic Preservation Officer.

No response to our letters of January 24, 2012 inviting the California Historical Society, Muwekma Ohlone Tribe, the National Trust for Historic Preservation and the San Francisco Architectural Heritage to participate in the 106 process as consulting parties have been received. If you have any comment on the list of consulting parties, please let us know your thoughts.

I look forward to your response to our request for concurrence on eligibility under the Programmatic Agreement. My staff can provide your office with more detailed information should you find such information necessary. If you have any questions or need additional information, please contact my Environmental Compliance Manager, Eugene Flannery, at 415-701-5598.

Sincerely,



Olson Lee
Mayor's Office of Housing

Enclosures

1. List of Properties Determined to be Eligible for Listing in the National Register
2. State Historic Resource Inventory Forms (DPR 523)
3. Map of APE

C:

Ramie Dare, Mercy Housing
Jonathan Hayes, Wood Partners
Allen Meacham, University of California
Cynthia Servetnick, Save the Laguna Street Campus
Tina Tam, San Francisco Planning Department

Definition of Area of Potential Effect

According to 36 CFR 800.2, an "Area of potential effects means the geographic area or areas within which an undertaking may cause changes in the character or use of historic properties, if any such properties exist." The area of potential effect (APE) should include both areas of direct (physical) and indirect (visual) impacts. Direct impacts include activities such as site grading, road construction, excavation, demolition, new construction, alterations, and all other physical repercussions. Indirect impacts include less tangible results such as visual, audible, or atmospheric effects that are out of character with the historic property or that alter its setting.

The APE for the 55 Laguna Street project encompass the project site itself, which will be physically impacted by the proposed project, as well as 51 individual properties that surround the project site. The project site, which comprises two city blocks bounded by Laguna Street to the east, Haight Street to the north, Buchanan Street to the west, and Hermann Street to the south, consists of Assessor's parcel numbers 857/001 and 001A and 870/001 and 002. Assessor's parcel number 870/003 (the UCSF Dental Clinic at 100 Buchanan Street) is commonly perceived to be part of the property, but is not part of the project site.¹ Nevertheless, because it abuts parts of the campus that will be physically impacted by the project, and because it is a non-contributing element of the National Register listed San Francisco State Teachers' College historic district, it is included within the primary APE.

The secondary APE encompasses 51 mostly residential properties that surround the primary APE. Many of the properties that make up the secondary APE are contributors to the Hayes Valley Residential Historic District, determined eligible for listing in the National Register of Historic Places in 1997 and subsequently listed in the California Register of Historical Resources (**Figure 1**). Others are part of the potential San Francisco State Teachers' College Vicinity Apartment Historic District, a discontinuous district consisting of six large concrete apartment buildings dating from the late 1920s, most of which were evidently constructed to house students at the San Francisco State Teachers' College. Indeed, all six buildings in the district sit opposite the former campus, on Hermann, Laguna, Buchanan, and Haight streets.

DPR 523 A and B forms for these properties were completed after the APE was determined in order to identify properties eligible for listing in the National Register of Historic Places. Five properties will not get forms either because the parcel is vacant or contains an age-ineligible building

The APE does not include properties on the south side of Market Street because Market Street is a wide artery and due to the landforms in the area, as well as large buildings on the north side of Market Street, much of the project site is not easily visible from the south side of Market, aside from the prominent southeast corner of Richardson Hall.

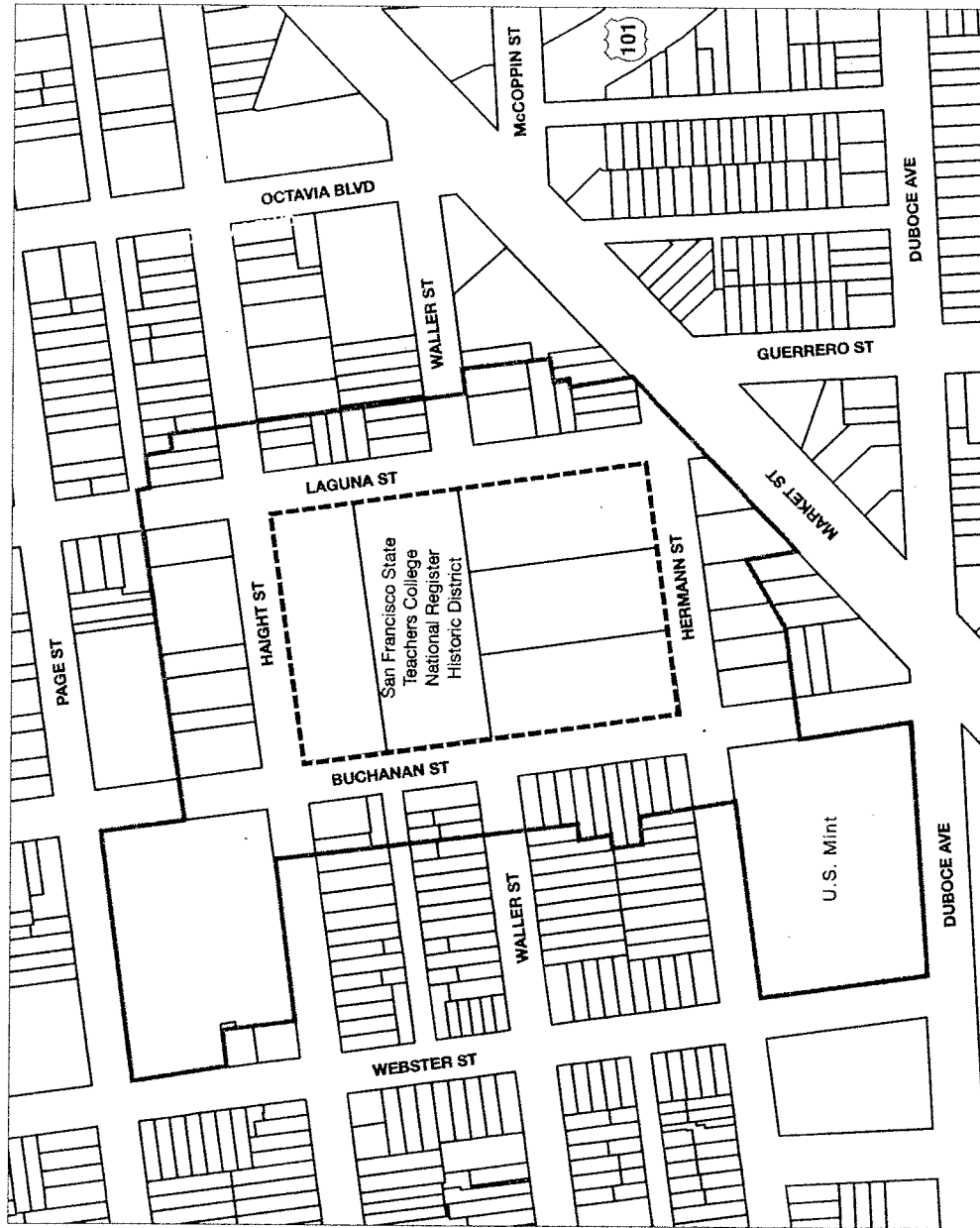
¹ Although the project site encompasses five individual properties, it is hereafter referred to as a single property.



--- Project Site
 — APE Boundary



55 Laguna Street Project, 211872
Figure 1
 APE - Aerial View



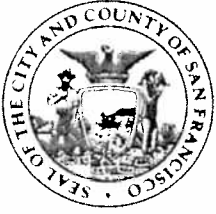
55 Laguna Street Project - 211872
Figure 2
 APE - Parcel Map

Eligible	Project	Street Address	Street	Street Type	Zip	Block	Parcel
As individual property	55 Laguna	100	Hermann	Street	94102	869	010
As individual property	55 Laguna	1896	Market	Street	94102	871	021
As individual property	55 Laguna	201	Waller	Street	94102	869	001
As part of a District	55 Laguna	78	Buchanan	Street	94102	872	009
As part of a District	55 Laguna	117	Buchanan	Street	94102	869	008
As part of a District	55 Laguna	133	Buchanan	Street	94102	869	006
As part of a District	55 Laguna	135	Buchanan	Street	94102	869	051-052
As part of a District	55 Laguna	141	Buchanan	Street	94102	869	044
As part of a District	55 Laguna	149	Buchanan	Street	94102	869	003
As part of a District	55 Laguna	155	Buchanan	Street	94102	869	002
As part of a District	55 Laguna	300	Buchanan	Street	94102	851	013
As part of a District	55 Laguna	175	Haight	Street	94102	856	017A
As part of a District	55 Laguna	218	Haight	Street	94102	851	010

Eligible	Project	Street Address	Street	Street Type	Zip	Block	Parcel
As part of a District	55 Laguna	220	Haight	Street	94102	851	011
As part of a District	55 Laguna	226	Haight	Street	94102	851	012
As part of a District	55 Laguna	319	Haight	Street	94102	858	030
As part of a District	55 Laguna	55	Hermann	Street	94102	872	012
As part of a District	55 Laguna	77	Hermann	Street	94102	872	010
As part of a District	55 Laguna	16	Laguna	Street	94102	871	010
As part of a District	55 Laguna	50	Laguna	Street	94102	871	012
As part of a District	55 Laguna	100	Laguna	Street	94102	856	012
As part of a District	55 Laguna	126	Laguna	Street	94102	856	013
As part of a District	55 Laguna	148	Laguna	Street	94102	856	015
As part of a District	55 Laguna	11	Laussat	Street	94102	858	037
As part of a District	55 Laguna	210	Waller	Street	94102	858	003
As part of a District	55 Laguna	216	Waller	Street	94102	858	039

Eligible	Project	Street Address	Street	Street Type	Zip	Block	Parcel
As part of district and as individual property	55 Laguna	201	Buchanan	Street	94102	858	002
As part of district and as individual property	55 Laguna	180	Haight	Street	94102	852	010
As part of district and as individual property	55 Laguna	185	Haight	Street	94102	856	017
As part of district and as individual property	55 Laguna	188	Haight	Street	94102	852	033
As part of district and as individual property	55 Laguna	191	Haight	Street	94102	856	016
As part of district and as individual property	55 Laguna	198	Haight	Street	94102	852	034
As part of district and as individual property	55 Laguna	1900	Market	Street	94102	872	001
As part of district and as individual property	55 Laguna	73	Waller	Street	94102	871	017-020
As part of district and as individual property	55 Laguna	80	Waller	Street	94102	0856	028

**MAYOR'S OFFICE OF HOUSING
CITY AND COUNTY OF SAN FRANCISCO**



EDWIN M. LEE
MAYOR

OLSON LEE
DIRECTOR

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer
Attn: Lucinda Woodward
Office of Historic Preservation
California Department of Parks and Recreation
1725 23rd Street, Suite 100
Sacramento, CA 95816

Re: Consultation on San Francisco State Teacher's College; 55 Laguna Street, San Francisco, CA

Dear Mr. Donaldson:

Thank you for your letter of April 23 concurring with our determination of eligibility of properties for listing in the National Register of Historic Places within the area of potential effects for the undertaking located at 55 Laguna Street San Francisco. In accordance with Stipulations VIII and IX of the 2007 Programmatic Agreement, I am initiating the consultation process for the resolution of adverse effects of this Undertaking on the San Francisco State Teacher's College Historic District.

The proposed project includes the construction of 440 housing units on the site. 110 units of senior housing will be developed on the site of the Richardson Hall and its annex. The Annex will be demolished for construction of a seven story residential building with a senior activity center and Richardson Hall will be adaptively reused for forty residential units, retail and ancillary space. The remainder of the project site would be developed for market-rate rental housing and community serving uses. The 330 market-rate rental units will be developed through construction of five new buildings located generally on the existing surface parking lots and the current footprint of Middle Hall, which will also be demolished, and through adaptive reuse of Woods Hall. Woods Hall Annex would also be adaptively reused as a community center open to the general public. Included in the proposed development is the creation of a linear park on the former Waller Street right-of-way, additional open space, an internal street network, retail and commercial space, a community center and subsurface parking.

The proposed project goes to some length to treat the remaining historic buildings in accordance with the Secretary of the Interior's Standards, however, when considered in terms of its total physical and visual impacts the proposed project fails to comply with Rehabilitation Standards 2, 8, 9 and 10. Accordingly, the San Francisco Planning Department has determined that the proposed project would have an adverse effect on the site, which is listed in the National Register. Upon completion of the project, the former San Francisco State Teachers' College campus at 55 Laguna Street would no longer remain eligible for listing in the National Register¹.

It is our opinion that development of a Standard Mitigation Measures Agreement as set forth in the 2007 PA is not appropriate in light of the effect of the Undertaking on a historic district listed on the National Register. Therefore we are proposing that we negotiate and execute a programmatic agreement in accordance with 36 CFR §800.14(b) based upon the fact that necessary archival research and surveying of the APE as recommended by the Northwest Information Center cannot be accomplished until after the

¹ Historic Property Survey Report, 55 Laguna Street, 2012, page 63.

request for the release of funds has been submitted to HUD. Additionally, the HPSR has noted that two WPA era murals may be discovered during project activities.

The undertaking involves rehabilitation, demolition, and new construction that in combination result in adverse effects to the historic resource. Therefore, in accordance with Stipulation VIII (Treatment of Historic Properties) and IX (Resolution of Adverse Effects), the following documents are attached:

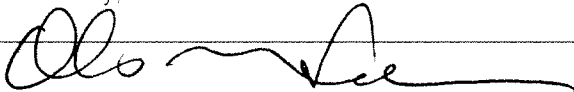
- Description of the Project
- Alternatives considered
- Independent Structural Analysis
- Cost estimates for rehabilitation
- Economic, social, program-related considerations
- Need for demolition
- Mitigation plan
- Public comments received
- Future Plans and Site Plans
- NWIC letter

Consideration and Treatment of Archeological Resources

In accordance with Stipulation IX.D Of the PA, I am requesting your comments on the enclosed recommendation of the Northwest Information Center (IC) resulting from our request of December 13, 2011 for a records search relating to archeological resources at the site of the proposed development. I have enclosed a copy of the Rapid Response Letter from the IC for your comments. The IC recommends that the Archaeological Research Design and Treatment Plan previously developed for this project, S-30524 (Pastron et al. 2005) be implemented, see attached documentation. Please respond in writing to us within the fifteen-day time period as specified in Stipulation XI.F of the PA.

I look forward to your response to our request for consultation under the Programmatic Agreement. If you have any questions or need additional information, please contact my Environmental Compliance Manager, Eugene Flannery, at 415-701-5598.

Sincerely,



Olson Lee
Mayor's Office of Housing

Enclosures

DESCRIPTION OF THE UNDERTAKING AND FUTURE PLANS

The proposed project includes the construction of approximately 440 dwelling units on the former site of the University of California Extension campus. 110 units of the housing will be affordable senior housing; the remaining 330 will be market rate housing. Included in the development is the creation of a linear park on the former Waller Street right-of-way, additional open space, an internal street network, retail and commercial space, a community center and subsurface parking. The proposed undertaking includes demolishing the existing Administration Wing of Richardson Hall (Richardson Hall Annex) and Middle Hall, the partial removal of the Laguna Street retaining wall, and the adaptive reuse of three existing City Landmark buildings: Woods Halls, Woods Hall Annex and Richardson Hall.

Senior Housing will be developed by Mercy Housing and Openhouse in two structures. These structures will be located on the site of the Richardson Hall and its annex. The Annex will be demolished for construction of a seven story residential building with a senior activity center and Richardson Hall will be adaptively reused for forty residential units, retail and ancillary space. The remainder of the project site would be developed for market-rate rental housing and community serving uses by Wood Partners. The 330 market-rate rental units (approximately 275,000 square feet), will be developed through construction of five new buildings located generally on the existing surface parking lots and the current footprint of Middle Hall, and through adaptive reuse of Woods Hall. Woods Hall Annex would also be adaptively reused as a community center open to the general public.

The approximately 18,000-square-foot UC dental clinic would remain unaltered in its current location at the corner of Hermann and Buchanan Streets and would continue to operate as a dental clinic. Parking spaces for the clinic (now in a surface lot) would be relocated to below-grade parking.

The City and County of San Francisco's General Plan's Housing Element calls for increased development of both affordable and market rate housing throughout the city, especially where households can easily rely on public transportation, walking and bicycling for the majority of daily trips. By providing affordable housing adjacent to the many modes of public transportation available along Market Street, the proposed undertaking will assist San Francisco in meeting its Housing Element goals. Furthermore, the development of the market rate housing will move the City towards its regional housing goal (RHNA) of 31,193 new units by 2014.

In addition, the City's Market-Octavia Plan, which includes long-term development goals and policies for the immediate neighborhood, contains policy language which specifically calls for affordable housing at the project site by stating, "Any future reuse of the UC Berkeley Laguna Campus should balance the need to reintegrate the site with the neighborhood and to provide housing, especially affordable housing, with the provision for public uses such as education, community facilities, and open space" (Policy 6.2.3).

Finally, the Regents of the University of California seek to convey the project site to a development team to develop the property in a financially feasible manner that contributes to the quality of life of the surrounding neighborhood and the City of San Francisco. The University of California (UC) closed the site as a school campus in 2003 when it found that the revenues from the extension school and the UC's resources were insufficient to implement the upgrades

DESCRIPTION OF THE UNDERTAKING AND FUTURE PLANS

necessary to meet accessibility and seismic safety requirements. The ongoing maintenance costs of the aging buildings also contributed to the UC's decision to close the campus and to find a development team that would develop the site to its highest and best use that would contribute to the quality of life for the surrounding neighborhood and provide financial support to the UC's academic mission.

The project will result in adverse effects to historic resources that cannot be reduced to a less than significant level and the City does not consider such effects lightly. In reaching a decision as to the merits of the project it is important to balance the effect upon a historic resource with the substantial benefits the project brings to the City and surrounding community. These benefits include the provision of rental housing, both market rate and affordable senior housing and services welcoming to the LGBT community, a community center, publicly accessible open space, reintegration of the site into the surrounding neighborhood, retail space, adaptive reuse of three City landmarks and the cessation of the deterioration to the resources that has been ongoing since the university closed the extension center.

ALTERNATIVES CONSIDERED

Alternative 1: No Project

This alternative would entail no changes to the project site. The former UC buildings on the project site would remain locked and vacant, with the exception of the UC Dental Clinic, which would continue to operate as a UCSF facility. The parking areas in the center of the site would continue to be used for UC and CPMC Davies parking purposes only. All other portions of the site would remain off-limits to the general public. This alternative assumes that UC would perform minimal maintenance on the vacant buildings for safety and security purposes, but would not make wholesale improvements or renovations to them. Despite UC's security efforts including UC security patrol, and the day use of the site as a parking lot for UCSF students and faculty, the site is constantly vandalized with graffiti and dumping. Padlocks on the buildings are cut enabling illegal entry. Significant damage from water intrusion is evident.

UC would have the option of selling the property under the No Project Alternative, pursuant to the Stull Act (California Public Contracts Code §§ 10511-10513), which regulates the sale of surplus University of California property. The Stull Act requires that surplus property be sold via closed bid to the highest bidder. Under this alternative, the purchaser could seek entitlements from the City for its preferred use of the property, and the environmental effects of that proposed use would be analyzed at that time.

The No Project Alternative would avoid adverse effects to historic properties because this alternative would retain the Administration Wing of Richardson Hall, among other historic resources on the site, and retain the internally focused campus feeling of the site. While some level of minimal building maintenance is assumed under this alternative, the historic property on the subject site could continue to deteriorate as it is currently. Continued deterioration of historic properties could be considered an adverse effect, depending of the level of maintenance and security that UC would provide for the property. Although continued deterioration may occur, the No Project Alternative would avoid the impacts of wholesale demolition of the Administration Wing of Richardson Hall, among other historic resources on the site. As such, even with continued deterioration of the existing buildings, the No Project Alternative would have a non-adverse effect to historic properties when compared with the proposed undertaking.

Alternative 2. Preservation Alternative

This alternative would retain all buildings on the project site for renovation and adaptive reuse, including Richardson Hall in its entirety, Middle Hall, Woods Hall, Woods Hall Annex, as well as the retaining wall along Laguna Street. This alternative would construct new in-fill residential uses in a manner similar to the proposed undertaking, yet at a reduced size and density. This alternative would result in five new buildings, compared to the proposed undertaking's six. In order to preserve the site's internally focused campus feeling, this alternative would restrict vehicular access through the site by eliminating any internal vehicular streets. The proposed low income senior housing building would be constructed in a new courtyard immediately west of Richardson Hall, and would be eight stories or approximately 80 feet in height. All other new buildings would be between three to four stories, or a maximum of approximately 40 feet in height. All historic properties on the site would be upgraded for ADA and seismic code

ALTERNATIVES CONSIDERED

compliance, and all renovations efforts would be consistent with the guidance provided by the Secretary of the Interior's Standards for Rehabilitation. Richardson Hall including the Administration Wing, Woods Hall, and Woods Hall Annex, would be adaptively reused for residential purposes. Middle Hall, specifically, would be retained for use as a community center.

The Preservation Alternative would avoid the adverse effects of the proposed undertaking by retaining and rehabilitating all buildings and structures identified as contributors to the National Register-listed site. By eliminating the through-street and reducing the overall scale and density of the development by approximately 25 percent, this alternative would also help to retain the feeling of an internally-focused campus.

The San Francisco Planning Department's preservation staff concurred that the proposed Preservation Alternative would generally avoid the adverse effects to historic properties by stating, "We've concluded that the 6/9/06 preservation scheme...would comply with the Secretary of Interior's Standards for the Preservation of Historic Properties (Rehabilitation Standards). The Preservation Alternative complies with the Rehabilitation Standards because it retains Middle Hall and the Richardson Hall Administration Wing and preserves the essential historic form of the campus as a unified site bounded by perimeter structures with additional buildings located in the interior of the site."

UC's price for the site was set and does not change regardless of the scale of development and it has been determined that financial feasibility will be achieved at 440 units of housing.

Under this alternative the number of senior units would be limited to a total of 34 (30 units in Richardson Hall and 4 units in the Richardson Hall Annex). Of all buildings on the site, the Annex has the highest cost per square foot for rehabilitation. Furthermore, because the footprint of the existing buildings leaves less room for new construction, it would be necessary to construct a taller and more expensive new senior bldg to get to a total of 110 affordable senior units (in combo with Richardson Hall). The 7 story Openhouse bldg on the diagram is a midrise, which triggers concrete construction and is much more expensive than wood frame.

The City has previously found that the preservation alternative is infeasible on economic grounds. Since that time, the condition of the housing market only increases the infeasibility of the preservation alternative. It lacks sufficient profit potential to attract the type of equity investment necessary to fund the development. Given today's funding status for affordable housing (City lost 50% of its sources when redevelopment agency was eliminated plus lost 50% of HOME and CDBG funding), it is important that the construction of affordable housing be as cost efficient as possible.

INDEPENDENT STRUCTURAL ANALYSIS

Attached please find the *Richardson and Woods Hall Seismic Review* by Holmes Culley, Consulting Structural Engineers, dated June 14, 2004 and updating letter and the *Preliminary Geotechnical Consultation* report by Treadwell & Rollo, a Langan Company, dated March 6, 2012.

COST ESTIMATE FOR REHAB

Mitigation measures have been proposed for all of the conditions noted in the Independent Structural Analysis report and broad cost estimates have been developed, based on an earlier report prepared for Richardson Hall and Annex, Woods Hall and Annex, and Middle Hall by Holmes Culley. These cost estimates are presented below, excluding any allowance for architectural upgrades that may be triggered by this work. These cost estimates are for preliminary budgeting purposes only, and should not be construed as a final estimate of the overall cost of strengthening. They exclude any allowance for soft costs. It should be noted also that this assumes that the main structures of each building are compatible with any envisaged uses.

If significant alterations are required to the structure to incorporate new uses, there may be significant cost penalty. In particular, it is apparent that both Woods Hall and Richardson Hall have internal shear walls that are likely to conflict with future planning requirements. Partial or total removal of these walls will add significant cost penalty to the project.

These costs include only the work necessary to ‘make good’ the buildings to their current condition, and no allowance for other work (such as ADA requirements) that may be desirable or even triggered by the seismic work. In addition, the costs exclude any exterior works, although it was noted in the Holmes Culley report that up to \$225,000 would be required to upgrade or replace the existing retaining walls on the site.

Building	Overall Cost (\$)	Unit Rate Cost (\$ per sq.ft.)
Woods Hall	\$1,401,000	\$55
Woods Hall Annex	\$516,000	\$48
Richardson Hall	\$2,234,000	\$64
Richardson Hall Annex	\$790,000	\$235
Middle Hall Gymnasium	\$737,000	\$60
Sub-Total	\$5,679,000	
Overhead & Profit, 10%	\$568,000	
Contingency, 15%	\$862,000	
Total (excluding soft costs)	\$7,098,000	

The Seismic Review report notes that costs in the region of \$80-\$100 per sq. ft. are expected for similar upgrades, including related core and shell work, which is usually one third to half of the cost. This suggests a reasonable allowance for seismic work is in the region of \$50 - \$70 per sq. ft. On this basis, the estimates above for the majority of the buildings appear reasonable, but the unit rate for the Richardson Hall Annex is badly distorted, mainly because of the foundation issues, and the fact that it is only a single story building.¹

¹ Richardson and Woods Hall Seismic Review, Holmes Culley, Consulting Structural Engineers, June 14, 2004, pages I-II, 21-22.

ECONOMIC, SOCIAL, PROGRAM RELATED CONSIDERATIONS

The project is consistent with the Objectives and Policies of the City and County of San Francisco's General Plan's call for increased development of both affordable and market rate housing throughout the city, especially where households can easily rely on public transportation, walking and bicycling for the majority of daily trips. By providing affordable housing adjacent to the many modes of public transportation available along Market Street, the proposed undertaking will assist San Francisco meet its Housing, Transportation, and Air Quality goals. Furthermore, the development of the market rate housing will move the City towards its regional housing goal of 31,193 new units by 2014.

In addition, the City's Market-Octavia Plan, which includes long-term development goals and policies for the immediate neighborhood, contains policy language which specifically calls for affordable housing at the project site by stating, "Any future reuse of the UC Berkeley Laguna Campus should balance the need to reintegrate the site with the neighborhood and to provide housing, especially affordable housing, with the provision for public uses such as education, community facilities, and open space."

This project is consistent with the City's stated Area Plan's goal to reinvigorate this site and the Hayes Valley neighborhood with infill housing and commercial activity. The project will provide approximately 440 family dwelling units of varying sizes, with 110 of the units planned as affordable housing for seniors. The other 330 units will include up to 50 below market rate units as required by the City's Inclusionary Affordable Housing Program (Planning Code § 315, *et. seq.*). The project will provide on-site support services for senior residents as well as other seniors residing off-site. The project would generate 28 employees who would staff the community facility and about 14 employees who would work at the project's proposed retail/commercial facilities.

The approximately 110 affordable senior dwelling units would be welcoming to Lesbian Gay Bisexual and Transgender/sexual (LGBT) seniors as well as the citywide senior community. In San Francisco, there are an estimated 25,000 Lesbian Gay Bisexual and Transgender/sexual (LGBT) seniors, many of whom lack access to appropriate housing or services. There is a great need for safe, quality housing and services that is LGBT-friendly and affordable to low income seniors in San Francisco. The proposed undertaking will include affordable housing, case management services and a community center specifically designed to be welcoming to LGBT seniors. The development will provide an efficient, cost-effective and accessible service hub for those who live at the project site and it will augment existing community resources available at the San Francisco LGBT Community Center, which is located one block away from the project site.

Finally, to raise the additional capital needed for the development the project will need to attract equity investment. A financial analysis of the preferred project and the alternatives found that the preferred project is the most feasible project with sufficient proceeds from the sale of the development to produce the returns required to attract investors.

NEED FOR DEMOLITION

The proposed action, approval of Part 58 funding, would contribute to the funding of the construction of approximately 440 dwelling units on the former site of the University of California Extension campus. Approximately 110 units will be affordable senior housing. The proposed development contemplates the demolition of Middle Hall, Richardson Hall Annex and portions of the Laguna Street retaining wall. Included in construction activities are the adaptive reuse of Woods Hall, Woods Hall Annex and Richardson Hall.

Senior Housing.

Senior Housing will be developed at the southeast corner of the site, the current location of Richardson Hall and its Annex. Development of the senior housing includes the demolition of the Annex, construction of a new structure and the adaptive reuse of Richardson Hall.

Richardson Hall Annex: Demolition of the Richardson Hall Annex is necessary in order to construct a new building in its place that would provide 70 units of affordable housing for seniors and an approximately 8,000-square-foot senior activity center specifically targeted toward the lesbian, gay, bisexual, and transgender (LGBT) low-income senior community. The proposed new senior building would be separated from the remaining portions of Richardson Hall by a staircase.

Renovation of Richardson Hall Annex, rather than its demolition, would accommodate far fewer senior housing units (four rather than seventy), no community center use, and would require a contribution on a per square foot basis of approximately \$250 to address the seismic retrofit issues, not including any other upgrades to meet other building code and design requirements necessary for the construction of housing and a community center.

Richardson Hall Annex has severe structural deficiencies, due to discontinuous shear walls and the fact that none of the load-bearing walls above the first floor continue to the foundation level¹. The Project Sponsors (Mercy Housing of California, along with Openhouse) find that the renovation of the Administration Wing of Richardson Hall for housing purposes would be financially infeasible.

Market Rate Housing.

In addition to the senior housing component of the project, a for-profit developer, Wood Partners, will develop some 330 market-rate housing units on the site, up to 50 of which will be affordable rental units. Development of the market rate housing requires the demolition of Middle of Hall and the adaptive reuse of Woods Hall and Woods Hall Annex.

The demolition of Middle Hall is necessary to accommodate the proposed program for housing, open space and site circulation. In its place and immediately surrounding its current footprint the developer intends to construct Building 1B (containing 59 housing units) as well as the open

¹ Richardson and Woods Hall Seismic Review, Holmes Culley, Consulting Structural Engineers, June 14, 2004, page 15.

NEED FOR DEMOLITION

space required for those units, and a portion of the new road that will provide north/south circulation through the site.

Middle Hall was formerly used as a gymnasium and retains those facilities. It is not proposed to be retained as a gymnasium or other community use because Woods Hall Annex is proposed to provide over 12,000 square feet of community center for the neighborhood and it is financially infeasible to also include Middle Hall. Residential development in Middle Hall would require the gymnasium to be divided and lose its existing character.

Adaptive Reuse

The rehabilitation of Woods Hall, Woods Hall Annex, and most of Richardson Hall would be primarily restricted to the interior of these buildings. Substantial alterations to their exterior facades or rooflines would not occur, except for new entrances and new windows on the Hermann and Laguna Street facades of Richardson Hall and in Woods Hall and/or Woods Hall Annex on the façade facing Haight Street. The portion of Richardson Hall that is located along Laguna Street, containing the existing auditorium space, and a retaining wall along Laguna Street would be renovated to accommodate the proposed program including the conversion of the auditorium space into housing units and ancillary spaces, and ground-floor retail space on Laguna Street and a portion of Hermann Street. The retail spaces would be accessible through new openings created in the existing retaining wall. The sidewalk at the intersection of Laguna and Hermann Streets would also be widened in this location. Windows would be added to the openings previously covered up in earlier modifications of the auditorium and some new windows would be added to accommodate living units on the west and north facades. The double loaded hallway and circulation of Richardson Hall would be maintained with a new elevator included to provide accessibility.

In San Francisco, there are an estimated 25,000 LGBT seniors, many of whom lack access to appropriate housing or services. There is a great need for safe, quality housing and services that is LGBT-friendly and affordable to low income seniors in San Francisco. The proposed undertaking will include affordable housing, case management services and a community center specifically designed to be welcoming to LGBT seniors. The development will provide an efficient, cost-effective and accessible service hub for those who live at the project site and it will augment existing community resources available at the San Francisco LGBT Community Center, which is located one block away from the project site.

COMMENTS RECEIVED FROM THE PUBLIC

The MOH held a public scoping meeting on Monday, December 19, 2011, at the San Francisco LGBT Community Center at 1800 Market Street in San Francisco to receive public comments on the scope of the Environmental Assessment (EA) which is being prepared concurrently under NEPA. The meeting was attended by neighborhood residents, groups, and interested parties. During the one-month scoping period (December 19, 2011 to January 19, 2012), MOH also received 13 written scoping comments, including e-mails. The scoping hearing initiated a 30 day comment period that preceded the preparation of an EA. This initial scoping period was held in addition to the mandatory 30 day comment period which will be held upon completion of the EA.

Additionally, the San Francisco Planning Department has scheduled two public hearings before the San Francisco Historic Preservation Commission on May 16, 2012 and June 6, 2012. The May 16th hearing will address approval of applications for Certificates of Appropriateness for three of the building on the site and the June 6 hearing will be held for purposes of Section 106 Consultation and solicitation of comments on compatibility of the undertaking with local land use. Also, the project sponsors have scheduled community meetings for May 1 and 16, 2012 at a local community center to discuss project design.

Comments regarding cultural resources associated with the proposed undertaking during the comment period are summarized below:

- Request that the EA provide elevations so that stakeholders can comment on the proposed projects effects on the National Register Historic District.
- Statement that the existing structures on the project site are well-sealed and have interesting features, except for the dental clinic building, which the commenter states does not have the same quality of design as the historic buildings.
- Statement that the proposed project would result in the loss of irreplaceable historic artifacts.
- Request that the Save the Laguna Street Campus participate in the Section 106 process as an interested party.
- Request for information about why buildings on the project site have been designated as landmarks.
- Request that landmark buildings be incorporated into the new structure where possible, and if they can't be saved, the developers should preserve architectural features or photographs for display and create archives of such features.
- Statement that the landmark status of the buildings on the site should be respected, and that they should be preserved regardless of their landmark status due to their historical and architectural significance.
- Statement about compatibility of new construction with adjacent historic buildings, and a request that the preservation alternative be considered instead of the proposed project.



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: MAY 16, 2012

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
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Planning
Information:
415.558.6377

Filing Date: March 27, 2012
Case No.: **2012.0033A**
Project Address: **55 Laguna Street**
Historic Landmarks: Nos. 257, 258, & 259: Richardson Hall, Woods Hall, & Woods Hall Annex
Zoning: RM-3 (Residential, Mixed, Medium Density) Zoning District/
40-X Height and Bulk District;
NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District/
85-X Height and Bulk District
Block/Lot: 0857/ 001 & 001a
0870/ 001, 002, & 003
Applicant: Elisa Skaggs, Page & Turnbull, Inc.
724 Pine Street
San Francisco, CA 94108
Staff Contact Shelley Caltagirone - (415) 558-6625
shelley.caltagirone@sfgov.org
Reviewed By Tim Frye – (415) 558-6325
tim.frye@sfgov.org

PROPERTY DESCRIPTION

55 LAGUNA STREET, San Francisco Normal School/San Francisco State Teacher's College, is located on two blocks bound by Laguna, Haight, Buchanan, and Hermann Streets. Assessor's Block 0857, Lots 001 and 001a and Assessor's Block 0870, Lots 001, 002, and 003. The property contains San Francisco Landmark Nos. 257, 258, and 259 - Burke-Richardson Hall (a.k.a. Richardson Hall), Anderson-Woods Hall (a.k.a. Woods Hall), and Anderson-Woods Hall Annex (a.k.a. Woods Hall Annex). The buildings contribute to the National Register-listed San Francisco Normal School/State Teacher's College campus. The site consists of five buildings on two city blocks bounded by Buchanan, Hermann, Haight, and Laguna Streets: Middle Hall (1924), Woods Hall (1926), Woods Hall Annex (1935), Richardson Hall (1930, with the Administration Wing constructed in 1924), and the Dental Building (1970). The campus was originally designed in the Spanish Revival style for the California State Normal School by the Office of the State Architect. The Master Plan for the campus was developed by George B. McDougall and construction spanned 1924-1935. The site is zoned RM-3 (Residential, Mixed, Medium Density District)/ 40-X Height and Bulk District; and NC-3 (Moderate-Scale Neighborhood Commercial District)/ 85-X Height and Bulk District.

BACKGROUND

The 55 Laguna Mixed Use Project was previously reviewed under Case No. 2004.0773E!CMTR and received its entitlements in 2008-09. The property was then sold to the new owners in 2010 and the project sponsor submitted a revised project to the Planning Department for review in 2011.

The project site was first determined to be a historic resource as a National Register eligible historic district in the Historic Resource Evaluation Response dated June 15, 2006. The Department found that the "campus as a whole, and Richardson Hall, Woods Hall, and Woods Hall Annex individually, are significant under Criterion 1 (Events) and Criterion 3 (Architecture) and that the project did not meet the Secretary of the Interior Standards for Rehabilitation, which led to the production of the Environmental Impact Report (EIR). On February 21, 2007, the LPAB held a review and comment concerning the Draft EIR and initiated landmark designation of the 55 Laguna site. The LPAB voted 5-1 (with two members absent) on April 18, 2007 in favor of recommending landmark designation of the campus *as a site with four contributing buildings*. The Planning Commission voted not to recommend the landmark designation of the campus *as a site* on June 7, 2007. In response to the Commission's decision, the LPAB voted unanimously (with two members absent) on June 20, 2007 to appeal the Commission's original recommendation to the Board of Supervisors. Upon appeal of the Commission's decision, Ordinance 216-07 was passed on September 11, 2007 approving the landmark designation of three *individual buildings* located within the campus - Richardson Hall, Woods Hall, and Woods Hall Annex. On October 3, 2007, the LPAB held a Review and Comment concerning the proposed nomination of the site to the National Register of Historic Places and the site was ultimately listed on the National Register on January 7, 2008.

On December 18, 2008, the LPAB held a hearing to review the design compatibility analysis and guidelines prepared as Mitigation Measure HR-3 of the EIR and a request for a Certificate of Appropriateness (CofA). At that hearing the LPAB took two votes on the design guidelines item: the first vote was to approve the historic building guidelines, and the second vote was to say that they were "not in agreement" with the new building guidelines. Therefore, the LPAB "agreed by consensus" on the design guidelines as required by the Mitigation schedule prior to approval of CofA. Although the LPAB voted to approve the CofA at the hearing, the Certificate was motion was not signed into affect by the Planning Director before the dissolution of the LPAB on December 31, 2008 and the action become void. Therefore, the project is before the Historic Preservation Commission to again seek approval of Certificate of Appropriateness for the project involving the three landmark buildings.

PROJECT DESCRIPTION

The proposal is to rehabilitate Richardson Hall for use as senior services, senior housing (40 dwelling units), and retail and/or office space in new excavated space created behind the Hermann/Laguna Street retaining wall; to rehabilitate Woods Hall for use as housing (21 dwelling units); and, to rehabilitate Woods Hall Annex for use as a community center. At the exterior, the work at all three buildings will generally include creating several new wall openings, selective window replacement and/or modification, seismic upgrades, maintenance and repair work, and in-kind roof repair and/or replacement. At the interior, the work at all three buildings will generally include changes in door locations and alteration of non-designated spaces. Please see details described below and shown in the attached drawings.

1. At **Richardson Hall**, the building will be rehabilitated for use as retail, offices, senior services, and housing. The new use will retain the entry portal and sculpture on Hermann Street, the massing of the auditorium and stacks, the faux bell tower, and courtyard entry. The new partition plan will incorporate the existing circulation pattern of the building and the units will be located along the existing double-loaded corridor. The interior work will include protection

and preservation of the Bebe Daum “Angel” mural. Deferred maintenance issues will be addressed, including a seismic upgrade, new roof membrane and repairs to the existing clay tile roof. At the basement level, part of the retaining wall along Hermann and Laguna Streets will be removed to install new window and door openings. Two variants for the configuration of the openings are proposed: Variant A reflects the combination of retail and office space and Variant B reflects the combination of retail and residential space and eliminates need for large openings along the street wall and decreases excavation. The final use has not been determined for these spaces. The new openings will be located between the quoins on the retaining wall. At the first floor, an addition at the northwest corner of the building will be removed. The raised floor, fixed seating, and projection room of the existing auditorium will also be removed.

2. At **Woods Hall**, the building will be rehabilitated for use as housing. The new use will retain the interior entry hall with its original exposed rafters and the building’s internal circulation patterns. As part of the project planning, Page & Turnbull performed an investigation of potential murals near the northwest entrance and found that they appear to have been previously removed or destroyed (report attached). Deferred maintenance issues will be addressed, including repairs to the clay tile roof. At the corner of Buchanan and Haight Streets, the central portion of the existing stucco wall will be demolished.
3. At **Woods Hall Annex**, the building will be rehabilitated for use as a community center. The new use will retain the existing circulation pattern. The interior work will include protection and preservation of the Reuben Kadish’s mural “A Dissertation on Alchemy”. A second stair and exit door will be added on the west side of the building to meet egress requirements. Deferred maintenance issues will be addressed including repairs to the clay tile roof. Existing non-contributing doors will be replaced. The concrete steps at the Haight Street entry will be removed to accommodate a new accessible, level entry. The central portion of the street wall that extends east beyond the building will also be removed.

OTHER ACTIONS REQUIRED

The project requires Conditional Use Authorization by the Planning Commission and Board of Supervisors action for the creation of Waller Park. The new building component of the 55 Laguna Mixed Use project also requires design review and comment by the Historic Preservation Commission prior to the future Conditional Use Authorization hearing, which has not yet been scheduled.

COMPLIANCE WITH THE PLANNING CODE

The proposed project is in compliance with all other provisions of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

A Certificate of Appropriateness is required for any construction, alteration, removal, or demolition of a designated Landmark for which a City permit is required. In appraising a proposal for a Certificate of Appropriateness, the Historic Preservation Commission should consider the factors of architectural style, design, arrangement, texture, materials, color, and other pertinent factors. Section 1006.7 of the Planning Code provides in relevant part as follows:

- a. The proposed work shall be appropriate for and consistent with the effectuation of the purposes of Article 10.
- b. The proposed work shall be compatible with the historic structure in terms of design, materials, form, scale, and location. The proposed project will not detract from the site's architectural character as described in the designating ordinance. For all of the exterior and interior work proposed, reasonable efforts have been made to preserve, enhance or restore, and not to damage or destroy, the exterior architectural features of the subject property which contribute to its significance.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

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.

The proposed new housing, retail, office, assembly, and public service uses for the buildings may be achieved without causing significant changes to their distinctive materials, features, spaces, and spatial relationships

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 work will not cause the removal, alteration, or obstruction of any character-defining features of the site. The portions of wall proposed to be removed for the enlargement of existing window openings or at the low wall located at the Buchanan/Haight Street entry will not remove any distinctive materials or significantly alter the historic character of the landmark buildings. Exterior features of Richardson Hall to be preserved are the massing of the auditorium and stacks, the entry portal at the Hermann Street, the bell tower and entry portal at the interior courtyard, the metal railing at Hermann Street, the historic metal windows, and the clay tile roof. The figural sculpture at the Hermann Street entry and the owl perched along the exterior of the auditorium will also be preserved. Interior features to be preserved include the first floor corridors with the barrel and groin-vaulted ceilings and decorative plaster wall treatments and the Jack Moxom mural depicting an angel. Significant architectural features of Woods Hall Annex such as the entry archway on Haight Street, the WPA plaque, the courtyard entry and oriel window above, the Kadish mural, and the monumental stair on the east side of the building will be retained.

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.

The proposed exterior changes will be carefully differentiated from the existing historic features and will be recognized as contemporary alterations.

Standard 5: Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The findings of the mosaic investigative report prepared by Page & Turnbull in accordance with the EIR Mitigation Measures has ensured that the historic feature was been previously removed and, therefore, will not be affected by the proposed project.

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.

The proposal calls for retaining sound historic stucco and roofing tiles and replacing in-kind or with salvaged materials when necessary.

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.

Although no chemical or physical treatments are anticipated, if deemed necessary by the consulting preservation architect and the Planning Department, such treatments will be undertaken using the gentlest means possible and under the supervision of a historic architect or conservator.

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.

The proposed exterior changes will be carefully differentiated from the existing historic features and will be compatible with the character of the property, including the proposed railings, windows and doors, and storefronts at Hermann and Laguna Streets.

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.

The installation of the proposed new elements, such as the proposed railings, windows and doors, and storefronts, 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.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received comments on the project by Cynthia Servetnick on behalf of Save the Laguna Street Campus regarding the associated CEQA and NEPA reviews. Correspondence can be provided upon request.

ISSUES & OTHER CONSIDERATIONS

None.

STAFF ANALYSIS

Based on the requirements of Article 10, the designating ordinances, and the Secretary of Interior's Standards, staff has determined that the proposed work will have no adverse impact to the landmark buildings. Regarding the specific elements of the proposal, staff finds:

- That the proposed new housing, retail, assembly, and public service uses for the buildings may be achieved without causing significant changes to their distinctive materials, features, spaces, and spatial relationships;
- That the proposed work will not cause the removal, alteration, or obstruction of any character-defining features of the site. The portions of wall proposed to be removed for the creation of window openings or at the low wall located at the Buchanan/Haight Street entry will not remove any distinctive materials or significantly alter the historic character of the landmark buildings. Also, all structural, mechanical, electrical, plumbing installations will be designed to occur in areas that are not visible from the street or are on secondary facades so that they do not affect any character-defining features of the buildings;
- That the window survey indicates that the majority of historic windows at the three buildings will be retained (97% at Richardson Hall, 93% at Woods Hall, and 100% at Woods Hall Annex); that no window openings will be altered; and that 28 or 29 window openings to be created at Richardson Hall will maintain the historic rhythm of fenestration;
- That the proposed exterior changes will be carefully differentiated from the existing historic features and will be compatible with the character of the property, including the proposed railings, windows and doors, and storefronts at Hermann and Laguna Streets. The new features will have contemporary designs but will refer to the historic buildings through their materials, finishes, and scale;
- That the proposal calls for retaining sound historic stucco and roofing tiles and replacing in-kind or with salvaged materials when necessary;
- That the findings of the mosaic investigative report prepared by Page & Turnbull in accordance with the EIR Mitigation Measures has ensured that the historic feature was been previously removed and, therefore, will not be affected by the proposed project;
- That, if deemed necessary by the preservation architect and Planning Department staff, chemical or physical treatments will be undertaken using the gentlest means possible and under the supervision of a historic architect or conservator;
- That Mitigation Measure HR-3 of the *Mitigation Monitoring and Reporting Program* for the *55 Laguna Mixed Use Project Environmental Impact Report* pertaining to mural preservation will ensure the protection of these significant features; and,

- That the installation of the proposed new elements, such as the proposed railings, windows and doors, and storefronts, 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.

ENVIRONMENTAL REVIEW STATUS

The 55 Laguna Mixed Use Project Environment Impact Report was certified by the Planning Commission on January 17, 2008. An addendum to the EIR incorporating the current project was published on May 8, 2012. As the project impacts to historic resources have not changed, the mitigation measures (Mitigation Monitoring and Reporting Program attached) identified in the EIR and listed below remain in place:

- 1) HR-1 (HABS Level Recordation),
- 2) HR-2 (Interpretative Display),
- 3) HR-3 (Preservation Architect),
- 4) HR-4 (Mural Identification, Testing, and Restoration Procedures), and
- 5) HR-5 (Arborist)

Since the EIR was published, HR-3 (Preservation Architect) has been partially completed. As prescribed by the mitigation measure, a window and door survey was completed in November 2008, a mural investigation was completed in October 2008, and design guidelines were completed in December 2008. As per the mitigation, a preservation architect will continue to work with the project team to assist in ensuring compatibility of the new structures with the historic district individual historic resources, to manage treatment of the retained historic resource buildings, and to act with overall responsibility to implement historic resource mitigations, monitor work performed, and to report to the City through the end of construction.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the Secretary of the Interior Standards for Rehabilitation.

Conditions:

- That the design guidelines for historic buildings prepared by Page & Turnbull in accordance with Mitigation Measure HR-3 of the *Mitigation Monitoring and Reporting Program* for the 55 Laguna Mixed Use Project Environmental Impact Report will be complied with in all aspects of design refinement for the three landmark buildings.
- That the configuration, materials, and details of all new windows and doors will be finalized and approved by Department staff to ensure their compatibility with the historic character of the landmark buildings prior to the approval of the Architectural Addendum of the building permit;
- That the sign program will be finalized and approved by Department staff to ensure their compatibility with the historic character of the landmark buildings prior to the approval of the Architectural Addendum of the building permit;
- That all condition assessments regarding the murals, stucco cladding, and clay tile roofs will be submitted to the Department prior to the approval of the Architectural Addendum of the

building permit and that all treatment and protection plans will be incorporated into the permit plans for approval by the Planning Department;

- That the existing and proposed location of the Sacred Palm associated with Woods Hall will be shown on the site plan and that a relocation and protection plan prepared by an arborist will be incorporated into the site permit for approval by the Planning Department; and,
- That all Structural and Mechanical/Electrical/Plumbing Addendum to the building permit will be reviewed by Planning Department staff to ensure that seismic and mechanical interventions do not detract from any character-defining features of the buildings or result in significant removal of historic fabric.

ATTACHMENTS

Draft Motion
Parcel Map
Sanborn Map
Aerial Photograph
Zoning Map
Window Survey
Investigation Report - Historic Murals at Woods Hall Entrance
Page & Turnbull Secretary of the Interior Standards Analysis
Mitigation Monitoring and Reporting Program
Plans and Site Photographs

SC: G:\DOCUMENTS\Cases\Multiple\55 Laguna Street\2012.0033\CofA\Laguna_55_Case Report_5.16.12.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: MAY 16, 2012

Filing Date: March 27, 2012
Case No.: **2012.0033A**
Project Address: **55 Laguna Street**
Historic Landmark: Nos. 257, 258, & 259: Richardson Hall, Woods Hall, & Woods Hall Annex
Zoning: RM-3 (Residential, Mixed, Medium Density) Zoning District/
40-X Height and Bulk District;
NC-3 (Moderate-Scale Neighborhood Commercial) Zoning District/
85-X Height and Bulk District
Block/Lot: 0857/ 001 & 001a
0870/ 001, 002, & 003
Applicant: Elisa Skaggs, Page & Turnbull, Inc.
724 Pine Street
San Francisco, CA 94108
Staff Contact Shelley Caltagirone - (415) 558-6625
shelley.caltagirone@sfgov.org
Reviewed By Tim Frye - (415) 558-6325
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Information:
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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOTS 001 AND 001A IN ASSESSOR'S BLOCK 0857 AND LOTS 001-003 IN ASSESSOR'S BLOCK 0870, WITHIN RM-3 (RESIDENTIAL, MIXED, MEDIUM DENSITY) AND NC-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL) ZONING DISTRICTS AND A 40-X AND 85-X HEIGHT AND BULK DISTRICTS.

PREAMBLE

WHEREAS, on March 27, 2012, Elisa Skaggs, Page & Turnbull, Inc., (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to rehabilitate Richardson Hall for use as senior services, senior housing, and retail and/or office space; to rehabilitate Woods Hall for use as housing; and, to rehabilitate Woods Hall Annex for use as a community center.

WHEREAS, the 55 Laguna Mixed Use Project Environment Impact Report was certified by the Planning Commission on January 17, 2008 and an addendum to the EIR incorporating the current project was published on May 8, 2012.

WHEREAS, on May 16, 2012, the Commission conducted a duly noticed public hearing on the current project, Case No. 2012.0033A ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans labeled Exhibit A on file in the docket for Case No. 2012.0033A and the listed conditions based on the following findings:

CONDITIONS

- That the design guidelines for historic buildings prepared by Page & Turnbull in accordance with Mitigation Measure HR-3 of the *Mitigation Monitoring and Reporting Program* for the *55 Laguna Mixed Use Project Environmental Impact Report* will be complied with in all aspects of design refinement for the three landmark buildings.
- That the configuration, materials, and details of all new windows and doors will be finalized and approved by Department staff to ensure their compatibility with the historic character of the landmark buildings prior to the approval of the Architectural Addendum of the building permit;
- That the sign program will be finalized and approved by Department staff to ensure their compatibility with the historic character of the landmark buildings prior to the approval of the Architectural Addendum of the building permit;
- That all condition assessments regarding the murals, stucco cladding, and clay tile roofs will be submitted to the Department prior to the approval of the Architectural Addendum of the building permit and that all treatment and protection plans will be incorporated into the permit plans for approval by the Planning Department;
- That the existing and proposed location of the Sacred Palm associated with Woods Hall will be shown on the site plan and that a relocation and protection plan prepared by an arborist will be incorporated into the site permit for approval by the Planning Department; and,
- That all Structural and Mechanical/Electrical/Plumbing Addendum to the building permit will be reviewed by Planning Department staff to ensure that seismic and mechanical interventions do not detract from any character-defining features of the buildings or result in significant removal of historic fabric.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark district as described in the designation report for the following reasons:

- That the proposed new housing, retail, assembly, and public service uses for the buildings may be achieved without causing significant changes to their distinctive materials, features, spaces, and spatial relationships;
- That the proposed work will not cause the removal, alteration, or obstruction of any character-defining features of the site. The portions of wall proposed to be removed for the creation of window openings or at the low wall located at the Buchanan/Haight Street entry will not remove any distinctive materials or significantly alter the historic character of the landmark buildings. Also, all structural, mechanical, electrical, plumbing installations will be designed in a manner which does not affect any character-defining features of the buildings and will occur in areas that are not visible from the street or are on secondary facades;
- That the window survey indicates that the majority of historic windows at the three buildings will be retained (97% at Richardson Hall, 92% at Woods Hall, and 100% at Woods Hall Annex); that no window openings will be altered; and that 28 or 29 window openings to be created at Richardson Hall will maintain the historic rhythm of fenestration;
- That the proposed exterior changes will be carefully differentiated from the existing historic features and will be compatible with the character of the property, including the proposed railings, windows and doors, and storefronts at Hermann and Laguna Streets;
- That the proposal calls for retaining sound historic stucco and roofing tiles and replacing in-kind or with salvaged materials when necessary;
- That the findings of the mosaic investigative report prepared by Page & Turnbull in accordance with the EIR Mitigation Measures has ensured that the historic feature was been previously removed and, therefore, will not be affected by the proposed project;
- That any chemical or physical treatments will be undertaken using the gentlest means possible and under the supervision of a historic architect or conservator;
- That Mitigation Measure HR-3 of the *Mitigation Monitoring and Reporting Program* for the *55 Laguna Mixed Use Project Environmental Impact Report* pertaining to mural preservation will ensure the protection of these significant features; and,
- That the installation of the proposed new elements, such as the proposed railings, windows and doors, and storefronts, 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 project meets the requirements of Article 10 and the designating ordinances.

- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

Standard 1.

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

Standard 2.

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

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 architectural elements from other buildings, shall not be undertaken.

Standard 4.

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

Standard 5.

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

Standard 6.

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

Standard 7.

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

Standard 8.

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

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.

Standard 10.

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

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the landmark for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will not have any impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the building in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will increase the affordable housing supply with the addition of affordable units at Richardson Hall.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will be executed in compliance with all applicable construction and safety measures.

G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Assessor's Block 0857, Lots 001 and 001a and Assessor's Block 0870, Lots 001, 002, and 003 for proposed work in conformance with the renderings and architectural plans labeled Exhibit A on file in the docket for Case No. 2012.0033A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on May 16, 2012.

Linda D. Avery
Commission Secretary

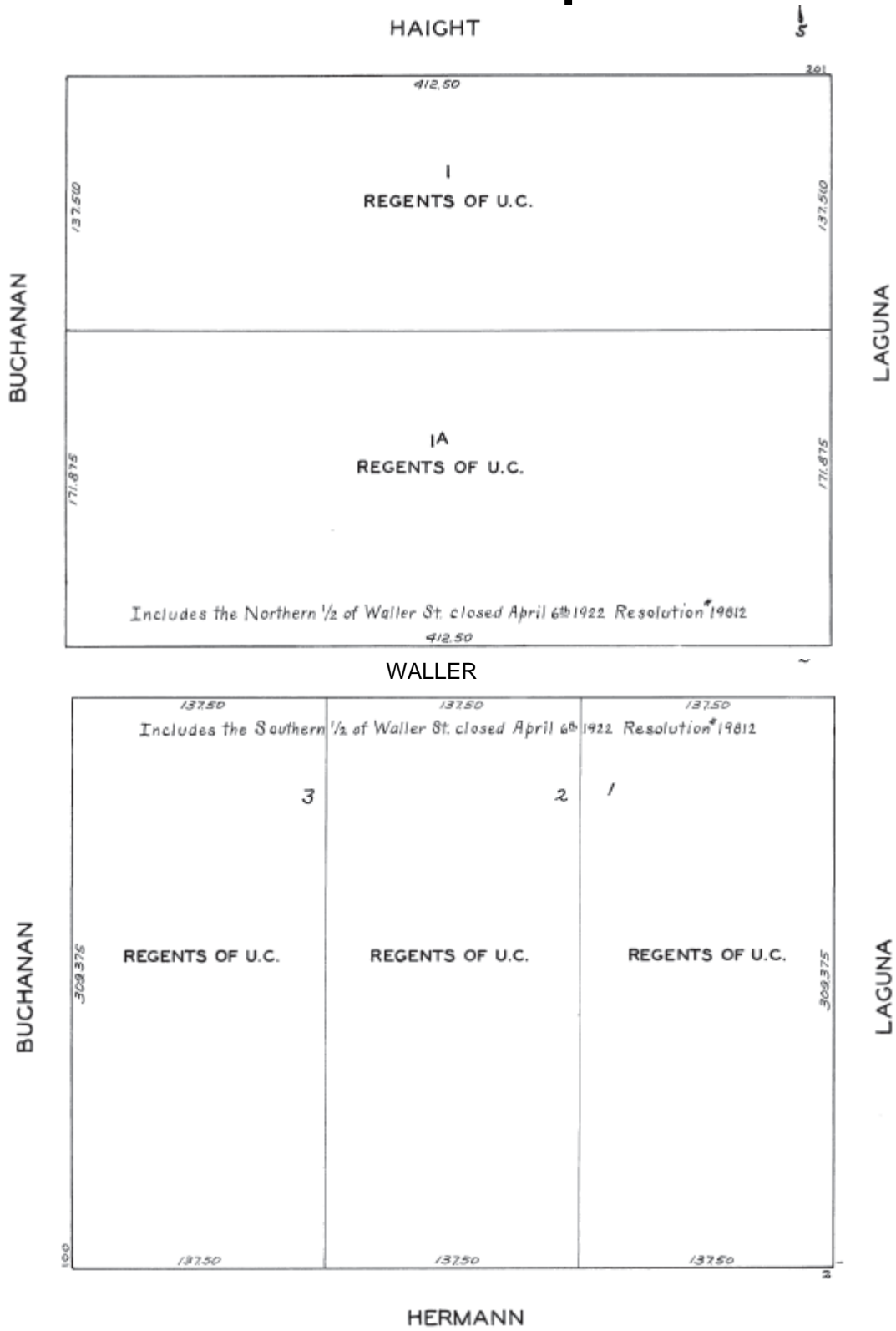
AYES:

NAYS:

ABSENT:

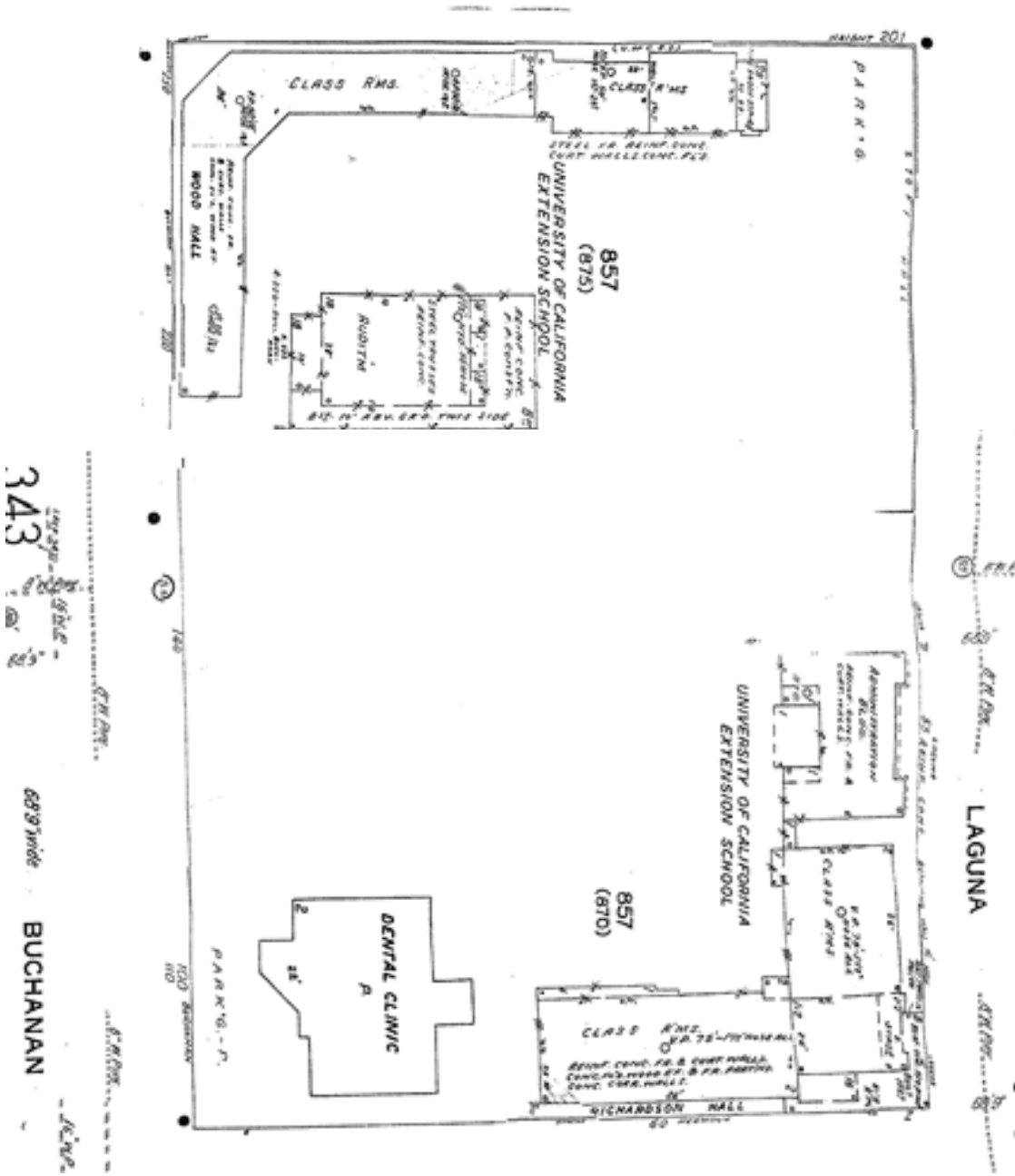
ADOPTED:

Parcel Map



Certificate of Appropriateness Hearing
 Case Number 2012.0033A
 55 Laguna Street

Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



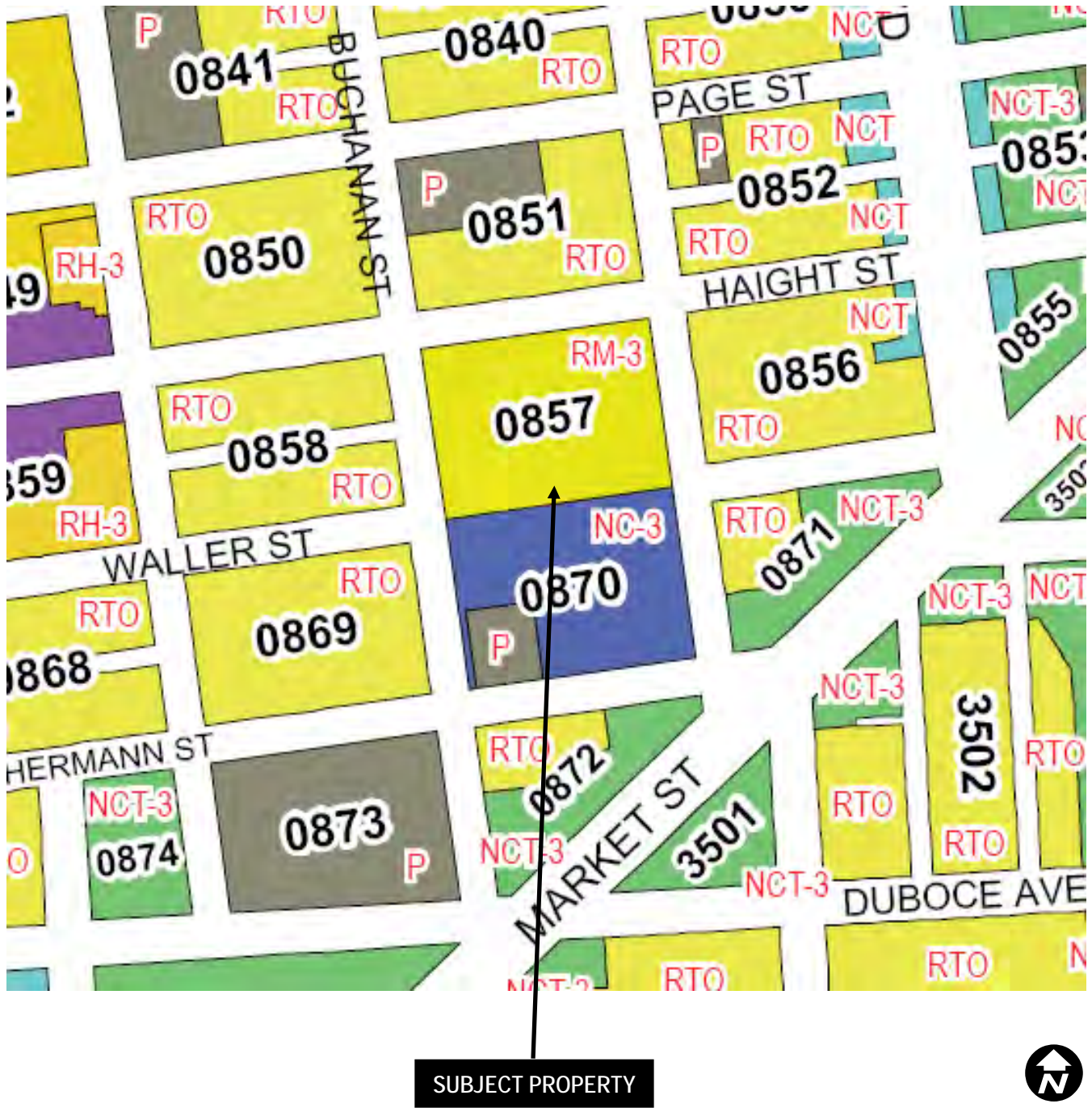
Certificate of Appropriateness Hearing
 Case Number 2012.0033A
 55 Laguna Street

Aerial Photo



Certificate of Appropriateness Hearing
Case Number 2012.0033A
55 Laguna Street

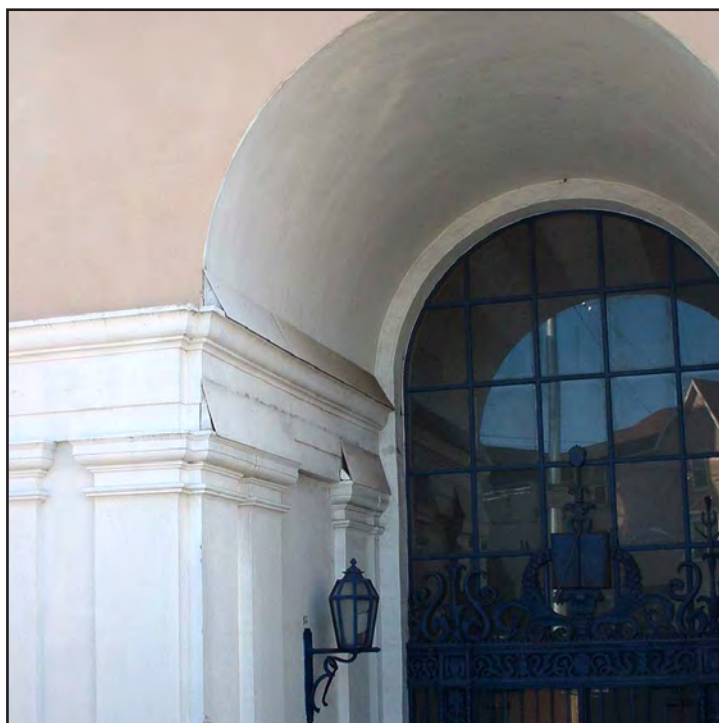
Zoning Map



Certificate of Appropriateness Hearing
Case Number 2012.0033A
55 Laguna Street

SURVEY OF EXISTING WINDOWS

Richardson Hall - Variant A								
	Historic Windows	Historic Windows to be Retained	Historic Windows to be Removed and Replaced with New Door/Window	Historic Windows to be Altered to Accommodate New Door	Historic Windows to be Infilled	Non-Historic Windows	Non-Historic Windows to be Removed	Openings to be Cut for New Window or Door
South Elevation (Herman Street)	18	17	1	0	0	7	0	7
East Elevation (Laguna Street)	9	8	1	0	0	9	0	17
North Elevation (Parking Lot)	24	24	0	0	0	2	0	1
West Elevation	14	14	0	0	0	4	0	4
Total	65	63	2	0	0	22	0	29
Richardson Hall - Variant B								
	Historic Windows	Historic Windows to be Retained	Historic Windows to be Removed and Replaced with New Door/Window	Historic Windows to be Altered to Accommodate New Door	Historic Windows to be Infilled	Non-Historic Windows	Non-Historic Windows to be Removed	Openings to be Cut for New Window or Door
South Elevation (Herman Street)	18	17	1	0	0	7	0	7
East Elevation (Laguna Street)	9	8	1	0	0	14	0	19
North Elevation (Parking Lot)	24	24	0	0	0	1	0	0
West Elevation	14	14	0	0	0	2	0	2
Total	65	63	2	0	0	24	0	28
Woods Hall								
	Historic Windows	Historic Windows to be Retained	Historic Windows to be Removed and Replaced with New Door/Window	Historic Windows to be Altered to Accommodate New Door	Historic Windows to be Infilled	Non-Historic Windows	Non-Historic Windows to be Repaced	Openings to be Cut for New Windows
Main Entry (corner of Haight & Buchanan streets)	3	3	0	0	0	0	0	0
Courtyard Entry	7	7	0	0	0	0	0	0
North Elevation (North Wing/Haight Street)	13	13	0	0	0	0	0	0
South Elevation (North Wing/Courtyard)	2	2	0	0	0	38	38	0
East Elevation (South Wing/Courtyard)	37	31	6	0	0	0	0	0
West Elevation (South Wing/Buchanan Street)	12	12	0	0	0	0	0	0
South Elevation (South Wing)	6	6	0	0	0	0	0	0
Total	80	74	6	0	0	38	38	0
Woods Hall Annex								
	Historic Windows	Historic Windows to be Retained	Historic Windows to be Removed and Replaced with New Door/Window	Historic Windows to be Altered to Accommodate New Door	Historic Windows to be Infilled	Non-Historic Windows	Non-Historic Windows to be Removed	Openings to be Cut for New Windows
North Elevation (Haight Street)	8	8	0	0	0	0	0	0
South Elevation (Courtyard)	7	7	0	0	0	26	0	0
East Elevation	0	0	0	0	0	0	0	0
Total	15	15	0	0	0	26	0	0



Investigation Report

55 Laguna, Woods Hall
San Francisco, California

November 26, 2008

Prepared for
A.F. Evans Development, Inc
Oakland, California

Prepared by
PAGE & TURNBULL, INC.
724 Pine Street, San Francisco, California 94108
415.362.5154 / www.page-turnbull.com

Introduction

Page & Turnbull was retained by AF Evans Development to provide building investigation services to determine the existence of a WPA-era mosaic known as the “Mosaic of California.” Designed by Maxine Albro and Jack Moxom in the 1930s, it was located over the entrance of Woods Hall on the former campus of the San Francisco State Teachers College at Haight and Buchanan Streets. This report summarizes the findings of the investigation, including background research and analysis of the existing conditions of the mosaic location.

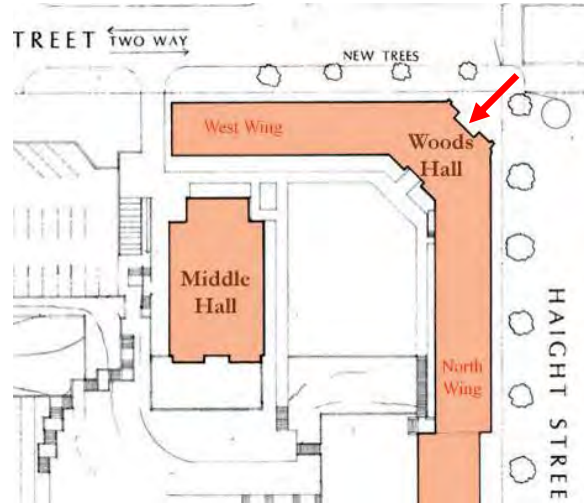


Figure 1 Former location of the “Mosaic of California” at the San Francisco State Teachers College, Woods Hall (red arrow).

Description

Building Description

Woods hall is a Mission Revival-style concrete structure clad in stucco. The L-shaped building is roofed in Spanish terracotta tiles, and the east and west wings of the structure meet at a large entrance pavilion with a central covered archway. The mosaic was formerly located on the upper façade of the entrance pavilion in the lunette area (figure 4).



Figure 2 Woods Hall, circa 1950, showing mosaic in-situ over entrance pavilion

Mosaic Description

The Mosaic of California was designed by Maxine Albro and a staff of assistants for the Works Progress Administration's Federal Artists Project (WPA/FAP). The Federal Artist's project was intended to provide artists employment during the Great Depression. It was executed and installed under the direction of Architect Jack Moxom. The design, on a background of white marble, included figures reading under a tree sprouting vines, which was flanked by animals such as mountain lions and deer. An article entitled "California Mosaics" by Jean Goodwin, discussed the mosaic in the context of others created for the city: "Many Beautiful marble mosaics have been executed in San Francisco, under the supervision of William Gaskin. From a vast store of mosaic marble left over from the 1915 Fair, and with the help of an expert marble mosaicist and of artist designers some significant contributions have been made. Notable among these is the façade of the San Francisco Teachers' College, designed by Maxine Albro. It is a rich pattern interpretive of California life. The design, on a background of creamy white, is reminiscent of the patterned marble pavements of Syria, but is purely western in spirit."¹

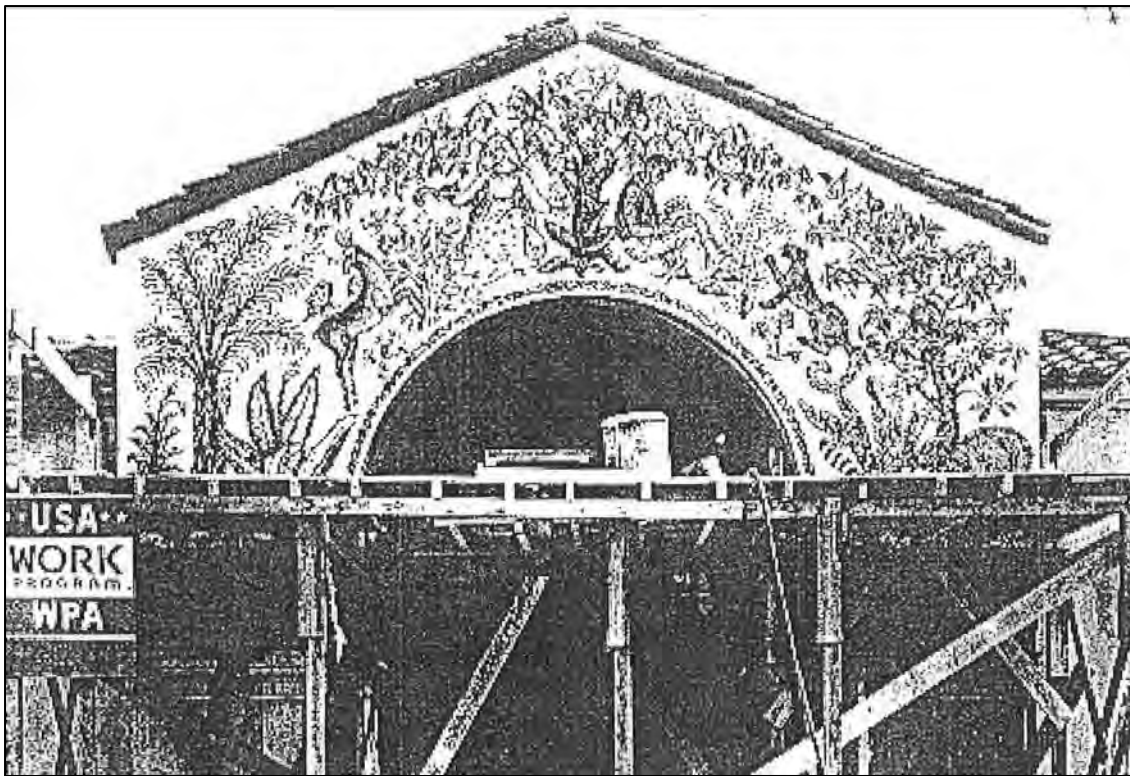


Figure 3 Woods Hall entrance pavilion, Ca. 1935, during installation of the mosaic

¹ National Register of Historic Places. NPS Form 10-900-b, August 2002. San Francisco State Teacher's College Historic District, 55 Laguna Street Campus, Section 8, Statement of Significance, Page 25

Methodology

The mosaic location is currently covered in cement stucco and pink elastomeric paint. The goal of the investigation was to remove these layers to understand if portions of the mosaic exist beneath the modern layers. The area was investigated by cutting six new test pits, and expanding two existing test pits. At each test location, the top layer of stucco was cut away to reveal layers beneath. Any subsequent layers found were cut away to reveal the structure's poured concrete substrate.



Figure 4 Woods Hall entrance pavilion showing sample locations

Observations

- No evidence or remains of marble mosaic was found at any test location.
- Test areas revealed multiple layers of stucco and preparatory mortar. These include:
 1. The reinforced concrete structure of the building (substrate)
 2. A 3/4" cementitious base layer
 3. A 1/4" lime-based setting mortar
 4. A 3/4" Portland cement-based top coat
 5. Two paint layers, a light pink color and a dark cementitious paint.
- The top layer of cement is very hard and separation cracks between it and the layer beneath indicate a later date of application of this layer
- Layer 3 is soft and thin, and is found only on the front façade of the lunette

Discussion

The investigation did not find evidence of remaining mosaic tesserae. The lime-based layer of mortar, layer 3, may have served as a bedding layer. This layer was found in all eight tests, and only seen on the front of the lunette. This suggests that layer 3 was likely the bedding mortar for the marble tesserae. If the mosaic were still extant, it would likely be found between layer 3 and the cement stucco top coat. This evidence suggests that the mosaic was indeed removed, or faced from the surface of the lunette.

In addition to the physical evidence suggesting the removal of the mosaic, there is supporting historical evidence. An oral history interview with WPA artists Maxine Albro and Parker Hall was conducted by Mary McChesney for the Archives of American Art Project in 1964. The interview mentions the possible removal of the mosaic when San Francisco State moved to its Lake Merced Campus in 1952-53. Albro speaks of her work including the design and construction of the San Francisco State Teachers College Mosaic. The following is an excerpt relating to the removal of the mosaic:

MM: Where is this mosaic (mosaic of California)now?

MA: We don't exactly know where this mosaic is now. We'd like to know.... we heard that the mosaic was going to be taken to the other college, the new one, up town a little ways, out of San Francisco. I think it is called the San Francisco Center.



Figure 5 Test Area 5 from the corner of the arch. layers include: 1-reinforced concrete; 2-base coat; 3-lime setting bed; 4-cement stucco; 5-paint



Figure 6 Test area 3, center of right side. Top layer of cement is visible, arrow indicates cut into concrete substrate

MM: This was then at the old San Francisco State College which was on Market and --

MA: It was Haight and Buchanan. The address of the one now, I'm not quite sure, but it is quite a little ways out from the heart of the city. It is a very nice place. The buildings are lovely. Well, we went out there to try to find it but we couldn't and we talked with some supervisor of buildings and he said he didn't know where it was. That it might be packed away somewhere but that he hadn't heard where it was and that he would try to find out if that was so. However, we never heard from him. So, the chances are that perhaps in getting it off, they may have destroyed it. We don't know. That would probably be it. It would be difficult to get off in the first place unless they were exceedingly careful or an expert would try to do it. We had the regular concrete backing and we had our sections of mosaics and there is one picture there showing how we put the mosaic on the different parts.²

Although the accuracy of the oral history statements cannot be confirmed, Page & Turnbull's investigation suggests that the mosaic was in fact moved or destroyed.

Conclusion

Despite the findings of this investigation suggesting that the mosaic was removed, the entrance pavilion area of the building should be regarded cautiously during potential renovations. As a significant and character defining feature, the entrance pavilion to Woods Hall should not be substantially altered. In addition to retaining the historically significant space, cautious treatment will also ensure that any remnants of the mosaic not found in this investigation will be protected for the future.

² Oral history interview with Maxine Albro and Parker Hall, 1964 July 27, Archives of American Art, Smithsonian Institution. From <http://www.aaa.si.edu/collections/oralhistories/transcripts/albro64.htm> Retrieved September 17th, 2008

ADDITIONAL IMAGES



Key to photos shown in report



Sample 3: Cutting into concrete substrate



Sample 3 detail: separation of old bedding mortar and added cement stucco



Sample 4: Cement stucco cut away to reveal white bedding mortar



Sample 6: Core - drilled sample area showing stucco layers and concrete substrate. Dark spots are concrete aggregate



Sample 7: Concrete below layer of bedding mortar and cement stucco

Certificate of Appropriateness for Richardson Hall
Analysis of the Secretary of the Interior's Standards for Rehabilitation

1. The 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:

Richardson Hall will be rehabilitated for use as senior housing, retail, and services (Variant A) or housing and services (Variant B). The adaptive use of Richardson Hall is one that is compatible with the building's historic use as a classroom space and one that requires minimal change to the exterior and interior as well as the building's character-defining features. The interior spatial relationships will be generally maintained as the residential units will be organized along the existing double-loaded classroom corridors. The auditorium space, not noted as a significant space in the Landmark Ordinance, will be altered. The two-story space will be closed-in and used for residential units at both the first floor and second floor. Distinctive features such as the stacks, the entries on the street and courtyard, the mural, and the terra cotta tile roof will be preserved. Variant A includes retail and service at the ground level and will require full-height openings at the wall along Laguna Street and Hermann Street. The proposed openings will balance the need for transparency required to create marketable retail and service spaces while retaining as much of the wall as possible. Variant B includes fewer full height openings than Variant A since it does not offer space for retail and will only require full height openings at service areas. Additional openings within the street wall will be created for residences at the ground level and will be smaller in scale. New openings will be differentiated from the historic openings through simpler articulation; however, they will be compatible in scale, material, and color.

The new use for Richardson Hall is one that requires minimal change; therefore, the alterations are in compliance with Standard 1.

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 the property will be avoided:

The aim of the project is to adapt the building for a new use while preserving the historic character of the building. The proposed alterations to Richardson Hall will not affect the historic character of the east wing, the massing of the auditorium, and the south wing. Alterations to these areas are limited to the reconfiguration of interior spaces and the insertion of a small number of new windows within the existing architectural vocabulary of the building. These are located on the south and east side of the auditorium, the west façade of the south wing, and the north façade of the east wing. The project at large will result, however, in the demolition of the Administration Wing, which was not designated in the Landmark Ordinance. Other changes necessary for the adaptive reuse of Richardson Hall for housing and retail will be executed so that the historic character of the property is retained. The character of Richardson Hall as a

Spanish Colonial Revival style building will be retained. Alterations to Richardson Hall are generally in compliance with Standard 2.

- 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:**

Richardson Hall will be recognized as a physical record of its time, place, and use. There are no proposed changes that will create a false sense of historical development. New additions, such as new windows in new openings will be added so that they are compatible in scale, proportion and material but distinguished from historic features so as not to create a false sense of history. Alterations to Richardson Hall will be in compliance with Standard 3.

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

Although the interior of Richardson Hall has had several alterations, the exterior has remained intact with no major alterations. There are no known changes to the property that have achieved significance in their own right. The interior plan layout has remained intact; however, finishes and materials have been changed considerably. These interior changes to the finishes are not historically significant because most have occurred outside of the period of significance. Richardson Hall does not have changes that have acquired historical significance in their own right; therefore, the project will be in compliance with Standard 4.

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

The Administration Wing of Richardson Hall will be removed; however, this wing was not included in the Landmark Ordinance as an element that should be preserved. Distinctive materials, features, finishes, and construction techniques will be retained and preserved as part of the proposed project. Changes to the building are limited to new openings which will be installed in non-ornamental areas. All work will be conducted under the supervision of a materials or historic preservation specialist to ensure that the character defining features of the building are not disturbed or damaged during rehabilitation. Specific elements, such as the sculpture above the Hermann street entry, the metal railing on the south side of the west wing, the mural by Jack Moxom, and the barrel and groin-vaulted ceilings and decorative plaster will be preserved and highlighted as part of the rehabilitation plan. The proposed project will comply with Standard 4.

- 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:**

Except for the roof, the building appears to be in fair to good condition. Where it is determined that repairs are required, Standard 6 will be followed. If the feature in question has severe deterioration, it will be replaced and the new feature will match the old in design, color, texture and materials, where possible, so the project will be in compliance with Standard 6. As part of the roof repair, existing terra cotta roof tiles will be removed, salvaged and reinstalled. Terra cotta roof tiles from demolished Administration Wing will be salvaged for reuse in the repair of the Richardson Hall roof. New roof tiles will be blended in with existing to create seamless installation. The project will meet Standard 6.

- 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:**

If chemical or physical treatments are necessary, the project team will use the gentlest treatment available. Treatments that cause damage to historic materials will not be used. The building's historic materials will be preserved and reused where possible. Where the proposed project requires the disturbance of the building's historic exterior stucco, work will be conducted in consultation with a historic architect or conservator to ensure proper treatment techniques. The project will comply with Standard 7.

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

There are no known archeological resources associated with Richardson Hall. The proposed project does require some site re-grading, however. Archeological testing, monitoring and recovery of any archeological resources will be undertaken so that the project will comply with Standard 8.

- 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 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:**

Exterior alterations to Richardson Hall include the demolition of the Administration Wing, a feature not designated in the Landmark Ordinance. Alterations to the rest of the building are limited to several new windows and new storefronts along Hermann and Laguna Street. The new windows and storefronts will be located so that they do not destroy features that are ornamental or exemplify fine craftsmanship. All new windows will be compatible in scale and materials, but detailed so as to be differentiated from the historic fabric of the building in order to comply with Standard 9.

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 not be impaired:

The proposed project does not include an addition. Alterations are limited to the addition of new windows and storefronts which will be located in non-ornamental areas. The proposed openings are reversible and if they were to be removed in the future, the essential form and integrity of the building would not be impaired. The project is in compliance with Standard 10.

Certificate of Appropriateness for Woods Hall
Analysis of the Secretary of the Interior's Standards for Rehabilitation

1. The 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 proposed project will convert Woods Hall from an educational facility to residential apartment units, including four studios and 17 one-bedroom units. Proposed exterior alterations include a new opening at the low concrete wall at the corner of Buchanan and Haight Streets and the alteration of some windows on the courtyard facades. The new opening at the low wall will retain the two terra cotta urns at either end and enough of the wall at either end to maintain a solid character. The existing courtyard facades include windows with high sills. The windows with high sills will be replaced with new windows that match the existing in material and style and the height of other existing windows with lower sills. The altered windows will be located within the width of the original window openings so as to maintain the historic fenestration pattern along the courtyard facades.

The reuse of the building will require reconfiguration of the partition walls separating the existing interior classroom spaces; however, the building's interior circulation pattern will be retained. The new apartment units will be organized along the existing single-loaded corridor, as the existing classrooms are. The main entry at the corner of Haight and Buchanan Street and the main entry hall will be retained and preserved.

The appearance of the exterior facades, interior circulation pattern, corner entry, terra cotta tile roof materials and structure will be retained. Changes will be limited to reconfiguration of elements within the existing footprint. New openings will not be added to the exterior walls of the building. The change in use of Woods Hall will retain the distinctive materials, features, spaces and spatial relationships of the building by accommodating the new building program within the existing footprint. The new use for Woods Hall is one that requires minimal change; therefore, the alterations are in compliance with Standard 1.

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 the property will be avoided:

The proposed alterations to Woods Hall will not alter the historic character of the property. The project aims to preserve the historic character of the building by limiting alterations to the exterior and retaining the interior architectural organization of the building. Alterations to the exterior facades are limited to the replacement of several historic windows on the courtyard facades with new windows that have lower sills; however the width, style and configuration of the new windows will match original windows that have low sills. A new opening will be cut in the center of the existing low wall at the corner of Buchanan and Haight Streets to accommodate direct entry from this corner. All alterations will be carried out so as to require minimal removal of distinctive materials and alteration of features, spaces, and spatial relationships that characterize the property. Features such as the interior entry hall and single-loaded corridor will be retained and highlighted in the new design to showcase the historic landmark building. The Sacred Palm noted in the landmark ordinance and located on the southeastern side of Woods Hall will be relocated and retained on

site. The character of Woods Hall as a Spanish Colonial Revival style building will be retained. Alterations to Woods Hall are in compliance with Standard 2.

- 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:**

Woods Hall will be recognized as a physical record of its time, place, and use. There are no proposed changes that will create a false sense of historical development. The project is proposing the replacement of non-historic windows on the courtyard side of the wing facing Haight Street. These windows will be replaced with new aluminum windows that are similar to the original configuration and style of the original windows, thus increasing the compatibility of these windows. Six windows along the courtyard side of the wing along Buchanan Street will be altered to lower the six. The replacement windows will match the original windows in material, configuration and operation. No new window openings are proposed and the existing fenestration pattern will be retained. Alterations to Woods Hall will be in compliance with Standard 3.

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

Although the interior of Woods Hall has had several alterations, the exterior has remained intact with no major alterations. There are no known changes to the property that have achieved significance in their own right. The interior plan layout has remained intact; however, finishes and materials have been changed considerably. These interior changes to the finishes are not historically significant because most have occurred outside of the period of significance (1921 – 1957). Woods Hall does not have changes that have acquired historical significance in their own right; therefore, the project will be in compliance with Standard 4.

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

The proposed project will not result in the removal of large portions of distinctive materials, features, finishes, construction techniques, or examples of fine craftsmanship. Changes to the exterior of the building are limited to the replacement of six original windows in order to lower the sill height and the replacement of non-historic windows with new windows that are more compatible with the original. All work will be conducted under the supervision of a materials or historic preservation specialist, which will ensure that the character-defining features of the building are not disturbed or damaged during rehabilitation. The low wall at the corner of Haight and Buchanan streets will be altered through the addition of an opening to all direct access to the building entrance. Enough mass at either side of the wall will be retained to retain the solid character of the wall and the urns at either side will also be retained. Significant interior elements, such as the original exposed rafters in the interior entry hall, will be preserved and highlighted as part of the rehabilitation plan. The project will meet Standard 5.

- 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:**

Woods Hall is in good-to-fair condition, and where repairs are needed, Rehabilitation Standard 6 will be followed. Anticipated repairs include the terra cotta roof and the windows. The exterior stucco has graffiti that will be removed. In some cases, it may be necessary to replace original exterior materials and features rather than repair them. Roof repair will include the removal and reinstallation of the existing terra cotta tiles and salvage and reuse of terra cotta tiles from demolished buildings. When necessary, new terra cotta roof tiles will be blended in with the existing to create a seamless installation. The design of new features will be compatible with historic features where possible. The project will meet Standard 6.

- 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:**

If chemical or physical treatments are necessary, the project sponsor will use the gentlest treatment available. Treatments that cause damage to historic materials will not be used. The building's historic materials will be preserved and reused where possible. Where the proposed project requires the disturbance of the building's historic exterior stucco, work will be conducted in consultation with a historic architect or conservator to ensure proper treatment techniques. The project will comply with Standard 7.

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

There are no known archeological resources associated with Woods Hall. The proposed project does require some site re-grading, however. Archeological testing, monitoring and recovery of any archeological resources will be undertaken so that the project will comply with Standard 8.

- 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 shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment:**

The proposed project does not include any new additions. Exterior alterations are limited to the replacement of existing windows along the courtyard facades (as noted above) to accommodate lower sills and to replace existing non-compatible windows with more compatible new windows. The proposed project also includes a new opening at the low wall at the corner of Haight and Buchanan Streets. A portion of the existing low wall and the existing urns will be retained on either side of the opening so that the wall will continue to convey its solid character. Additionally, the landmark designation noted the Sacred Palm as a significant landscape feature of the site. The palm will be relocated and retained on site. The project is in substantial compliance with Standard 9.

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 not be impaired:

The proposed project does not include new additions. The new opening proposed for the low wall at the corner of Haight and Buchanan is one that is could be built back since the portion of the wall proposed to be removed does not represent a distinctive construction technique or example of fine craftsmanship. The project is in compliance with Standard 10.

Certificate of Appropriateness for Woods Hall Annex
Analysis of the Secretary of the Interior's Standards for Rehabilitation

1. The 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 proposed project will convert Woods Hall Annex from an educational facility to a community center. The community center will include a multi-purpose space, a lounge/kitchen, a computer room, and a game room. Proposed exterior alterations include a new level landing at the Haight Street entry.

The reuse of the building will require reconfiguration of the partition walls separating the existing interior classroom spaces; however, the building's interior circulation pattern will be largely retained. The new community center amenities will be organized along the existing single-loaded corridor, as the existing classrooms are.

The appearance of the exterior facades will be retained, including the terra cotta tile at the roof, the fenestration pattern, and the oriel window. Changes will be limited to reconfiguration of elements within the existing footprint. New openings will not be added to the exterior walls of the building. The change in use of Woods Hall Annex will retain the distinctive materials, features, spaces and spatial relationships of the building by accommodating the new building program within the existing footprint. The new use for Woods Hall Annex is one that requires minimal change; therefore, the alterations are in compliance with Standard 1.

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 the property will be avoided:

The proposed alterations to Woods Hall Annex will not alter the historic character of the property. The project aims to preserve the historic character of the building by limiting alterations to the exterior and retaining the interior architectural organization of the building. Alterations to the exterior facades are limited to the addition of a new level landing at the Haight Street entry in order to provide an accessible entrance. The addition of the new landing will not involve the removal of historic fabric. Features such as the Kadish mural, the oriel window, the decorative entrance at Haight Street will be retained. The character of Woods Hall Annex as a Spanish Colonial Revival style building will be retained. Alterations to Woods Hall Annex are in compliance with Standard 2.

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:

Woods Hall Annex will be recognized as a physical record of its time, place, and use. There are no proposed changes that will create a false sense of historical development. Exterior alterations are limited to the addition of a new level entry at the Haight Street entrance and the repair of the exterior envelope of the

building, including the stucco and the terra cotta tile roof. No new window openings are proposed and the existing fenestration pattern will be retained. Alterations to Woods Hall Annex will be in compliance with Standard 3.

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

Although the interior of Woods Hall Annex has had several alterations, the exterior has remained largely intact with no major alterations. There are no known changes to the property that have achieved significance in their own right. The interior plan layout has also remained intact; however, finishes and materials have been changed considerably. These interior changes to the finishes are not historically significant because most have occurred outside of the period of significance (1921 – 1957). Woods Hall Annex does not have changes that have acquired historical significance in their own right; therefore, the project will be in compliance with Standard 4.

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

The proposed project will preserve the building's distinctive features and examples of fine craftsmanship, including the oriel window, ornamentation at the Haight Street entry, and the grand stair. One of the building's most distinctive features includes the Kadish mural which will be restored. All work will be conducted under the supervision of a materials or historic preservation specialist, which will ensure that the character-defining features of the building are not disturbed or damaged during rehabilitation. The project will meet Standard 5.

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:

Woods Hall Annex is in good-to-fair condition, and where repairs are needed, Rehabilitation Standard 6 will be followed. Anticipated repairs include the terra cotta roof, the windows, and the Kadish mural. The exterior stucco has graffiti that will be removed. In some cases, it may be necessary to replace original exterior materials and features rather than repair them. Roof repair will include the removal and reinstallation of the existing terra cotta tiles and salvage and reuse of terra cotta tiles from demolished buildings. When necessary, new terra cotta roof tiles will be blended in with the existing to create a seamless installation. The design of new features will be compatible with historic features where possible. The project will meet Standard 6.

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:

If chemical or physical treatments are necessary, the project sponsor will use the gentlest treatment available. Treatments that cause damage to historic materials will not be used. The building's historic materials will be preserved and reused where possible. Where the proposed project requires the disturbance of the building's historic exterior stucco, work will be conducted in consultation with a historic architect or conservator to ensure proper treatment techniques. The project will comply with Standard 7.

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

There are no known archeological resources associated with Woods Hall Annex. The proposed project does require some site re-grading, however. Archeological testing, monitoring and recovery of any archeological resources will be undertaken so that the project will comply with Standard 8.

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 shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment:

The proposed project does not include any new additions. Exterior alterations are limited to the addition of an accessible entrance at the Haight Street entrance. The proposed project will not destroy the building's historic materials, features and spatial relationships that characterize the building. The project is in substantial compliance with Standard 9.

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 not be impaired:

The proposed project does not include new additions. The addition of the new level landing at the Haight Street entrance will be undertaken so that if removed in the future the essential form and integrity of the historic property will not be impaired. The project is in compliance with Standard 10.

MONITORING AND REPORTING PROGRAM					
Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
HISTORIC RESOURCES (continued)					
Mitigation Measure HR-1 HABS Level Recordation (cont.)					
<p>and the site of San Francisco State University. Much of the historical and descriptive data used in preparation of the Page & Turnbull report can be reused for this task. WPA-era associations including information about the WPA-era murals can be collected at this juncture.</p>					
<p>Documentation of the former UC Extension site shall be submitted to the following repositories:</p> <ul style="list-style-type: none"> • Documentation report and one set of photographs and negatives shall be submitted to the History Room of the San Francisco Public Library. • Documentation report should be submitted to the Northwest Information Center of the California Historical Resources Information Resources System. • Documentation report, one set of photographs, original drawings, and rehabilitation drawings should be sent to the Environmental Design Archives in the College of Environmental Design, University of California, Berkeley. • Documentation report and xerographic copies of the photographs should be submitted to the San Francisco Planning Department for review prior to issuance of any permit that may be required by the City and County of San Francisco for demolition of Middle Hall or the Administration Wing of Richardson Hall. • Documentation report and xerographic copies of the photographs should be submitted to the San Francisco Landmarks Preservation Advisory Board. • If requested by the NPS, the documentation report and photographs shall be submitted to the Library of Congress. 	Project Sponsor		The qualified historic preservation consultant shall distribute the photographs and documentation for archival records and reference		Considered complete upon agency receipt and distribution
Mitigation Measure HR-2 Interpretive Display (FEIR p. IV-2)					
<p>An additional form of mitigation shall include the installation of permanent interpretative display at the former UC Laguna Extension campus to describe to the general public the long and significant history of the site as an early California normal school and as the original site of San Francisco State University, as well as its WPA-era associations including information about the existing WPA-era mural(s) in Woods Hall Annex. As part of the interpretation program, the murals should remain in publicly accessible areas, or made publicly available by arrangement for curated tours where the murals would be located in private common areas. The sponsor shall retain the historic names of site buildings, and should consider naming new private streets for aspects of the</p>	Project Sponsor	Prior to project completion	The project sponsor's historic preservation consultant shall prepare a scope of work for an interpretive display's content and design	Planning Department's Preservation Technical Specialist, at minimum, shall review scope of work, and reply with any comment or guidance.	Project sponsor's preservation architect to report on progress bi-monthly to the City

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM				
	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
HISTORIC RESOURCES (continued)					
Mitigation Measure HR-2 Interpretive Display (cont.)					
<p>site's evolution, including its historic geography, or cultural landscape. Components of this mitigation program could include a permanent kiosk within or near the proposed Waller Park that would contain historic photographs and plans, and descriptive text. Historic photos, plans, and text developed from the HABS-level recordation could be used for this interpretive display.</p>			<p>Per guidance, final display content and design is developed</p> <p>Any revisions are completed, and final interpretive display is developed</p> <p>Interpretive display is installed</p>	<p>ERO, Planning Department's Preservation Technical Specialist, and LPAB for review and comment on the consultant's proposed interpretive display design</p>	<p>Installation plans are reviewed and approved by Department of Building Inspection</p> <p>Considered complete upon installation at the project site</p>
Mitigation Measure HR-3 Preservation Architect (FEIR p. IV-3)					
<p>As part of project design development, the sponsor shall retain a qualified preservation architect to 1) assist with ensuring the compatibility of the new structures with the NR historic district and the retained individual historic resource buildings in terms of their location, scale, massing, fenestration pattern, details, and materials, so as not to detract from the character of the NR historic district or the setting of the retained individual historic resource buildings, 2) conduct historic window and door survey of the site prior to approval of construction drawings, 3) manage treatment of the retained historic resource buildings, including accessibility and structural upgrade design, 4) plan and oversee mural preservation, and 5) act with overall responsibility to implement historic resource mitigations, monitor work performed, and to report bi-monthly to the City, as Lead Agency, and State Office of Historic Preservation and National Park Service (NPS), as requested, and pursuant to Section 106, as necessary, during the period from project approval to end of construction.</p>	<p>Project sponsor</p>	<p>Prior to proceeding with Certificate of Appropriateness; Prior to Approval on any Demolition Permits; Prior to design development for new construction</p>	<p>Retain a preservation architect meeting NPS professional qualifications standards</p>	<p>Coordinate project design team response to LPAB memo dated 12/10/07 concerning the appropriateness of the proposed site infill, reports to Planning Department's Preservation Technical Specialist</p>	<p>Project sponsor's preservation architect to report on implementation bi-monthly to the City, and State Office of Historic Preservation and NPS as requested, during the period from project approval to end of construction</p>
	<p>Preservation architect</p>	<p>Prior to development of design guidelines</p>	<p>Design guidelines to be scoped with Planning Department's Preservation Coordinator and Technical Specialist</p>	<p>Sponsor</p>	

MONITORING AND REPORTING PROGRAM					
Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
	Sponsor and design team	Prior to design development for new construction and/or pursuit of Certificate of Appropriateness	Develop design guidelines for infill appropriate to the site, per scope approved by City	Preservation architect	Prior to proceeding with Certificate of Appropriateness
	Preservation architect		Project sponsor's preservation architect to assist design team with infill design strategies per Sec. Interior's Stds, to ensure design compatibility with historic resources, responding to scope developed with City	Preservation Technical Specialist and LPAB to review and comment on draft guidelines	Design Guidelines completed Prior to consideration of Certificate of Appropriateness
	Preservation architect	During design development	Historic window and door survey of the site	Preservation Technical Specialist and LPAB to review and comment on survey results, evaluate architects' design, concur with appropriateness of new construction	City evaluates reuse and rehabilitation of historic doors and windows as part of review of project design Complete w/ Preservation concurrence on new design Reporting throughout construction
		Prior to approval of construction drawings; Prior to Approval of any Demolition permits	Project design review		

MONITORING AND REPORTING PROGRAM					
Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
HISTORIC RESOURCES (continued)					
<i>Mitigation Measure HR-4. Mural Identification, Testing, and Preservation Procedures (FEIR p. IV-3)</i>					
<p>Prior to any renovation efforts, the project sponsor, through their Preservation Architect shall design a plan to address protection of significant interior finishes, including murals, during construction. A conditions assessment and protection plan shall be prepared by a qualified architectural finishes conservator and submitted with the project proposal to ensure the safety of the contributing elements of the historic resource during the construction phase. Prior to any renovation efforts, the Preservation Architect shall prepare a plan to identify, retain, and preserve all WPA-era murals and/or mosaics at the project site, including Reuben Kadish’s mural “A Dissertation on Alchemy” located in Woods Hall Annex, the “Angel” mural in Richardson Hall (by artist Bebe Daum), and others which may potentially exist beneath paint and/or plaster, such as a possible interior mural by John Emmett Gerrity or an exterior mosaic by Maxine Albro (both near the northwest entrance to Woods Hall.) Prior to any renovation efforts, the architectural finishes conservator retained for the project shall, as part of the plan, test and remove wall coatings to investigate the location and condition of any covered WPA-era murals and/or mosaics. If any such resources are located, including contributing decorative and sculptural elements, they shall also remain in place and be restored, through the auspices of sponsor partnership with the University of California, private and public art endowments, as the San Francisco Environmental Review Officer determines reasonably equitable and feasible.</p>	Project sponsor	<p>Prior to Approval on any Demolition Permits</p> <p>Prior to any renovation efforts in Woods Hall, Woods Hall Annex, or Richardson Hall</p>	<p>Project sponsor’s preservation architect to prepare a mural/mosaic identification, testing, and preservation plan</p> <p>Any revisions are completed, and final plan is begun in phases as required.</p> <p>Protection of murals and contributing interior features during construction</p>	<p>Planning Department’s Preservation Technical Specialist and LPAB to review and comment on the mural/mosaic plan</p>	<p>Plan submittal prior to final entitlements</p> <p>Project sponsor’s preservation architect to report on restoration progress bi-monthly to the City</p> <p>Considered complete when all extant WPA-era murals and/or mosaics have been identified and restored.</p>
<i>Mitigation Measure HR-5. Arborist (FEIR p. IV-5)</i>					
<p>The project sponsor shall retain a qualified arborist to ensure the successful re-location of a Canary Palm called the “Sacred Palm.” Prior to approval of construction documents, a horticultural report shall be prepared with information to guide the retention and design requirements for the continuing health of the Canary Palm, including its successful storage, replanting, and spatial requirements for growth and feeding.</p>	Project sponsor	<p>Prior to approval of construction documents</p>	<p>Project sponsor’s arborist to prepare a horticultural report to guide successful relocation and health of the “Sacred Palm”</p> <p>Any revisions are completed</p>	<p>Arborist to provide Environmental Review Officer (ERO) with report for review and comment</p>	<p>Project sponsor’s preservation architect to report on progress bi-monthly to the City</p> <p>City evaluates tree accommodation in sponsor’s design submittals</p>

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM				
	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
HISTORIC RESOURCES (continued)					
<i>Mitigation Measure HR-5. Arborist (cont.)</i>					
					Considered complete when "Sacred Palm" has been successfully relocated and determined to be healthy by arborist
MITIGATION MEASURES FROM INITIAL STUDY					
<i>Mitigation Measure 1-Construction Air Quality (FEIR p. IV-3a)</i>					
To reduce particulate emissions, the project sponsor shall require the contractor(s) to spray the project site with water during demolition, excavation and construction activities; sprinkle unpaved exterior construction areas with water or apply non-toxic soil binders at least twice per day, or as necessary; cover stockpiles of soil, sand, and other material; hydroseed or apply non-toxic soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more); cover trucks hauling debris, soil, sand or other such material; install sandbags or other erosion control measures to prevent silt runoff to public roadways; replant vegetation in disturbed areas as quickly as possible; and sweep surrounding streets during demolition excavation and construction at least once per day. Ordinance 175-91, passed by the Board of Supervisors on May 6, 1991, requires that non-potable water be used for dust control activities. Therefore, the project sponsor would require that the contractor(s) obtain reclaimed water from the Clean Water Program for this purpose. All paved access roads, parking area, and any paved areas used for staging shall be swept daily.	Project sponsor's construction contractor	During demolition and construction	Require that contractor control dust at the project site	Contractor to provide Environmental Review Officer (ERO) with monitoring report following soil-disturbing construction period and final monitoring report at conclusion of project construction	Considered complete upon receipt of final monitoring report at completion of construction
The project sponsor shall require the project contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants, by such means as prohibiting idling motors when equipment is not in use or when trucks are waiting in queues, and implementing specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.					

MONITORING AND REPORTING PROGRAM					
Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
MITIGATION MEASURES FROM INITIAL STUDY (continued)					
<i>Mitigation Measure 2-Avian Surveys (FEIR p. IV-3a)</i>					
<p>The project sponsor shall complete all demolition activities, including ground clearing, grading, and removal of trees or shrubs, during the non-breeding season (August 1 through January 31). If this is determined to be infeasible, a qualified wildlife biologist shall conduct preconstruction/demolition surveys of all potential special-status bird nesting habitat in the vicinity of the buildings to be demolished no more than two weeks in advance of any demolition activities that would commence during the breeding season (February 1 through July 31). Depending on the survey findings, the following actions shall be taken to avoid potential adverse effects on nesting raptors and other nesting birds:</p> <ol style="list-style-type: none"> 1. If active nests of special-status birds are found during the surveys, a no-disturbance buffer zone shall be created around active nests until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted within them shall be determined through coordination with the California Department of Fish and Game (CDFG), taking into account factors such as the following: <ol style="list-style-type: none"> a. Noise and human disturbance levels at the project site and the nesting site at the time of the survey and the noise and disturbance expected during the construction activity; b. Distance and the amount of vegetation or other screening between the project site and the nest; c. Sensitivity of individual nesting species and behaviors of the nesting birds. 2. If preconstruction/demolition surveys indicate that no nests of special-status birds are present or that nests are inactive or potential habitat is unoccupied, no further mitigation is required. 3. Preconstruction/demolition surveys are not required during the non-breeding season (August 1 through January 31) for demolition activities including ground clearing, grading, and removal of trees or shrubs. 4. Furthermore, demolition and/or construction activities commencing during the non-breeding season and continuing into the breeding season do not require surveys (as it is assumed that any breeding birds taking up nests would be acclimated to project-related activities already under way). However, if trees and shrubs are to be removed during the breeding season, the trees and shrubs shall be surveyed for nests prior to their removal, according to the survey and protective action guidelines 1a through 1c, above. 	Project sponsor	August 1 through January 31	If demolition occurs outside of this period, require that sponsor hire a qualified wildlife biologist to complete avian surveys	Sponsor to provide Environmental Review Officer (ERO) with avian survey prior to demolition	Considered complete upon receipt of avian survey report

MONITORING AND REPORTING PROGRAM					
Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
MITIGATION MEASURES FROM INITIAL STUDY (continued)					
<i>Mitigation Measure 2-Avian Surveys (cont.)</i>					
5. Nests initiated during demolition or construction activities are presumed to be unaffected by the activity, and a buffer is not necessary.					
6. Destruction of active nests of special-status birds and overt interference with nesting activities of special-status birds shall be prohibited.					
7. Trees and shrubs that have been determined to be unoccupied by nesting special-status birds may be removed as long as they are located outside of any buffer zones established for active areas.					
<i>Mitigation Measure 3 – Hazards (FEIR p. IV-4)</i>					
The project sponsor shall prepare and implement a Soil Management Plan (SMP) and a Health and Safety Plan (HSP), both of which are described below.	Project sponsor	Prior to issuance of grading or demolition permit and prior to soil-disturbing activity.	Project sponsor to retain a qualified and registered environmental assessor to conduct a SMP and HSP, and submit the report(s) to Department of Public Health (DPH), with copy to Department of Building Inspection (DBI) and Planning Department’s ERO.	DPH to review SMP and HSP and advise DBI and ERO if additional testing is required.	Considered complete when all hazardous materials have been removed from existing buildings, and soil handling activities have been completed, and upon receipt by the San Francisco Planning Department and DPH of a report stating that the mitigation measures described in the reports have been implemented.
1. Potential hazards to construction workers and the general public during demolition and construction shall be mitigated by the preparation and implementation of a site-specific soil management plan. Specific information to be provided in the plan would include soil-handling procedures that segregate Class I from Class II or III fill material and isolate fill material from the underlying native soil. The plan would also include procedures for on-site observation and stockpiling of excavated soils during construction, soil sampling for focused waste classification purposes, and legal disposal at an appropriate disposal facility. In the event that the soil were characterized as a hazardous waste according to State or Federal criteria, the soil shall be disposed of at a Class I disposal facility. Soil classified as a non-hazardous waste could be disposed of at a Class II or III disposal facility in accordance with applicable waste disposal regulations.					
2. Potential hazards to construction workers and the general public during demolition and construction shall be mitigated by the preparation and implementation of a site-specific health and safety plan. The health and safety plan shall meet the requirements of federal, state and local environmental and worker safety laws. Specific information to be provided in the plan includes identification of contaminants, potential hazards, material handling procedures, dust suppression methods, personal protection clothing and devices, controlled access to the site, health and safety training requirements, monitoring equipment to be used during construction to verify health and safety of the workers and the public, measures to protect public health and safety, and emergency response procedures.					

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM				
	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
MITIGATION MEASURES FROM INITIAL STUDY (continued)					
Mitigation Measure 4 – Archaeology (FEIR p. IV-5)					
<p>Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources. The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with, a) the project archaeological research design and treatment plan (Archeo-Tec, Final Archaeological Research Design and Treatment Plan for the Laguna Hill Project, San Francisco, California, July 2005 at the direction of the Environmental Review Officer (ERO), and b) in instances of any inconsistency between the requirements of the project archaeological research design and treatment plan and of this archaeological mitigation measure, the requirement of the latter shall prevail. All plans and reports prepared by the consultant as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sections 15064.5 (a) and (c).</p>	Project Sponsor/Archeological consultant, at the direction of the ERO	Prior to any soil-disturbing activities.	See individual components below.	See individual components below.	See individual components below.
<p>Archeological Testing Program</p> <p>The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate</p>	Project sponsor and archeological consultant.	Prior to any soil-disturbing activities.	Archaeologist to conduct testing program and submit report to ERO.	ERO to review report and determine presence or absence of significant archaeological resource(s).	Prior to any soil-disturbing activities. Considered complete upon ERO determination

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM				
	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
MITIGATION MEASURES FROM INITIAL STUDY (continued)					
<i>Mitigation Measure 4 – Archaeology(cont.)</i>					
whether any archeological resource encountered on the site constitutes an historical resource under CEQA.					whether project must be re-designed so as to avoid adverse effect or whether a data recovery program shall be initiated.
At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:					
a. The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or					
b. A data recovery program shall be implemented, unless the ERO determines that the archaeological resources is of greater interpretive than research significance and that interpretive use of the resource is feasible.					
Archeological Monitoring Program					
If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:	ERO and archeological consultant.	Prior to any soil-disturbing activities.	Determination as to whether archaeological monitoring program is required.	ERO, project sponsor, and archaeological consultant	Prior to any soil-disturbing activities.
<ul style="list-style-type: none"> The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project-related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils- disturbing activities, 					Considered complete upon determination of scope of monitoring program.

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM				
	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule

MITIGATION MEASURES FROM INITIAL STUDY (continued)

Mitigation Measure 4 – Archaeology (cont.)

such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archeological resources and to their depositional context;

- The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;
- The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;
- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
- If an intact archeological deposit is encountered, all soils-disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.

Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM				
	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
MITIGATION MEASURES FROM INITIAL STUDY (continued)					
Mitigation Measure 4 – Archaeology (cont.)					
Archeological Data Recovery Program					
<p>The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical. <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations. <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures. <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies. <i>Interpretive Program.</i> Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program. <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. <i>Final Report.</i> Description of proposed report format and distribution of results. 	<p>Project sponsor and archaeological consultant, in consultation with ERO.</p>	<p>Upon discovery of significant archaeological resources.</p>	<p>Appropriate treatment of significant archaeological resources discovered, consistent with Archaeological Data Recovery Plan for Westbrook Plaza Project.</p>	<p>Data recovery program to be described in Final Archaeological Resources Report (see below).</p>	<p>Considered complete upon ERO approval of Draft FARR (see below).</p>

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM				
	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
MITIGATION MEASURES FROM INITIAL STUDY (continued)					
Mitigation Measure 4 – Archaeology (cont.)					
<ul style="list-style-type: none"> <i>Curation.</i> Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities. 					
Human Remains and Associated or Unassociated Funerary Objects					
<p>The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner’s determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98). The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with appropriate dignity, human remains and associated or unassociated funerary objects (CEQA Guidelines. Sec. 15064.5(d)). The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.</p>	Project sponsor and archaeological consultant.	During archaeological field program.	Appropriate treatment of human remains.	Archaeological monitor to notify coroner and, if appropriate, NAHC, and shall provide written report of such notification to ERO.	Considered complete upon receipt by ERO of any notification, if applicable.
Final Archeological Resources Report					
<p>The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.</p>	Project sponsor and archaeological consultant.	Following completion of any archeological field program.	Submittal of Draft FARR.	ERO to review Draft FARR.	Considered complete upon ERO approval of Draft FARR.
<p>Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Major Environmental Analysis division of the Planning Department shall receive three copies of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above.</p>	Project sponsor	Upon ERO approval of Draft FARR.	Distribution of FARR	Project sponsor to provide ERO with copies of transmittals of FARR distribution.	Considered complete upon receipt by ERO of evidence of distribution.