

55 LAGUNA STREET
Woods Hall
Woods Hall Annex
Richardson Hall

San Francisco, CA

CERTIFICATE OF APPROPRIATENESS
APPENDIX



PAGE & TURNBULL

imagining change in historic environments through design, research and technology



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HISTORIC IMAGES

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HISTORIC IMAGES

Woods Hall, Woods Hall Annex, and Richardson Hall were built as part of the San Francisco State Teachers' College 1921 building campaign to rebuild its campus at Waller and Buchanan streets. The school was to include state-of-the-art facilities, accommodating the following programs: elementary certification, kindergarten certification, junior high school certification, music, art, physical education, speech perfection, public health and hygiene, visual education, Americanization, home training, sciences, systematized reading, and dramatics.

In 1926, plans were underway to construct the Science Building (now Woods Hall), a two-story, L-shaped plan, reinforced concrete building wrapping around the corner of Haight and Buchanan Streets. The building was designed by State Architect George B. McDougall and his staff at the Department of Public Works to match the dominant Spanish-Colonial Revival style of the first two campus buildings, Middle Hall and the Administration Building. The building was completed in 1927.

Richardson Hall was built for teachers-in-training to practice classroom instruction. This new classroom building at the corner of Laguna and Hermann Streets was a two-story reinforced concrete building with an L-shaped plan and was completed in 1930. Designed by W.B. Daniels of the State of California - Department of Public Works, Division of Architecture, building was designed to blend in with the Spanish-Colonial campus. However, unlike the earlier buildings, the Training School had a distinctly Art Deco flare.

With assistance from the Works Progress Administration, Woods Hall Annex was built in 1935 on the east wall of the existing Science Hall. The Annex is a two-story reinforced concrete building with a gabled terracotta tile roof and a cement plaster finish. The interior consisted of two chemistry laboratories, two physics laboratories, a dark room, additional office space, and storage space. In 1936, Reuben Kadish was commissioned to design a mural, "A Dissertation on Alchemy," for the main staircase of the Annex.



View of Woods Hall courtyard entry, 1941 (San Francisco Public Library)



View of south facades of Woods Hall and Woods Hall Annex, with Sacred Palm in foreground, 1935 (SFPL)



View of Woods Hall courtyard entry, 1963 (The Biography of San Francisco State University, Arthur Chandler)



Students sitting under the Sacred Palm on campus with Woods Hall Annex in background, 1941 (San Francisco Public Library)



Hermann Street entry, 1941 (SFPL)



Corner view at Hermann and Laguna streets, 1957 (SFPL)



View along Laguna Street, 1964 (SFPL)



Corner view at Hermann and Laguna streets, 1964 (SFPL)

EXISTING CONDITIONS IMAGES

VICINITY

Richardson Hall, Woods Hall, and Woods Hall Annex are located on the UC Berkeley Laguna Extension campus in Hayes Valley. The campus is bound by Haight Street on the north, Laguna Street on the east, Hermann Street on the south, and Buchanan Street on the east. Originally platted as part of the Western Addition, Hayes Valley was part of the 160-acre tract of land originally owned by Colonel Thomas Hayes and is named for him.

Hayes Valley developed into a Victorian-era streetcar suburb, complete with rows of single-family dwellings, multi-family flats, churches and a commercial district with the residential portion developing between the late Victorian period and the 1930s. Because it was developed in a relatively short period of time, dwellings in Hayes Valley did not display a large variety of styles.

The area immediately adjacent to the campus consists primarily of multi-family and single family housing. Most buildings in the immediate vicinity range from three to seven stories in height. Several Victorian houses are located along the streets that bound the campus, including the Nightingale House on Buchanan Street and across from Woods Hall. Architectural styles along the streets that border the campus include Classical Revival, Renaissance Revival, Art Deco, Edwardian, Queen Anne, Italianate, Eastlake as well as modern.



① View from Buchanan and Haight streets, looking northeast



② View from Laguna and Haight streets, looking southeast



⑥ View from Buchanan and Hermann streets, looking southeast



⑦ View toward Buchanan and Waller streets, looking southwest



3 View toward Waller and Laguna streets, looking northeast



4 View from Laguna and Hermann streets, looking northeast.



5 View from Laguna and Hermann streets, looking southwest



8 View along Buchanan Street, looking west



9 View from Buchanan and Haight streets, looking southwest.



Key Map

EXISTING CONDITIONS
IMAGES

EXISTING CONDITIONS IMAGES

WOODS HALL

Located on the southeastern corner of Buchanan and Haight Streets, Woods Hall (built in 1926) is a two-story-over-basement reinforced-concrete building anchoring the northwestern corner of the campus. Woods Hall is composed of three main components: the west wing, the north wing and the main entrance pavilion. Woods Hall is designed in the Spanish Colonial Revival style with restrained Art Deco accents. The concrete walls are covered in stucco and the combination hip-and-gable roof is clad in red terracotta roof tiles. Fenestration is relatively sparse and the windows feature deep reveals due to the thickness of the concrete walls. The cast concrete ornament is restrained yet monumental with elements belying evidence of both Spanish Colonial and Art Deco influences.

The landmark designation notes the following features that should be preserved:

- All elements on exterior facades from the period of significance, 1924 – 1957;
- Entry at corner of Haight and Buchanan, including the urns, grill, doors, light fixtures, and pilasters;
- Entry hall interior shape, including the exposed roof rafters and purlins;
- Entry from interior courtyard, including the archways, ionic columns above doors, and grillwork;
- Historic exterior windows including the material, configuration, operation, and details;
- Terra cotta tile roof;
- Sacred Palm.



Main entrance at the corner of Buchanan and Haight streets



Courtyard entry



Facade along Haight Street



Courtyard facade showing terra cotta roof and wood windows



Decorative iron gate at Buchanan and Haight Street entrance



Buchanan and Haight Street entrance



Pilasters and light fixture at Buchanan and Haight Street entrance



Entry Hall



Ionic columns and arch above courtyard entry

EXISTING CONDITIONS IMAGES

WOODS HALL ANNEX

Built in 1935 as an addition to Woods Hall, Woods Hall Annex contains the same Spanish-Colonial Revival/Art Deco vocabulary as the earlier buildings on the campus. The Annex has plaster-covered concrete exterior walls and a side-facing gable roof clad in terracotta tiles. Similar to older buildings on the campus, the walls that face the street (north and east) are sparsely fenestrated, whereas the south wall facing the courtyard is amply fenestrated with full-height windows, which allow light into the classrooms.

The landmark designation notes the following features should be preserved:

- All elements on exterior facades from the period of significance, 1924-1957;
- Entry archway, including the columns, capitals and WPA plaque;
- Large oriel window on the south façade;
- Historic light fixtures on the exterior facades;
- Historic exterior windows, including the material, configuration, operation, and details;
- Terra cotta tile roof;
- Interior grand stair;
- Mural, “A Dissertation on Alchemy” by Reuben Kadish.



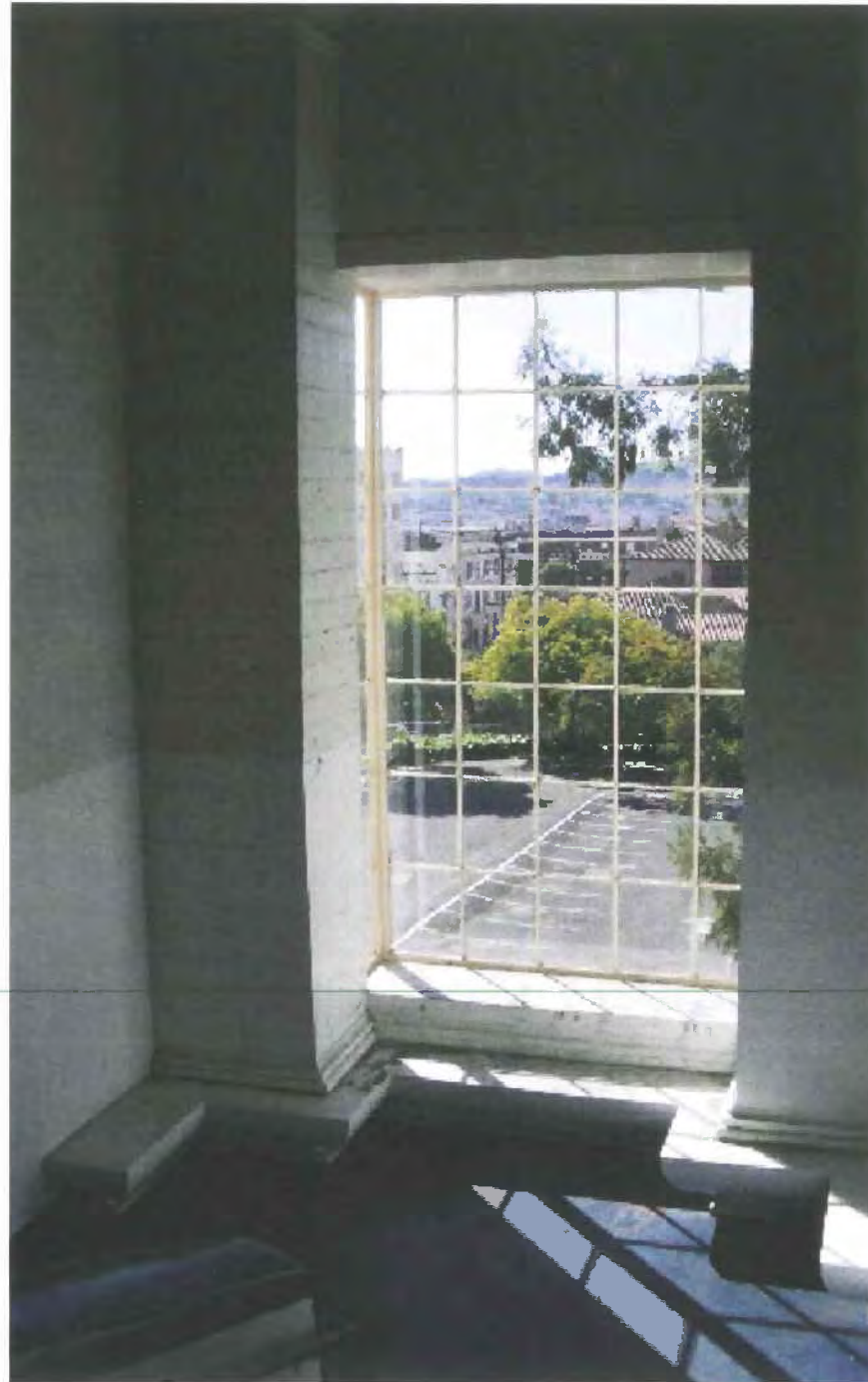
Main entrance along Buchanan Street



Courtyard facade



Oriel window



Landing at grand stair with oriel window



Grand stair and mural at stair



Facade along Buchanan Street



Column detail at Buchanan Street entry



Courtyard entry



WPA Plaque

EXISTING CONDITIONS IMAGES

RICHARDSON HALL

Wrapping around the northwest corner of Laguna and Hermann streets, Richardson Hall (built 1924-1930) is the primary focal point of the UCB Laguna Extension campus from Market Street. Richardson Hall is seen as two separate wings: the Administration Wing and the Training School Wing. The Training School Wing is designed in a combination of Spanish-Colonial Revival and Art Deco styles and is the portion of the building that has been designated a San Francisco landmark. Richardson Hall was constructed of poured-in-place reinforced concrete finished in buff-colored stucco and cast concrete detailing. The combination hip and gable roofs are clad in “Spanish” terracotta roof tiles.

The primary entrance to the building is on the south façade, along Hermann Street. The entrance is flanked by a pair of chamfered columns and surmounted by a portico capped by a pair of sculpted figures. The figures support a book and lantern, symbolizing learning. The auditorium creates a strong presence from the corner of Hermann and Laguna streets. Although functional in use, utility stacks rise above the auditorium and serve as abstract sculptural elements, in keeping with the restrained Art Deco aesthetic of the building.

The landmark designation notes the following features should be preserved:

- All elements on exterior facades from the period of significance (1924-1957);
- Retaining walls adjacent to Richardson Hall;
- Massing of the auditorium stacks;
- The owl on the auditorium wall;
- Entry portal on Hermann Street, including the sculpture above entry;
- The metal railing on the south side of the west wing;
- Faux bell tower and entry portal at the interior courtyard;
- Exterior windows;
- Terra cotta tile roof;
- Double-loaded corridors;
- Angel mural by Jack Moxom and the wall where it is located;
- Groin and barrel vault ceilings.



Main entrance at Hermann Street



Courtyard entry



Angel mural by Jack Moxom



Auditorium at Hermann and Laguna streets



Typical windows



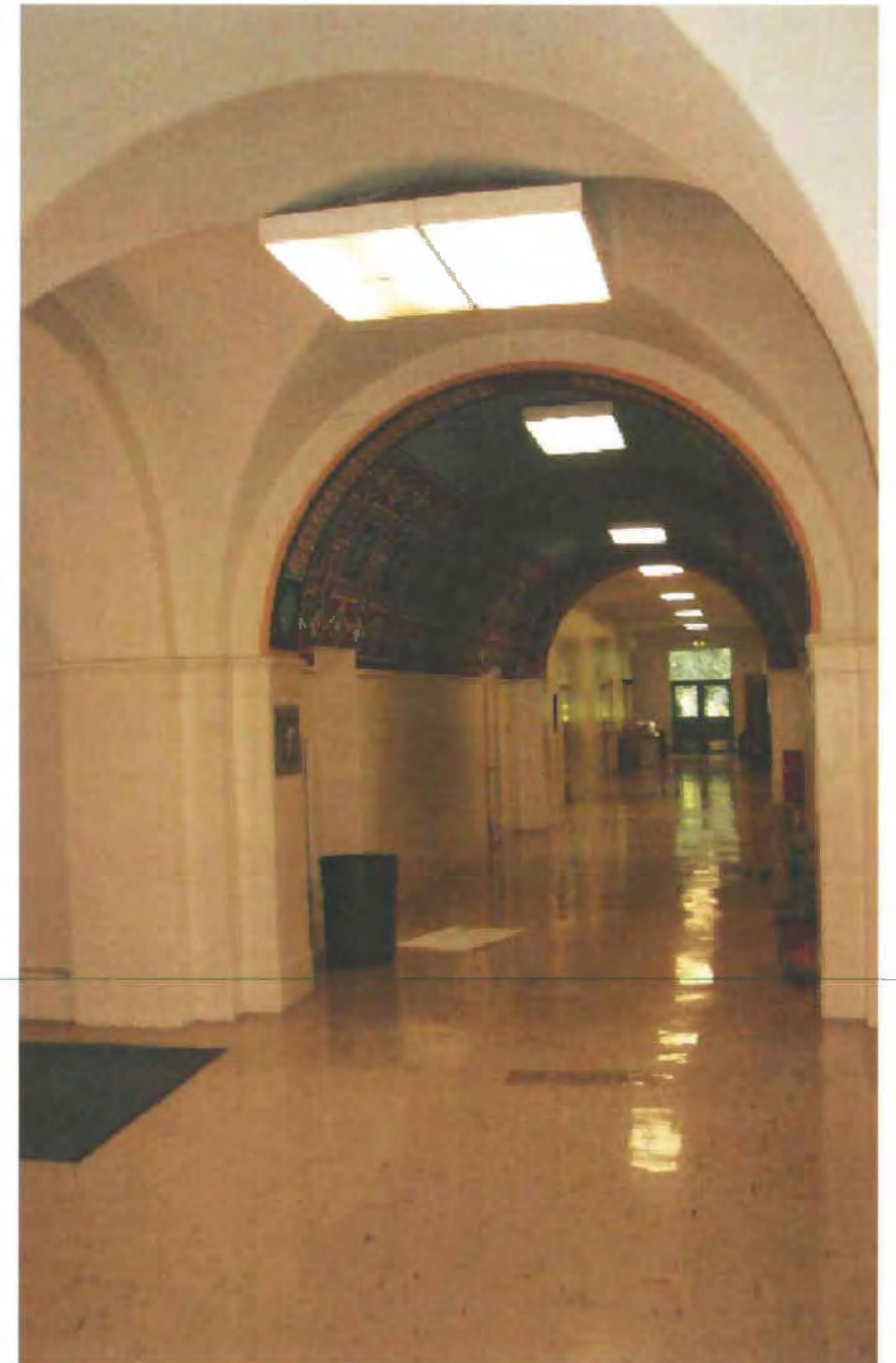
Sculpture above Hermann Street entry



Detail of main entry at Hermann Street (left); owl sculpture (right)



Decorative gate along Hermann Street



Groin and barrel vault, double-loaded corridor beyond

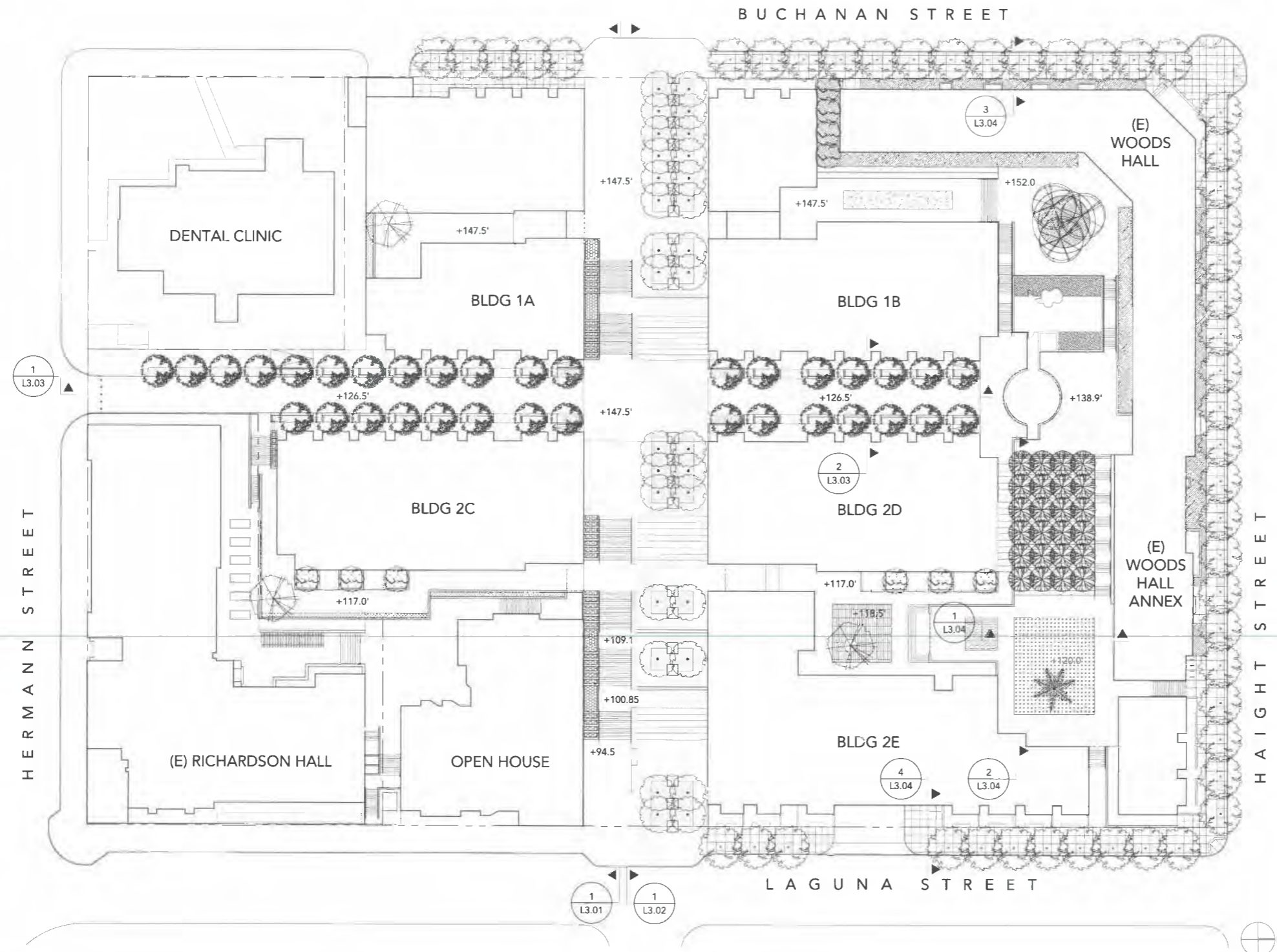
EXISTING CONDITIONS
IMAGES

EXISTING AND PROPOSED DRAWINGS

AERIAL OF SITE, 2011 (GOOGLE EARTH)



PROPOSED SITE PLAN

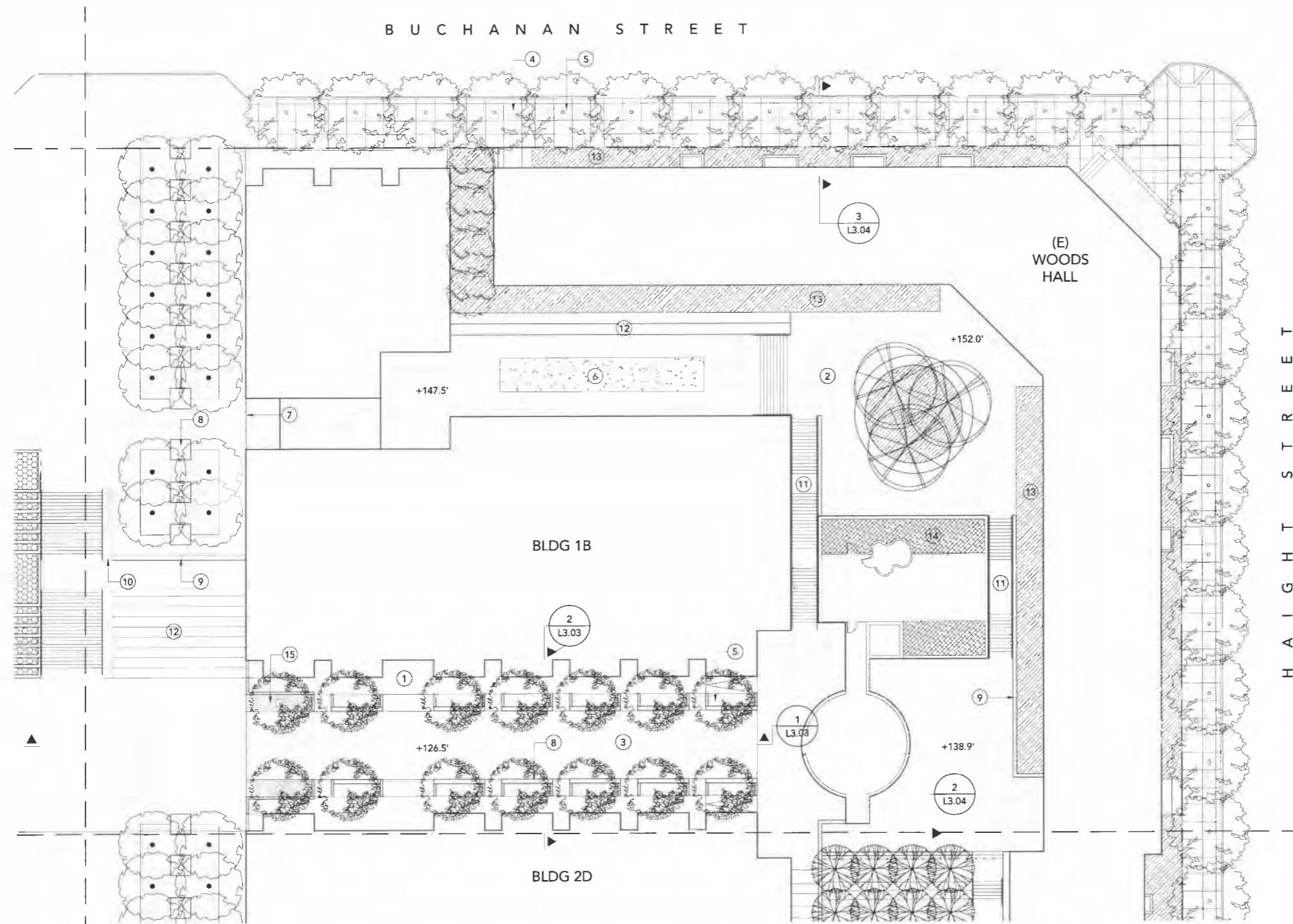


LEGEND	
[Pattern]	CONCRETE PAVING, INTEGRAL COLOR - INTEGRAL COLOR W/ SANDBLAST FINISH AND SAWCUT JOINTS
[Pattern]	UNIT PAVERS TYPE 1
[Pattern]	UNIT PAVERS TYPE 2
[Pattern]	UNIT PAVERS TYPE 3
[Pattern]	CRUSHED GRANITE
[Pattern]	OYSTER SHELL BOCCIE COURT
[Pattern]	SECURITY FENCE/GATE
[Pattern]	CONCRETE SEAT WALL - INTEGRAL COLOR WITH SANDBLAST FINISH
[Pattern]	CONCRETE PLANTER WALL - INTEGRAL COLOR WITH SANDBLAST FINISH
[Pattern]	FEATURE WALL - STONE CLAD OR CAST IN PLACE CONCRETE W/ INTEGRAL COLOR AND SANDBLAST FINISH
[Pattern]	CONCRETE STAIRS - INTEGRAL COLOR WITH SANDBLAST FINISH
[Pattern]	CONCRETE STADIUM SEATS - INTEGRAL COLOR WITH SANDBLAST FINISH
[Pattern]	WOOD SEATING PLATFORM
[Pattern]	GROUNDCOVER PLANTING AREA
[Pattern]	TURF
[Pattern]	HEDGE PLANTING AREA
[Pattern]	GARDEN PLOTS
[Pattern]	PATIO GARDEN
[Pattern]	BIOSWALE PLANTING
[Pattern]	SUNKEN GARDEN
[Symbol]	TREE PLANTING
[Symbol]	TREE GRATE
[Symbol]	BIKE RACK
[Symbol]	REMOVEABLE BOLLARDS

EXISTING AND PROPOSED DRAWINGS, SITE

EXISTING AND PROPOSED DRAWINGS

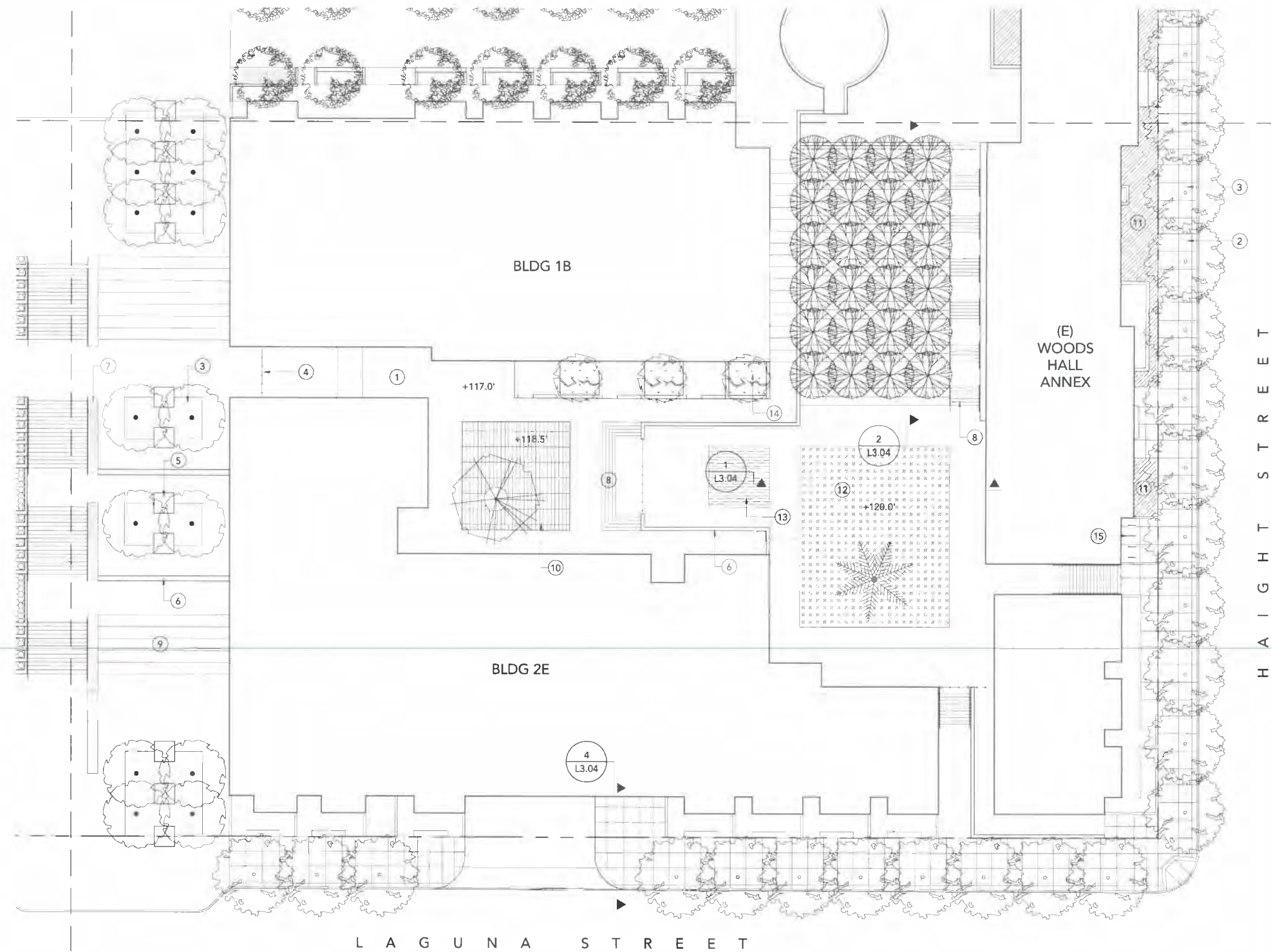
PROPOSED LANDSCAPE PLAN AT WOODS HALL



LEGEND

- ① CONCRETE PAVING, INTEGRAL COLOR
- INTEGRAL COLOR W/ SANDBLAST FINISH AND SAWCUT JOINTS
- ② UNIT PAVERS TYPE 1
- ③ UNIT PAVERS TYPE 2
- ④ UNIT PAVERS TYPE 3
- ⑤ CRUSHED GRANITE
- ⑥ OYSTER SHELL BOCCIE COURT
- ⑦ SECURITY FENCE/GATE
- ⑧ CONCRETE SEAT WALL
- INTEGRAL COLOR WITH SANDBLAST FINISH
- ⑨ CONCRETE RETAINING WALL
- INTEGRAL COLOR WITH SANDBLAST FINISH
- ⑩ FEATURE WALL
- STONE CLAD OR CAST IN PLACE CONCRETE W/ INTEGRAL COLOR AND SANDBLAST FINISH
- ⑪ CONCRETE STAIRS
- INTEGRAL COLOR WITH SANDBLAST FINISH
- ⑫ CONCRETE STADIUM SEATS
- INTEGRAL COLOR WITH SANDBLAST FINISH
- ⑬ GROUNDCOVER PLANTING AREA
- ⑭ SUNKEN GARDEN
- ⑮ TREE PLANTING
- ⑯ TREE GRATE

PROPOSED LANDSCAPE PLAN AT WOODS HALL ANNEX



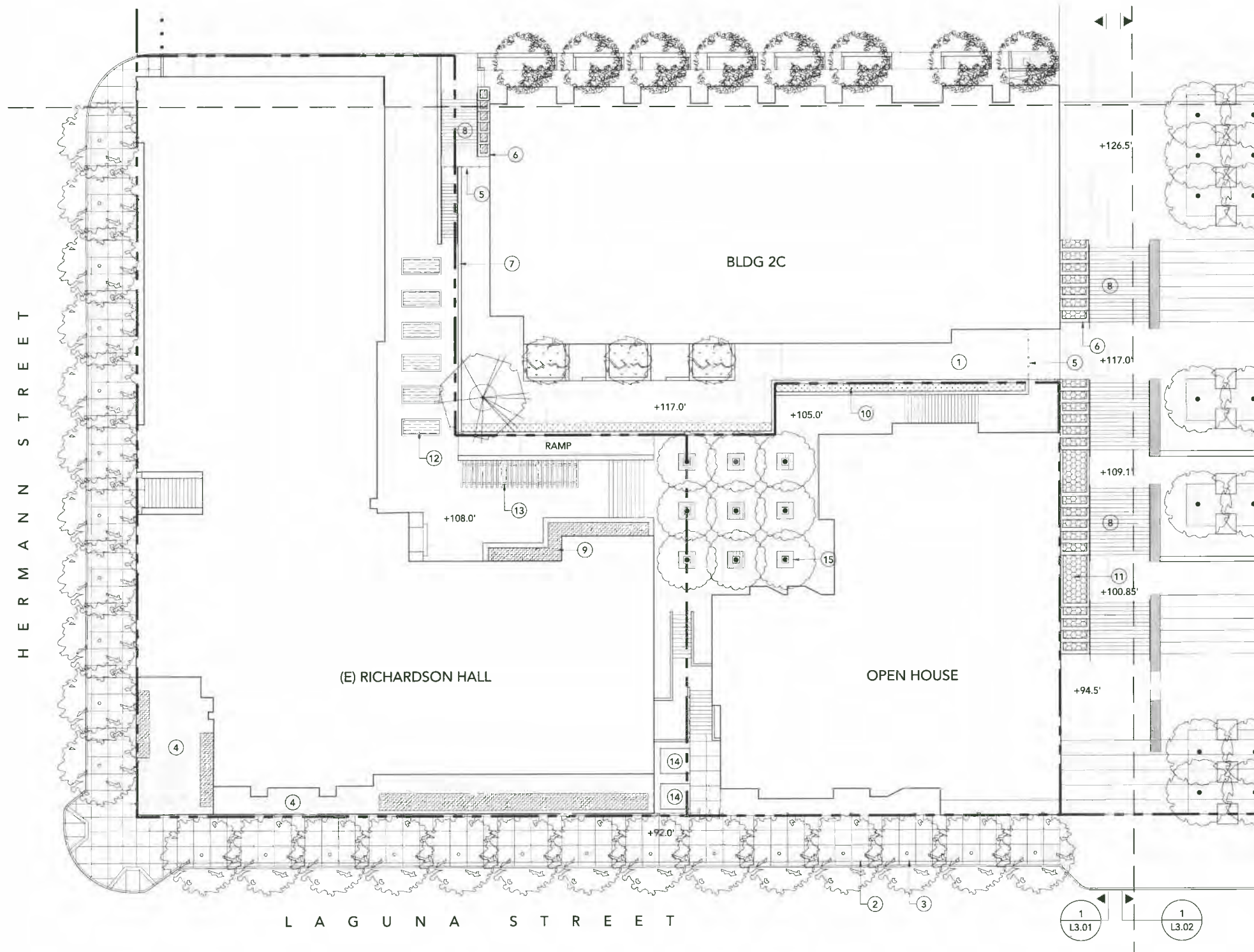
LEGEND

- ① UNIT PAVERS TYPE 1
- ② UNIT PAVERS TYPE 3
- ③ CRUSHED GRANITE
- ④ SECURITY FENCE/GATE
- ⑤ CONCRETE SEAT WALL
- INTEGRAL COLOR WITH SANDBLAST FINISH
- ⑥ CONCRETE RETAINING WALL
- INTEGRAL COLOR WITH SANDBLAST FINISH
- ⑦ FEATURE WALL
- STONE CLAD OR CAST IN PLACE CONCRETE
W/ INTEGRAL COLOR AND SANDBLAST FINISH
- ⑧ CONCRETE STAIRS
- INTEGRAL COLOR WITH SANDBLAST FINISH
- ⑨ CONCRETE STADIUM SEATS
- INTEGRAL COLOR WITH SANDBLAST FINISH
- ⑩ WOOD SEATING PLATFORM
- ⑪ GROUNDCOVER PLANTING AREA
- ⑫ TURF
- ⑬ GARDEN PLOTS
- ⑭ PATIO GARDEN
- ⑮ TREE PLANTING
- ⑯ BIKE RACK

EXISTING AND PROPOSED DRAWINGS SITE

EXISTING AND PROPOSED DRAWINGS

PROPOSED LANDSCAPE PLAN AT RICHARDSON HALL



LEGEND

- ① UNIT PAVERS TYPE 1
- ② UNIT PAVERS TYPE 3
- ③ CRUSHED GRANITE
- ④ SECOND FLOOR ROOF GARDEN
- ⑤ SECURITY FENCE/GATE
- ⑥ CONCRETE PLANTER WALL - INTEGRAL COLOR WITH SANDBLAST FINISH
- ⑦ CONCRETE RETAINING WALL - INTEGRAL COLOR WITH SANDBLAST FINISH
- ⑧ CONCRETE STAIRS - INTEGRAL COLOR WITH SANDBLAST FINISH
- ⑨ RAISED PERENNIAL GARDENS
- ⑩ HEDGE PLANTING AREA
- ⑪ BIOSWALE PLANTING
- ⑫ GARDEN PLOTS
- ⑬ TRELLIS
- ⑭ TRANSFORMER
- ⑮ TREE GRATE
- TREE PLANTING

L1.2 L1.3

L1.5 L1.4

EXISTING AND PROPOSED DRAWINGS

WOODS HALL



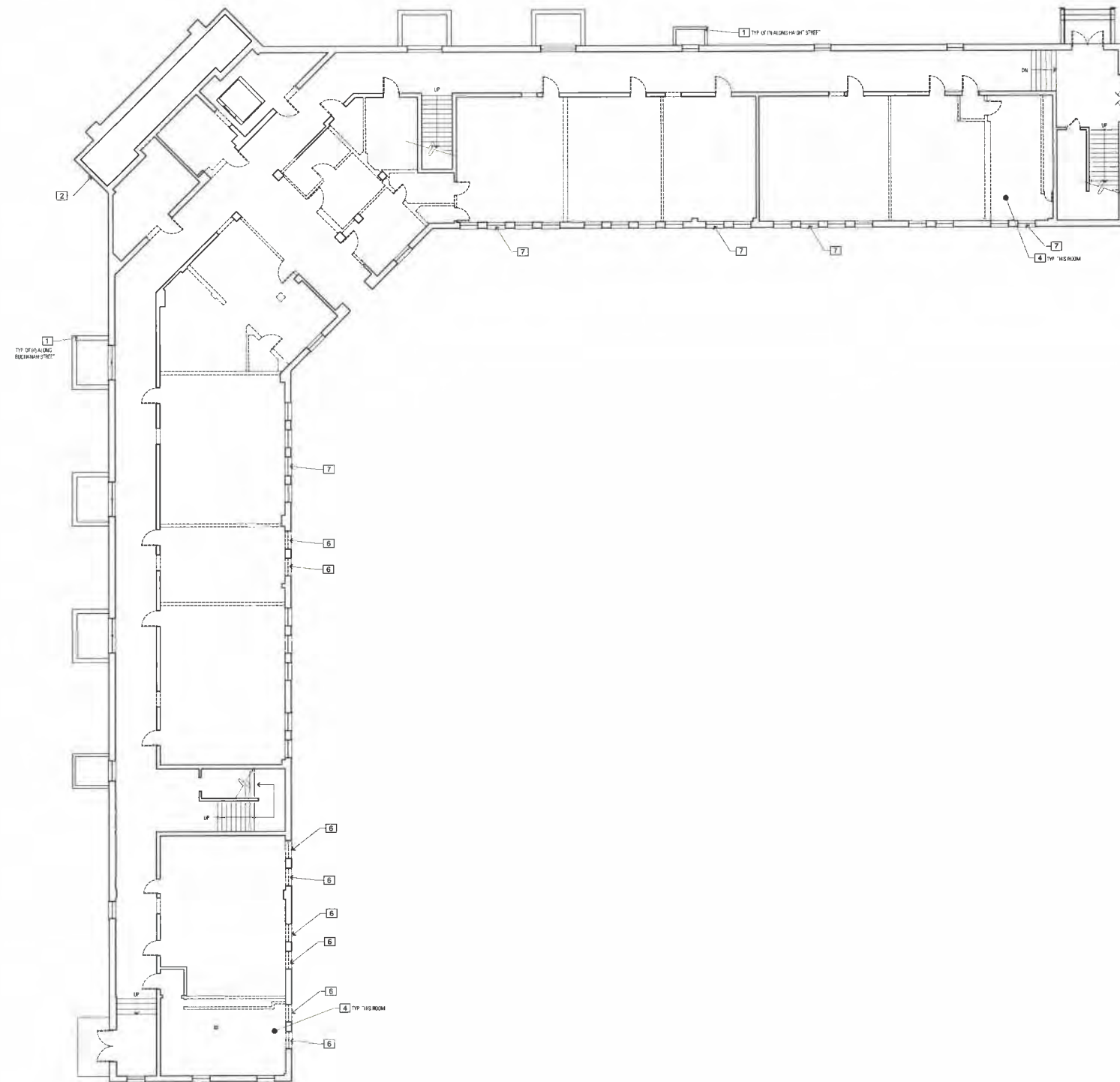
PROPOSED SCOPE OF WORK

Woods Hall will be rehabilitated and used for housing. The proposed design includes four studios and 17 one-bedroom units. The new use will retain the significant interior entry pavilion, the building's primary interior architectural feature, including its original exposed rafters. The proposed design will continue to use the existing internal circulation pattern consisting of a single-loaded corridor. The proposed units will be located where the existing classrooms were located, thus minimizing change to the plan of Woods Hall. Entry to the units will be through the existing single-loaded corridor. Existing, non-historic doors will be replaced with new doors. Vertical circulation will include the existing stairs and a new elevator that will be added to address accessibility issues. The courtyard facades include several windows with a high sill, these windows will be replaced with new windows to match original window types that have a lower sill. The courtyard façade facing south currently has non-original aluminum windows. These windows will be replaced with new energy-efficient metal windows that match the original in operation and lite configuration. Deferred maintenance issues will be addressed, including repairs to the existing terra cotta tile roof and existing windows to remain. The building will receive a seismic upgrade. The facades facing Haight and Buchanan Streets will be retained intact, including the wood windows, stucco, decorative iron entry gate, and light wells. The concrete low wall at the corner of Haight and Buchanan Streets will be altered with a new opening to increase the visibility of the entry as well as address security concerns in that area. The existing urns on the low wall will be retained. As part of the project, the Sacred Palm noted in the landmark ordinance will be relocated and retained on site.

EXISTING AND
PROPOSED DRAWINGS:
WOODS HALL

WOODS HALL

EXISTING FIRST LEVEL PLAN



DEMO PLAN GENERAL NOTES

- A REMOVE (E) CARPET, TYP., U.O.N.
- B REMOVE (E) VCT FLOORING & ADHESIVE ENTIRELY, TYP.
- C REMOVE (E) A.C.T. & ADHESIVE ENTIRELY, TYP., PROTECT (E) PLASTER CLGS. FROM DAMAGE. A.C.T. AND/OR ADHESIVE MAY CONTAIN HAZARDOUS MATERIALS, ABATEMENT BY OTHERS.
- D REMOVE (E) WNDW. COVERINGS, TYP., U.O.N.
- E REMOVE (E) ELECT. PANELS & JUNCTION BOXES AT INT. & EXT., TYP.
- F REMOVE (E) ELECT. DEVICES, RACEWAY, CONDUIT, AND WIRING, TYP.
- G REMOVE (E) DATA, T.V., AND TELE. DEVICES & WIRING, TYP.
- H REMOVE (E) SECURITY, FIRE & SMOKE ALARMS & DEVICES.
- I REMOVE (E) LIGHTING FIXTURES, TYP., U.O.N.
- J REMOVE (E) GAS PIPING, TYP.
- K REMOVE (E) MECH. EQUIPT., TYP.
- L DEMOLITION OF (E) WALLS & PARTITIONS SHOWN, INCLUDES WALL FRMG., WALL FINISH, DRs., WNDWS., HDW., FRAMES, TRIM, FASTENERS, PLBG., & ELECT. ASSOCIATED W/ WALL OR PARTITION, U.O.N.
- M ALL (E) MATERIALS AND INT. FINISHES TO REMAIN, PROTECT FROM DAMAGE DURING CONSTRUCTION. PROVIDE FLR. PROTECTION DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE OCCURRING DURING CONSTRUCTION AND REPAIR/REPLACEMENT COSTS.
- N DRY ROT/TERMITE DAMAGED WD. SHALL BE REMOVED AS PART OF THE DEMOLITION WORK SHOWN ON SHTS. 100.2.1, 100.2.2, 110.2.1, AND 110.2.2.
- O REMOVE ALL (E) DRY ROT/ TERMITE DAMAGED STR. AND FIN. WD. MATERIAL UNCOVERED DURING CONSTRUCTION AND NOT OTHERWISE SHOWN TO BE REMOVED AS PART OF DEMOLITION WORK. SPRAY ALL AFFECTED WD. TO REMAIN AND ADJACENT SOIL, WITH APPROPRIATE CHEMICAL TREATMENT.

SHEET NOTES

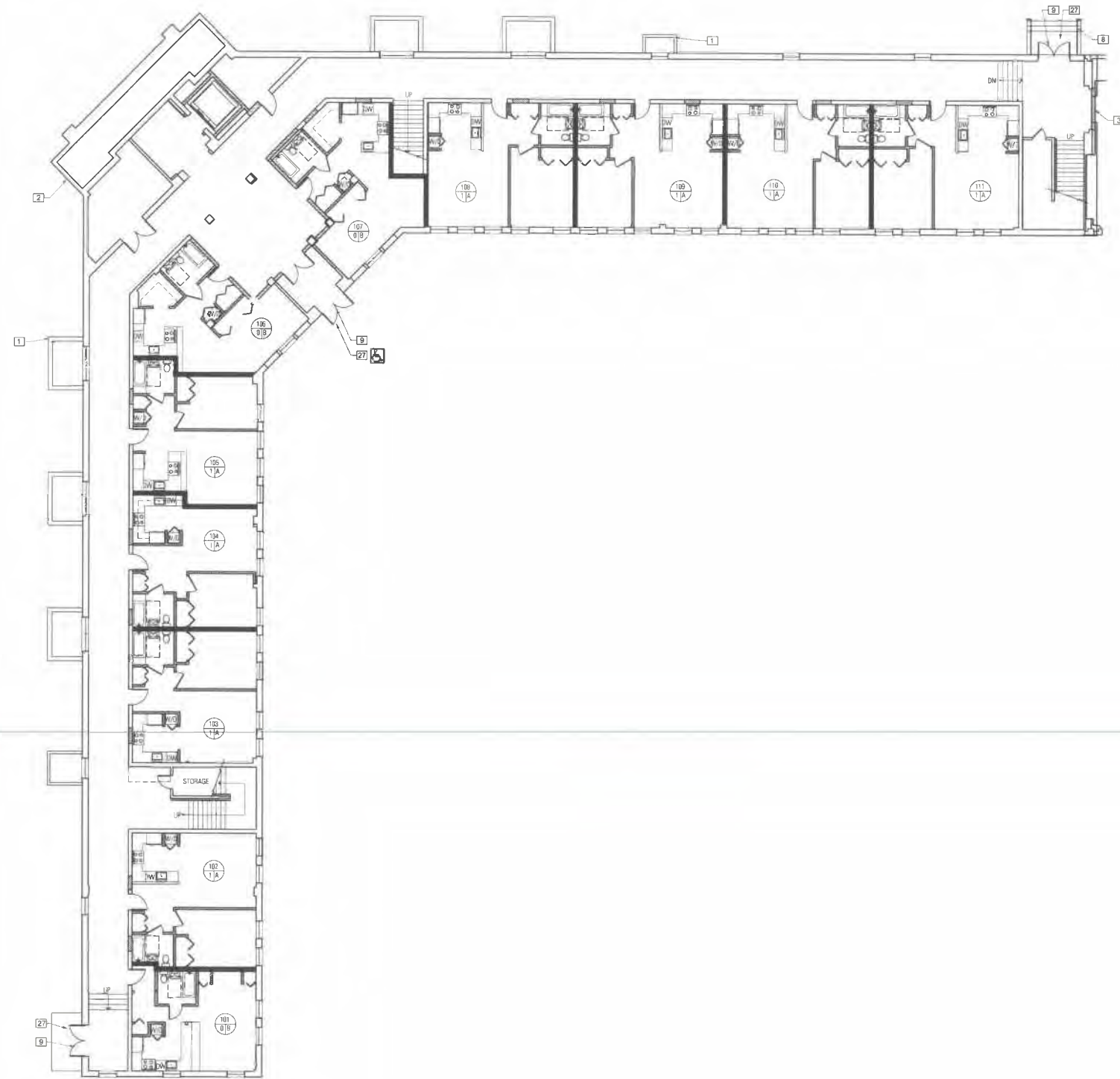
- 1 (E) LIGHT WELL
- 2 (E) FOUNDATION
- 3 PARTIAL DEMOLITION OF (E) WALL. SEE LANDSCAPE DRAWINGS
- 4 REMOVE (E) PLBG. FIXTURES, CAP PLUMBING LINES AND ABANDON IN PLACE, TYP., U.O.N.
- 5 REMOVE (E) FURRING AND CASEWORK, TYP. THIS WALL
- 6 (E) HISTORIC WINDOW TO BE REMOVED TO ACCOMMODATE (N) WINDOW
- 7 (E) NON-HISTORIC WINDOW OR DOOR TO BE REMOVED TO ACCOMMODATE (N) DOOR OR WINDOW
- 8 HISTORIC URNS TO REMAIN, PROTECT DURING DEMOLITION
- 9 HISTORIC LIGHT FIXTURES TO REMAIN, PROTECT DURING DEMOLITION
- 10 HISTORIC METAL GRILL TO REMAIN, PROTECT DURING DEMOLITION
- 11 PROTECT (E) HISTORIC KADISH MURAL DURING DEMOLITION
- 12 HISTORIC STAIR TO REMAIN, PROTECT DURING DEMOLITION

LEGEND

- (E) WALL
- - - (E) WALL TO BE DEMOLISHED

WOODS HALL

PROPOSED FIRST LEVEL PLAN



FLOOR PLAN GENERAL NOTES

- A. NOTES INDICATE (N) WORK UNLESS OTHERWISE NOTED
- B. INSTALL BATT INSULATION FOR SOUND ATTENUATION AT ALL (N) PARTITIONS AND AT ALL (E) PARTITIONS (AND PORTIONS THERE OF) THAT ARE OPENED DURING CONSTRUCTION. SEE SPECIFICATION SECTION ##
- C. ALL DOORS ARE (N) UNLESS OTHERWISE NOTED.

LEGEND

- (E) WALL
- (N) UNIT DEMISING WALL
- (N) WALL
- (E) COLUMN
- UNIT #
- UNIT TYPE (A=1 BEDROOM B=STUDIO)
- # OF BEDROOMS
- ACCESSIBLE ENTRY

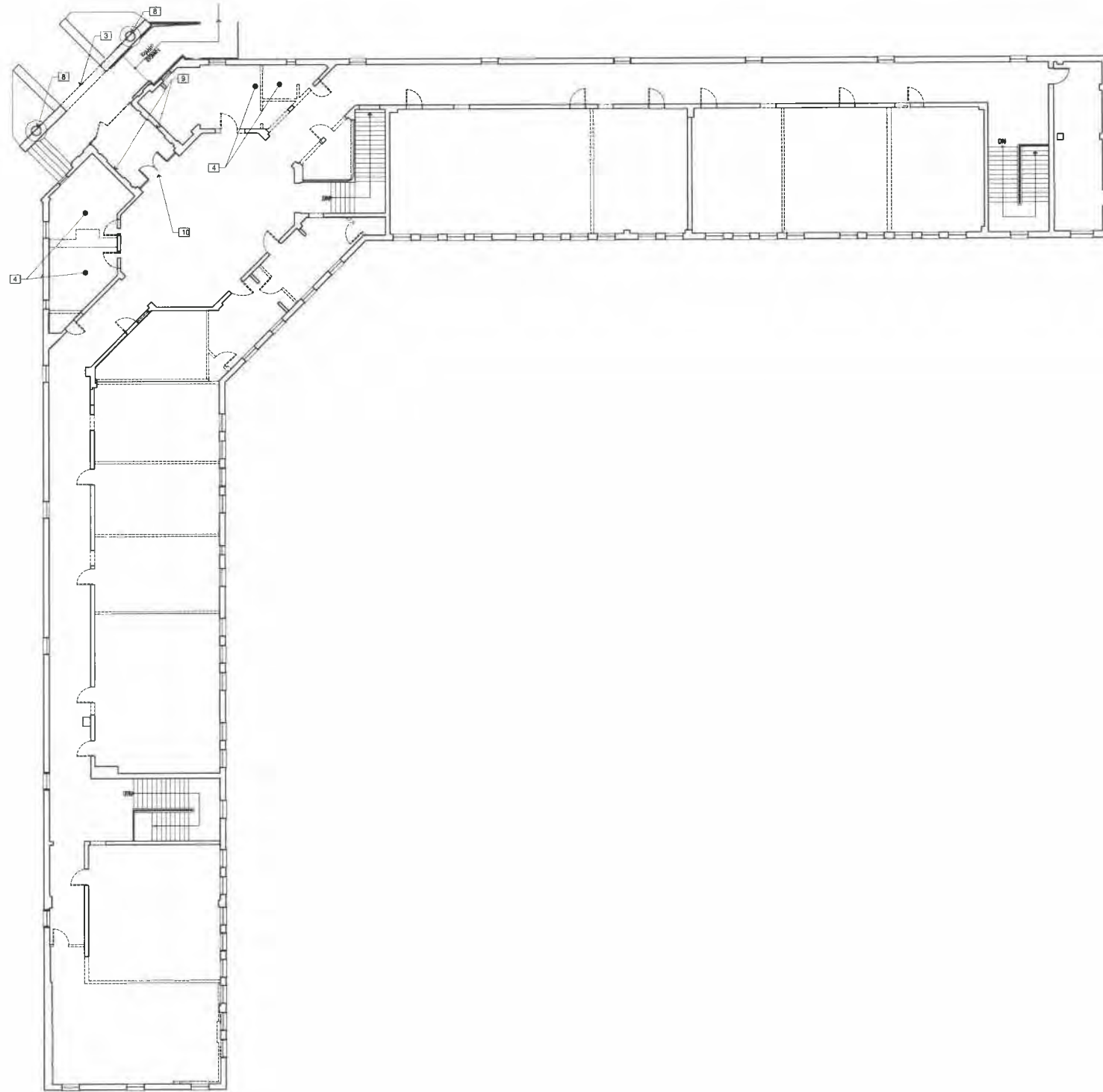
SHEET NOTES

- 1 (E) LIGHT WELL
- 2 (E) FOUNDATION
- 3 (N) SEPARATION WALL BETWEEN ANNEX AND WOODS HALL
- 4 (N) PRIVATE PATIO, SEE LANDSCAPE DRAWINGS
- 5 NOT USED
- 6 (N) STEPS @ CORNER ENTRY SEE LANDSCAPE & CIVIL DWGS
- 7 (E) WALL & HISTORIC URNS
- 8 (N) HANDRAIL
- 9 (E) ENTRY
- 10 (N) BALCONY W/ METAL RAIL
- 11 (E) CRAWLSPACE
- 12 (E) EXHAUST CHIMNEYS & RETAINING WALL
- 13 (N) RAMP, SEE LANDSCAPE & CIVIL DRAWINGS
- 14 (E) RAMP
- 15 (E) FOUNTAIN
- 16 (N) HOLD-OPEN DOORS
- 17 (N) METAL RAIL
- 18 (E) WINDOW
- 19 (N) ELEVATOR
- 20 (N) EXIT
- 21 (E) HISTORIC LOBBY TO BE RETAINED, INCLUDING PLAN CONFIGURATION, AND EXPOSED RAFTERS AND PURLINS
- 22 REFURBISH (E) HISTORIC GRILL
- 23 REFURBISH (E) HISTORIC LIGHT FIXTURES
- 24 (E) HISTORIC STAIR
- 25 (E) HISTORIC MURAL BY REUBEN KADISH
- 26 (E) HISTORIC BAY WINDOW
- 27 LEVEL LANDING @ ENTRY

EXISTING AND PROPOSED DRAWINGS: WOODS HALL

WOODS HALL

EXISTING SECOND LEVEL PLAN



DEMO PLAN GENERAL NOTES

- A REMOVE (E) CARPET, TYP., U.O.N.
- B REMOVE (E) VCT FLOORING & ADHESIVE ENTIRELY, TYP.
- C REMOVE (E) A.C.T. & ADHESIVE ENTIRELY, TYP., PROTECT (E) PLASTER CLGS. FROM DAMAGE. A.C.T. AND/OR ADHESIVE MAY CONTAIN HAZARDOUS MATERIALS, ABATEMENT BY OTHERS.
- D REMOVE (E) WNDW. COVERINGS, TYP., U.O.N.
- E REMOVE (E) ELECT. PANELS & JUNCTION BOXES AT INT. & EXT., TYP.
- F REMOVE (E) ELECT. DEVICES, RACEWAY, CONDUIT, AND WIRING, TYP.
- G REMOVE (E) DATA, T.V., AND TELE. DEVICES & WIRING, TYP.
- H REMOVE (E) SECURITY, FIRE & SMOKE ALARMS & DEVICES.
- I REMOVE (E) LIGHTING FIXTURES, TYP., U.O.N.
- J REMOVE (E) GAS PIPING, TYP.
- K REMOVE (E) MECH. EQUIPT., TYP.
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- N DRY ROT/TERMITE DAMAGED WD. SHALL BE REMOVED AS PART OF THE DEMOLITION WORK SHOWN ON SHTS. 10D.2.1, 10D.2.2, 11D.2.1, AND 11D.2.2.
- O REMOVE ALL (E) DRY ROT/ TERMITE DAMAGED STR. AND FIN. WD. MATERIAL UNCOVERED DURING CONSTRUCTION AND NOT OTHERWISE SHOWN TO BE REMOVED AS PART OF DEMOLITION WORK. SPRAY ALL AFFECTED WD. TO REMAIN AND ADJACENT SOIL, WITH APPROPRIATE CHEMICAL TREATMENT.

SHEET NOTES

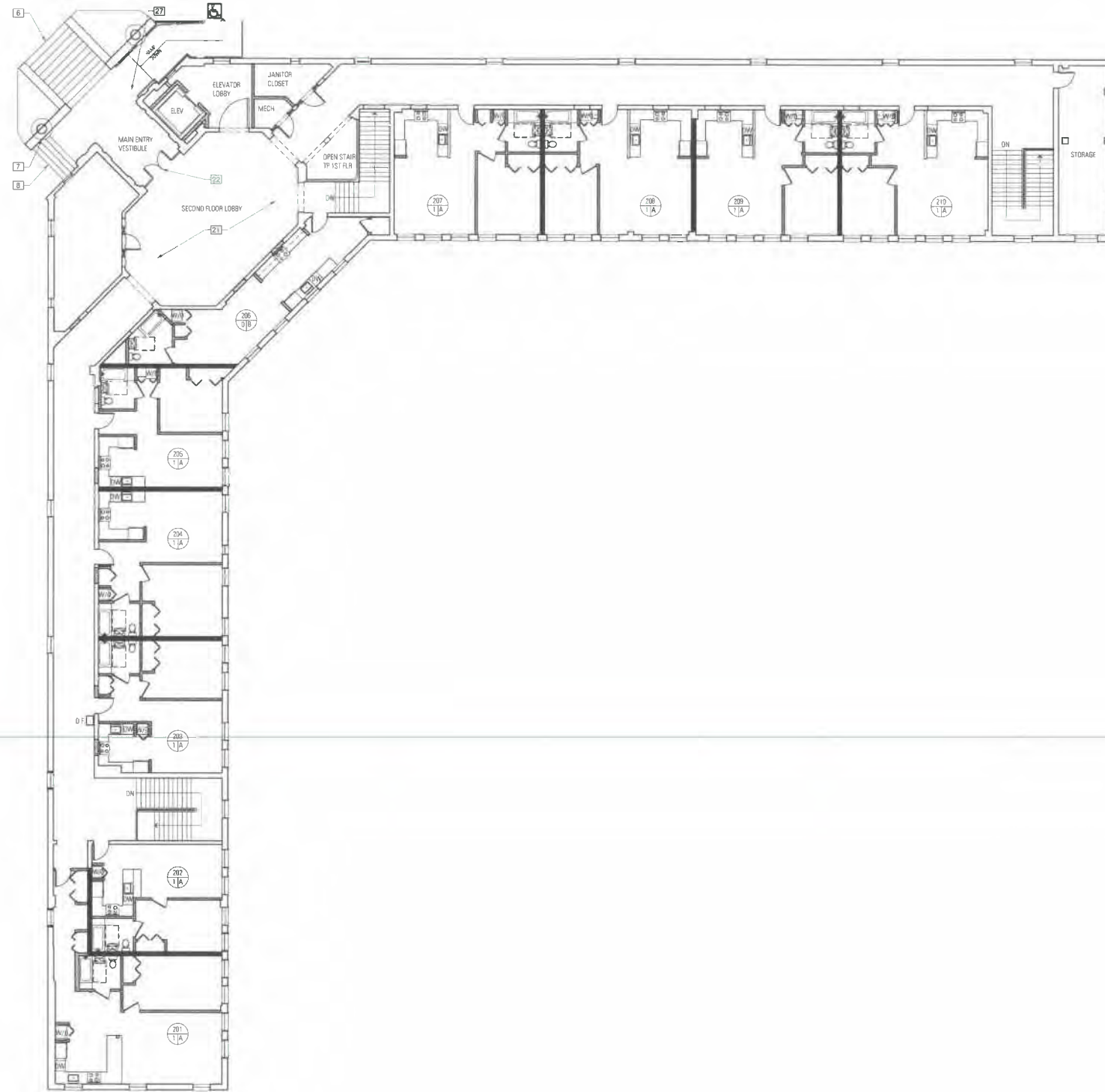
- 1 (E) LIGHT WELL
- 2 (E) FOUNDATION
- 3 PARTIAL DEMOLITION OF (E) WALL. SEE LANDSCAPE DRAWINGS
- 4 REMOVE (E) PLBG. FIXTURES, CAP PLUMBING LINES AND ABANDON IN PLACE, TYP., U.O.N.
- 5 REMOVE (E) FURRING AND CASEWORK, TYP. THIS WALL
- 6 (E) HISTORIC WINDOW TO BE REMOVED TO ACCOMMODATE (N) WINDOW
- 7 (E) NON-HISTORIC WINDOW OR DOOR TO BE REMOVED TO ACCOMMODATE (N) DOOR OR WINDOW
- 8 HISTORIC URNS TO REMAIN, PROTECT DURING DEMOLITION
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- 10 HISTORIC METAL GRILL TO REMAIN, PROTECT DURING DEMOLITION
- 11 PROTECT (E) HISTORIC KADISH MURAL DURING DEMOLITION
- 12 HISTORIC STAIR TO REMAIN, PROTECT DURING DEMOLITION

LEGEND

- (E) WALL
- (E) WALL TO BE DEMOLISHED

WOODS HALL

PROPOSED SECOND LEVEL PLAN



FLOOR PLAN GENERAL NOTES

- A NOTES INDICATE (N) WORK UNLESS OTHERWISE NOTED
- B INSTALL BATT INSULATION FOR SOUND ATTENUATION AT ALL (N) PARTITIONS AND AT ALL (E) PARTITIONS (AND PORTIONS THERE OF) THAT ARE OPENED DURING CONSTRUCTION SEE SPECIFICATION SECTION ##
- C ALL DOORS ARE (N) UNLESS OTHERWISE NOTED

LEGEND

- (E) WALL
- (N) UNIT DEMISING WALL
- (N) WALL
- (E) COLUMN
- UNIT #
- UNIT TYPE (A=1 BEDROOM, B= STUDIO)
- # OF BEDROOMS
- ACCESSIBLE ENTRY

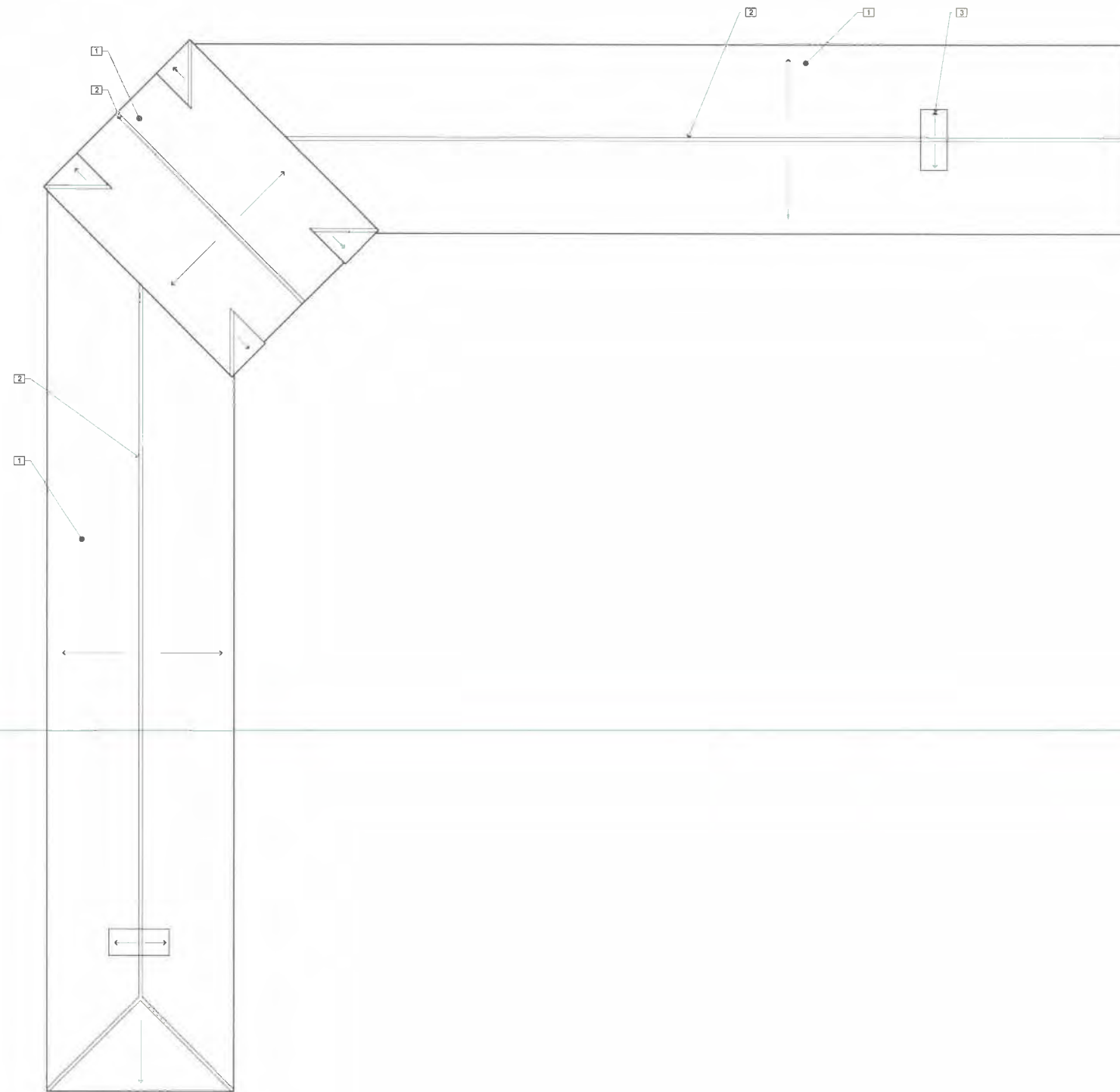
SHEET NOTES

- 1 (E) LIGHT WELL
- 2 (E) FOUNDATION
- 3 (N) SEPARATION WALL BETWEEN ANNEX AND WOODS HALL
- 4 (N) PRIVATE PATIO, SEE LANDSCAPE DRAWINGS
- 5 NOT USED
- 6 (N) STEPS @ CORNER ENTRY SEE LANDSCAPE & CIVIL DWGS
- 7 (E) WALL & HISTORIC URNS
- 8 (N) HANDRAIL
- 9 (E) ENTRY
- 10 (N) BALCONY W/ METAL RAIL
- 11 (E) CRAWL SPACE
- 12 (E) EXHAUST CHIMNEYS & RETAINING WALL
- 13 (N) RAMP, SEE LANDSCAPE & CIVIL DRAWINGS
- 14 (E) RAMP
- 15 (E) FOUNTAIN
- 16 (N) HOLD-OPEN DOORS
- 17 (N) METAL RAIL
- 18 (E) WINDOW
- 19 (N) ELEVATOR
- 20 (N) EXIT
- 21 (E) HISTORIC LOBBY TO BE RETAINED, INCLUDING PLAN CONFIGURATION, AND EXPOSED RAFTERS AND PURLINS
- 22 REFURBISH (E) HISTORIC GRILL
- 23 REFURBISH (E) HISTORIC LIGHT FIXTURES
- 24 (E) HISTORIC STAIR
- 25 (E) HISTORIC MURAL BY REUBEN KADISH
- 26 (E) HISTORIC BAY WINDOW
- 27 LEVEL LANDING @ ENTRY

EXISTING AND PROPOSED DRAWINGS: WOODS HALL

WOODS HALL

EXISTING AND PROPOSED ROOF PLAN



ROOF PLAN GENERAL NOTES

- A INSPECT (E) FLASHING AT BASE OF ALL ROOFTOP PROTRUSION. REPAIR AS REQUIRED.
- B REMOVE (E) CLAY TILE & SALVAGE FOR REUSE. INSPECT (E) PLYWOOD SUBSTRATE FOR CODE COMPLIANCE. INSTALL (N) MEMBRANE. REINSTALL (E) CLAY TILE AS PER SPEC. ## REPLACE BROKEN TILE WITH (N) TO MATCH (E).

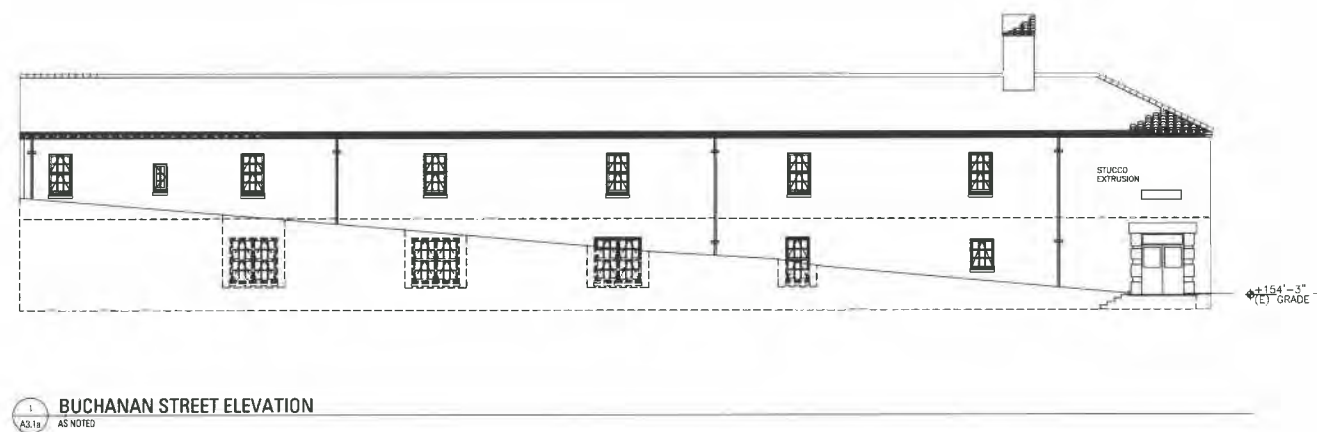
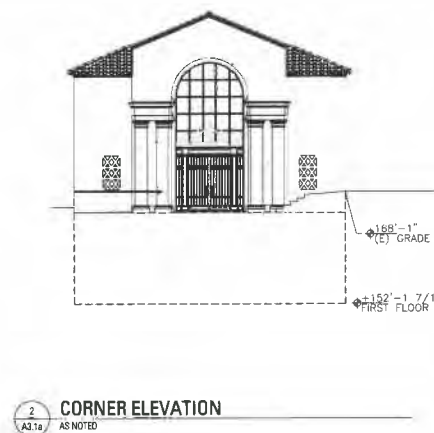
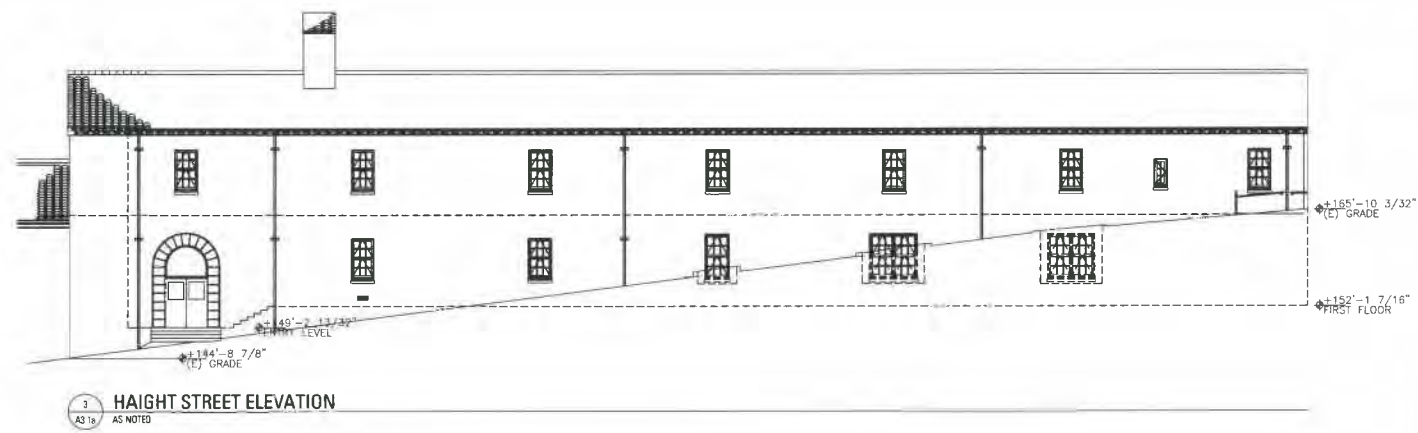
SHEET NOTES

- 1 (E) CLAY TILE ROOF
- 2 (E) ROOF RIDGE
- 3 (E) CHIMNEY EXHAUST
- 4 WINDOW BELOW
- 5 (E) MECHANICAL EXHAUST & RETAINING WALL BELOW

EXISTING AND PROPOSED DRAWINGS:
WOODS HALL

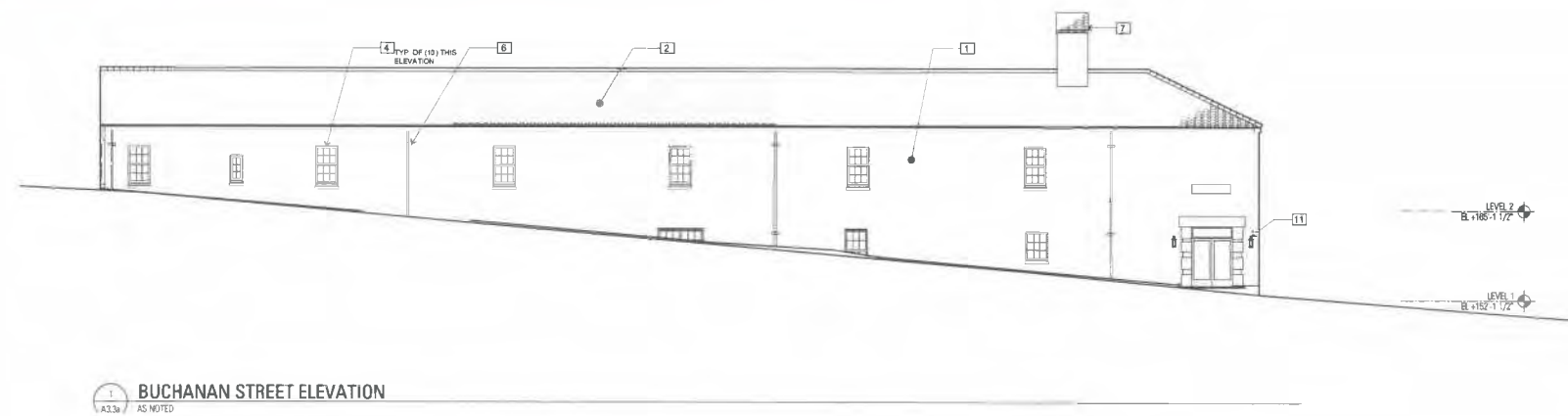
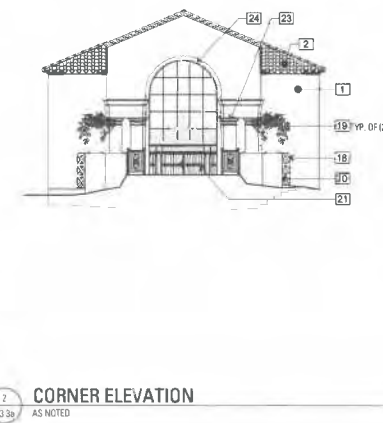
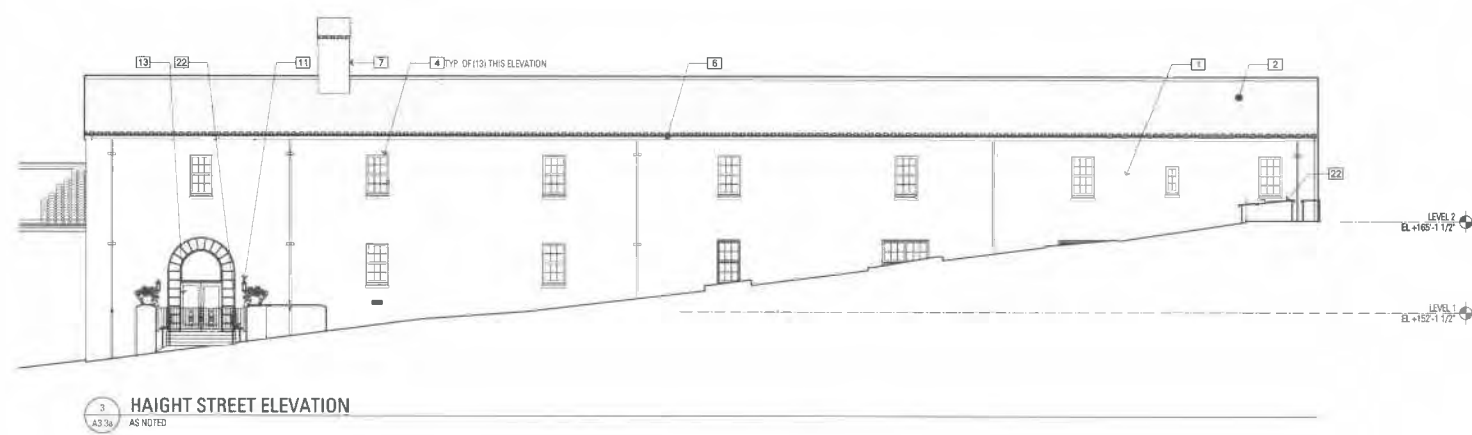
WOODS HALL

EXISTING HAIGHT STREET AND BUCHANAN STREET ELEVATIONS



WOODS HALL

PROPOSED HAIGHT STREET AND BUCHANAN STREET ELEVATIONS



EXTERIOR ELEVATIONS
GENERAL NOTES

- A (E) FINISHES TO REMAIN UNLESS OTHERWISE NOTED
- B REPAIR (E) CEMENT PLASTER CRACKS, SPALLS, HOLES FROM REMOVED MECHANICAL & ELECTRICAL DEVICES, AND ALL OTHER CEMENT PLASTER REQUIRING PATCHING SEE SPEC SECTION ##
- C REPAIR (E) WINDOWS AS INDICATED IN WINDOW SCHEDULE AND WINDOW REPAIR SPECIFICATION
- D REFURBISH EXISTING GUTTERS AS INDICATED IN SPECIFICATION ##
- E SEE CIVIL AND LANDSCAPE DRAWINGS FOR SITE GRADING

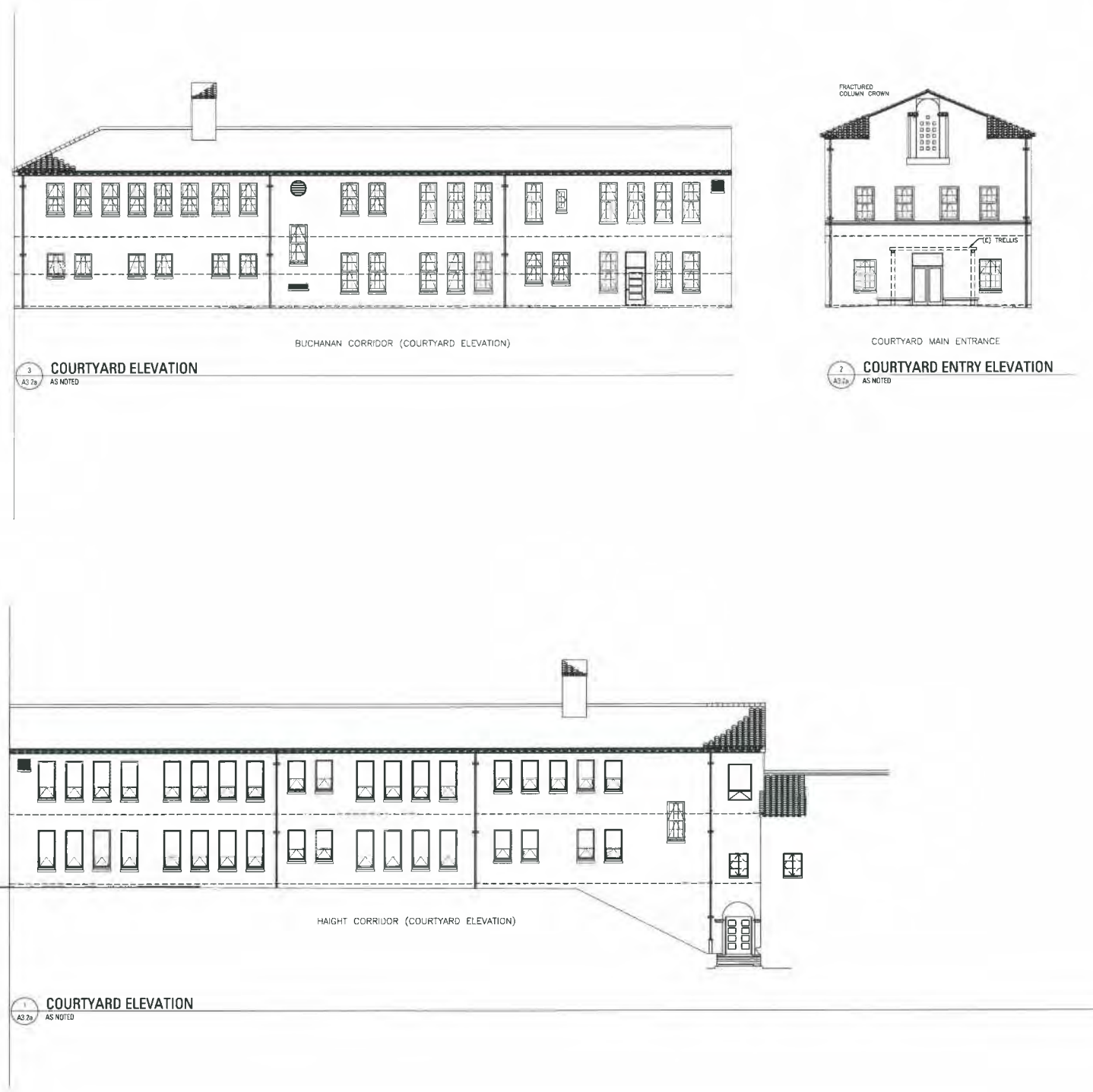
SHEET NOTES

- 1 (E) CEMENT PLASTER
- 2 (E) CLAY TILE ROOF SEE 11A 2 3
- 3 (E) NON-HISTORIC ALUM WINDOW
- 4 (E) HISTORIC WOOD WINDOW
- 5 (N) ALUM WINDOW
- 6 (E) GUTTERS & DOWNSPOUT
- 7 (E) CHIMNEY EXHAUST
- 8 (E) MECHANICAL EXHAUST & RETAINING WALL
- 9 (N) RAMP SEE LANDSCAPE & CIVIL DWGS.
- 10 (N) DECORATIVE RAIL
- 11 (N) EXTERIOR WALL MTD LIGHT
- 12 (N) DECORATIVE METAL GATE SEE LANDSCAPE DRAWINGS
- 13 (E) ENTRY TO REMAIN
- 14 (N) ENCLOSED PATIO W/ METAL GATE
- 15 (N) WOOD WINDOW WITH LOWERED SILL. SIMILAR TO ADJACENT, ORIGINAL WINDOWS
- 16 (E) LOUVER. SEE WINDOW SCHEDULE
- 17 (N) DOOR
- 18 (E) GRILL
- 19 (E) HISTORIC URN, PROTECT DURING DEMOLITION & CONSTRUCTION
- 20 (E) LOW WALL W/ NEW OPENING
- 21 REFURBISH (E) DECORATIVE METAL GRILL
- 22 (N) HANDRAIL
- 23 (E) HISTORIC PILASTERS
- 24 (E) HISTORIC ARCHWAY
- 25 (E) HISTORIC LOBBY TO BE RETAINED, INCLUDING PLAN CONFIGURATION, AND EXPOSED RAFTERS AND PURLINS
- 26 REFURBISH (E) HISTORIC LIGHT FIXTURES
- 27 (E) HISTORIC ARCHED NICHE & IONIC COLUMNS
- 28 (E) HISTORIC BAY WINDOW TO REMAIN
- 29 (E) WPA PLAQUE
- 30 (E) ARCHED ENTRY W/ COLUMNS & CAPITALS TO REMAIN
- 31 (E) BAY WINDOW TO REMAIN
- 32 (N) ALUMINUM WINDOWS IN (E) OPENINGS, WITH SIMILAR OPERATION AS CURRENT WINDOWS.

EXISTING AND PROPOSED DRAWINGS: WOODS HALL

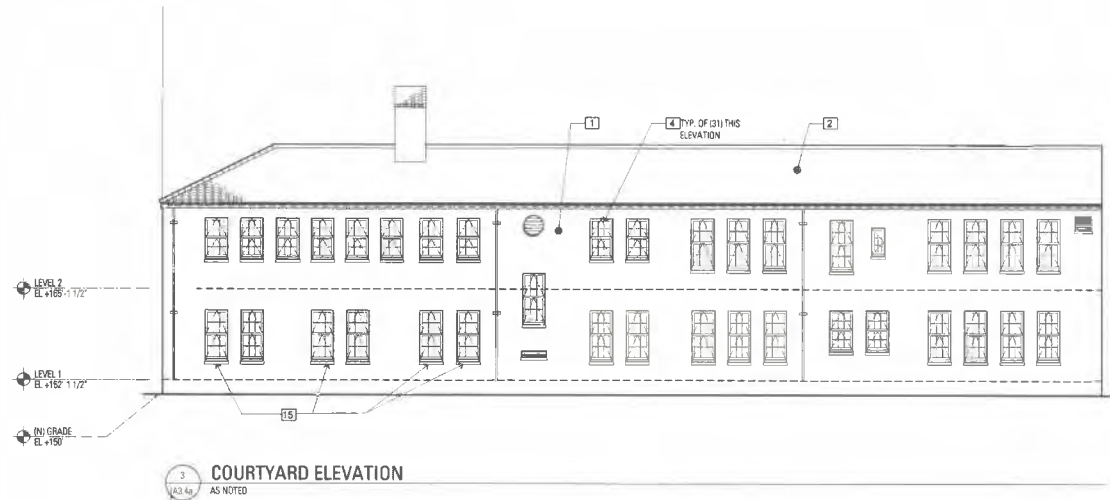
WOODS HALL

EXISTING COURTYARD ELEVATIONS

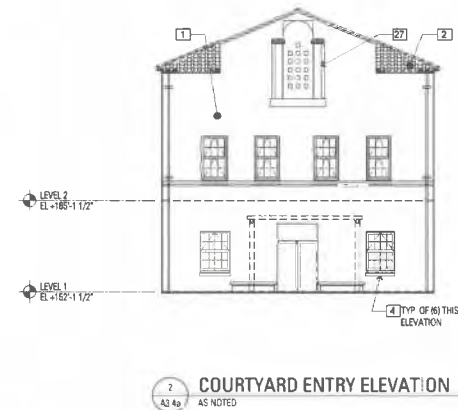


WOODS HALL

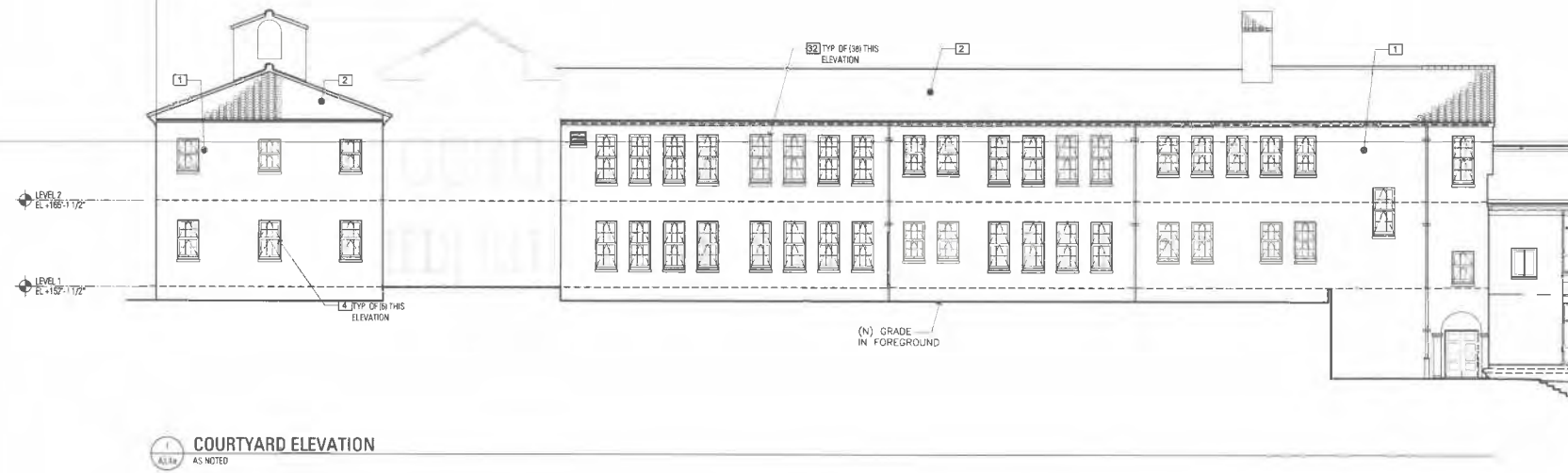
PROPOSED COURTYARD ELEVATIONS



3 COURTYARD ELEVATION
AS NOTED



2 COURTYARD ENTRY ELEVATION
AS NOTED



1 COURTYARD ELEVATION
AS NOTED

EXTERIOR ELEVATIONS GENERAL NOTES

- A (E) FINISHES TO REMAIN UNLESS OTHERWISE NOTED
- B REPAIR (E) CEMENT PLASTER CRACKS, SPALLS, HOLES FROM REMOVED MECHANICAL & ELECTRICAL DEVICES, AND ALL OTHER CEMENT PLASTER REQUIRING PATCHING. SEE SPEC SECTION ##
- C REPAIR (E) WINDOWS AS INDICATED IN WINDOW SCHEDULE AND WINDOW REPAIR SPECIFICATION
- D REFURBISH EXISTING GUTTERS AS INDICATED IN SPECIFICATION ##
- E SEE CIVIL AND LANDSCAPE DRAWINGS FOR SITE GRADING

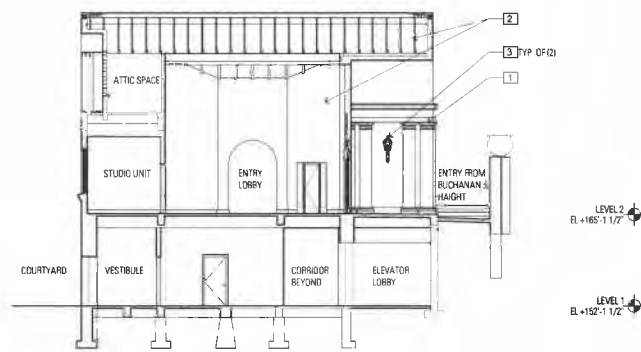
SHEET NOTES

- 1 (E) CEMENT PLASTER
- 2 (E) CLAY TILE ROOF SEE 11A 2.3
- 3 (E) NON-HISTORIC ALUM WINDOW
- 4 (E) HISTORIC WOOD WINDOW
- 5 (N) ALUM WINDOW
- 6 (E) GUTTERS & DOWNSPOUT
- 7 (E) CHIMNEY EXHAUST
- 8 (E) MECHANICAL EXHAUST & RETAINING WALL
- 9 (N) RAMP SEE LANDSCAPE & CIVIL DWGS.
- 10 (N) DECORATIVE RAIL
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- 12 (N) DECORATIVE METAL GATE. SEE LANDSCAPE DRAWINGS
- 13 (E) ENTRY TO REMAIN
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- 15 (N) WOOD WINDOW WITH LOWERED SILL, SIMILAR TO ADJACENT, ORIGINAL WINDOWS
- 16 (E) LOUVER. SEE WINDOW SCHEDULE
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- 30 (E) ARCHED ENTRY W/ COLUMNS & CAPITALS TO REMAIN
- 31 (E) BAY WINDOW TO REMAIN
- 32 (N) ALUMINUM WINDOWS IN (E) OPENINGS, WITH SIMILAR OPERATION AS CURRENT WINDOWS.

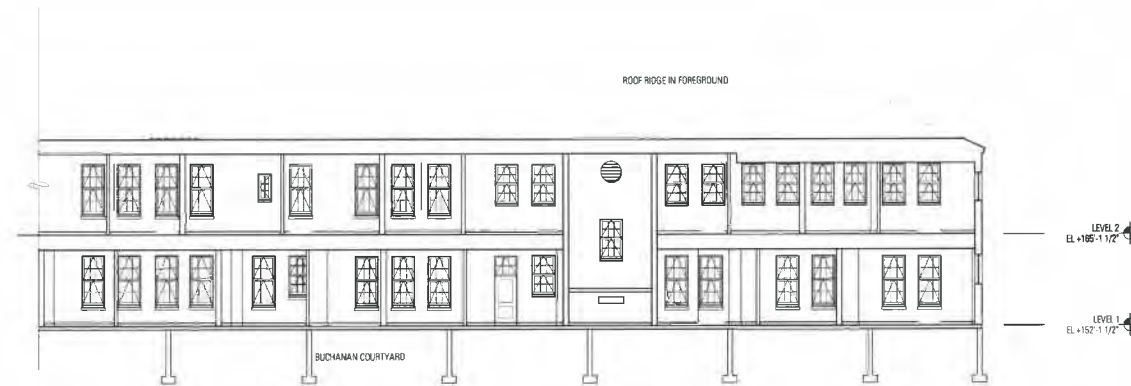
EXISTING AND PROPOSED DRAWINGS: WOODS HALL

WOODS HALL

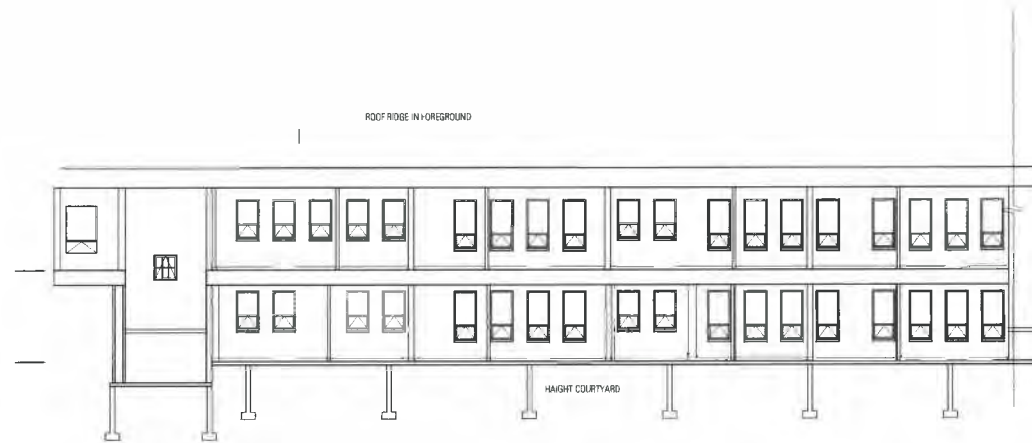
PROPOSED SECTIONS



3 SECTION THROUGH LOBBY
 AS NOTED



2 SECTION THROUGH BUCHANAN STREET CORRIDOR
 AS NOTED



1 SECTION THROUGH HAIGHT STREET CORRIDOR
 AS NOTED

SECTIONS
 GENERAL NOTES

- A (E) FINISHES TO REMAIN UNLESS OTHERWISE NOTED.

SHEET NOTES

- 1 (E) HISTORIC PILASTERS
- 2 (E) HISTORIC LOBBY TO BE RETAINED, INCLUDING PLAN CONFIGURATION, AND EXPOSED RAFTERS AND PURLINS
- 3 REFURBISH (E) HISTORIC LIGHT FIXTURES
- 4 (E) HISTORIC STAIR
- 5 (E) HISTORIC BAY WINDOW

WOODS HALL ANNEX



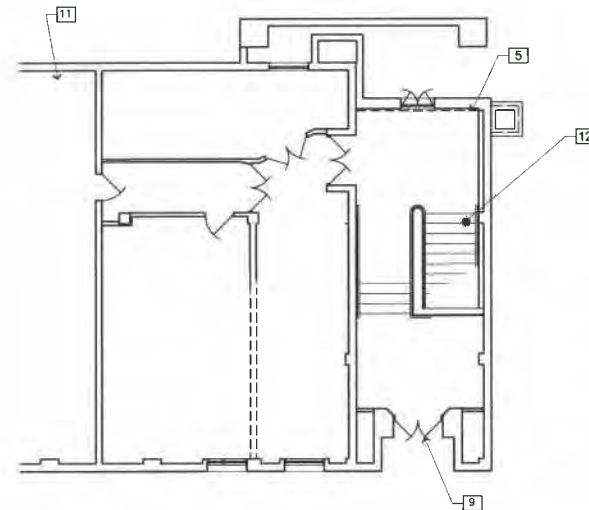
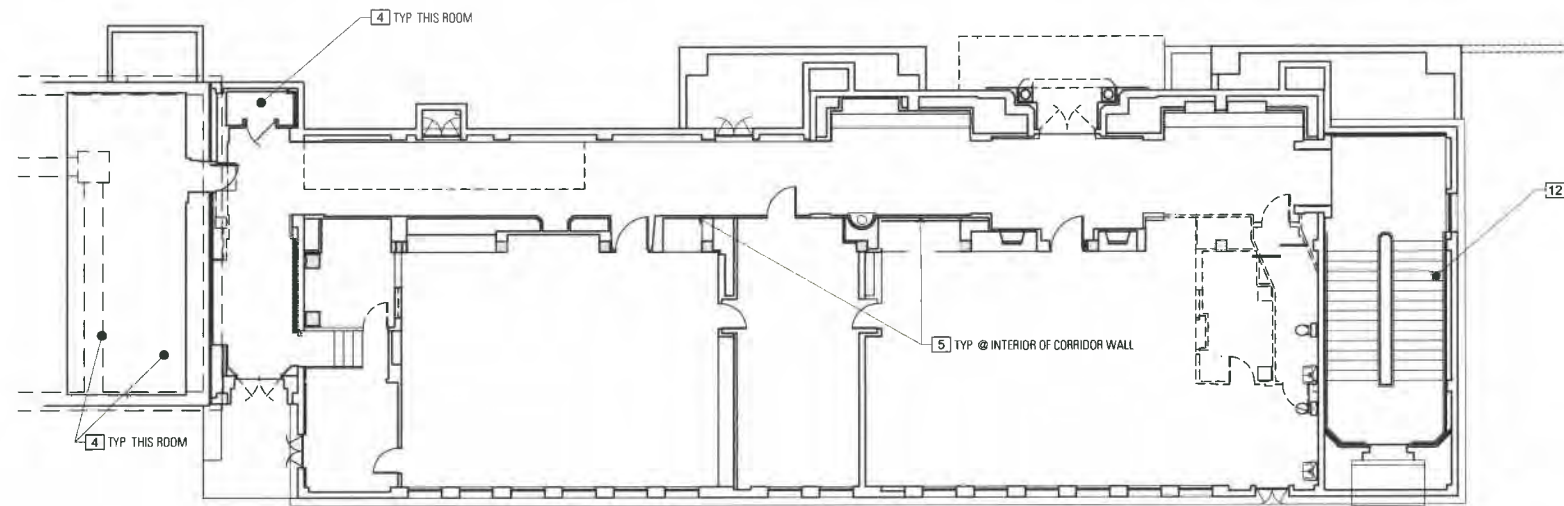
PROPOSED SCOPE OF WORK

Woods Hall Annex will be rehabilitated and used for a community center. The proposed design includes a multi-purpose space, a lounge/kitchen, game room and a computer room. The new use will retain the building's significant features including the existing circulation pattern, the grand stair on the east side of the building, the Kadish mural at the grand stair, and the oriel window on the south side of the building. The public community amenities will be located where the existing classrooms are located, thus minimizing change to the plan of Woods Hall Annex. Entry to the community center spaces will be through the existing single-loaded corridor. Existing, non-historic doors will be replaced with new doors. Vertical circulation will include the existing stairs, a new stair on the west side of the building, and a new elevator that will be added to address accessibility issues. Changes proposed to the exterior of the building include a new landing at the Haight Street entry to provide an accessible entry to the building. A minor change is also proposed along the south elevation where new proposed community garden grades will expose a portion of the building currently below existing grade. An underpinning structural system will allow the new wall to be planar with existing wall above. No new openings are proposed where the grade change occurs. Deferred maintenance issues will be addressed, including repairs to the existing terra cotta tile roof and existing windows to remain. The building will receive a seismic upgrade.

EXISTING AND
PROPOSED DRAWINGS:
WOODS HALL ANNEX

WOODS HALL ANNEX

EXISTING FIRST AND BASEMENT LEVEL PLANS



DEMO PLAN GENERAL NOTES

- A REMOVE (E) CARPET, TYP., U.O.N.
- B REMOVE (E) VCT FLOORING & ADHESIVE ENTIRELY, TYP.
- C REMOVE (E) A.C.T. & ADHESIVE ENTIRELY, TYP., PROTECT (E) PLASTER CLGS. FROM DAMAGE. A.C.T. AND/OR ADHESIVE MAY CONTAIN HAZARDOUS MATERIALS, ABATEMENT BY OTHERS.
- D REMOVE (E) WNDW COVERINGS, TYP., U.O.N.
- E REMOVE (E) ELECT. PANELS & JUNCTION BOXES AT INT. & EXT., TYP.
- F REMOVE (E) ELECT. DEVICES, RACEWAY, CONDUIT, AND WIRING, TYP.
- G REMOVE (E) DATA, T.V., AND TELE. DEVICES & WIRING, TYP.
- H REMOVE (E) SECURITY, FIRE & SMOKE ALARMS & DEVICES.
- I REMOVE (E) LIGHTING FIXTURES, TYP., U.O.N.
- J REMOVE (E) GAS PIPING, TYP.
- K REMOVE (E) MECH. EQUIPT., TYP.
- L DEMOLITION OF (E) WALLS & PARTITIONS SHOWN, INCLUDES WALL FRMG., WALL FINISH, DRS., WNDWS., HDW., FRAMES, TRIM, FASTENERS, PLBG., & ELECT. ASSOCIATED W/ WALL OR PARTITION, U.O.N.
- M ALL (E) MATERIALS AND INT. FINISHES TO REMAIN, PROTECT FROM DAMAGE DURING CONSTRUCTION. PROVIDE FLR. PROTECTION DURING CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR DAMAGE OCCURRING DURING CONSTRUCTION AND REPAIR/REPLACEMENT COSTS.
- N DRY ROT/TERMITE DAMAGED WD. SHALL BE REMOVED AS PART OF THE DEMOLITION WORK SHOWN ON SHTS. 10D.2.1, 10D.2.2, 11D.2.1, AND 11D.2.2.
- O REMOVE ALL (E) DRY ROT/ TERMITE DAMAGED STR. AND FIN. WD. MATERIAL UNCOVERED DURING CONSTRUCTION AND NOT OTHERWISE SHOWN TO BE REMOVED AS PART OF DEMOLITION WORK. SPRAY ALL AFFECTED WD. TO REMAIN AND ADJACENT SOIL, WITH APPROPRIATE CHEMICAL TREATMENT.

SHEET NOTES

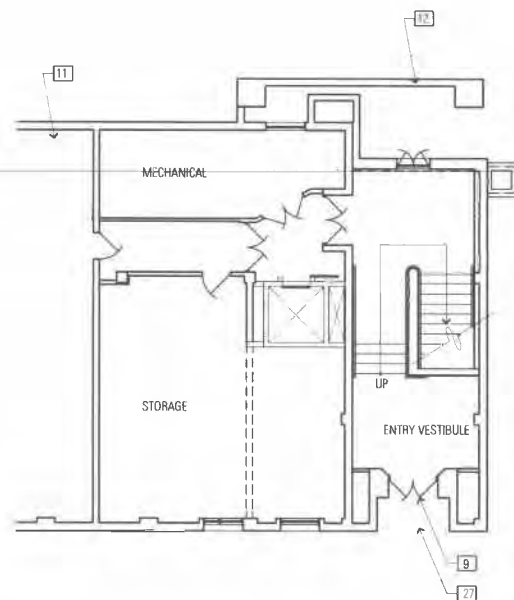
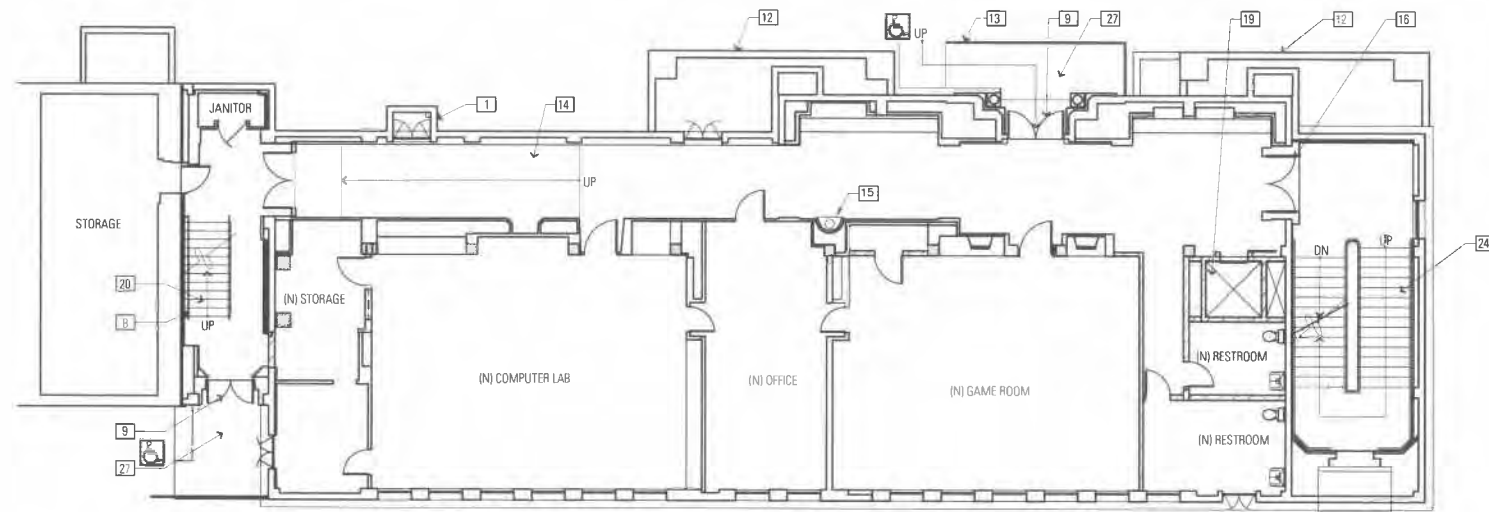
- 1 (E) LIGHT WELL
- 2 (E) FOUNDATION
- 3 PARTIAL DEMOLITION OF (E) WALL. SEE LANDSCAPE DRAWINGS
- 4 REMOVE (E) PLBG. FIXTURES, CAP PLUMBING LINES AND ABANDON IN PLACE, TYP., U.O.N.
- 5 REMOVE (E) FURRING AND CASEWORK, TYP THIS WALL
- 6 (E) HISTORIC WINDOW TO BE REMOVED TO ACCOMMODATE (N) WINDOW
- 7 (E) NON HISTORIC WINDOW OR DOOR TO BE REMOVED TO ACCOMMODATE (N) DOOR OR WINDOW
- 8 HISTORIC URNS TO REMAIN, PROTECT DURING DEMOLITION
- 9 HISTORIC LIGHT FIXTURES TO REMAIN, PROTECT DURING DEMOLITION
- 10 HISTORIC METAL GRILL TO REMAIN, PROTECT DURING DEMOLITION
- 11 PROTECT (E) HISTORIC KADISH MURAL DURING DEMOLITION
- 12 HISTORIC STAIR TO REMAIN, PROTECT DURING DEMOLITION

LEGEND

- (E) WALL
- - - (E) WALL TO BE DEMOLISHED

WOODS HALL ANNEX

PROPOSED FIRST AND BASEMENT LEVEL PLANS



FLOOR PLAN GENERAL NOTES

- A. NOTES INDICATE (N) WORK UNLESS OTHERWISE NOTED.
- B. INSTALL BATT INSULATION FOR SOUND ATTENUATION AT ALL (N) PARTITIONS AND AT ALL (E) PARTITIONS (AND PORTIONS THERE OF) THAT ARE OPENED DURING CONSTRUCTION. SEE SPECIFICATION SECTION ##.
- C. ALL DOORS ARE (N) UNLESS OTHERWISE NOTED.

SHEET NOTES

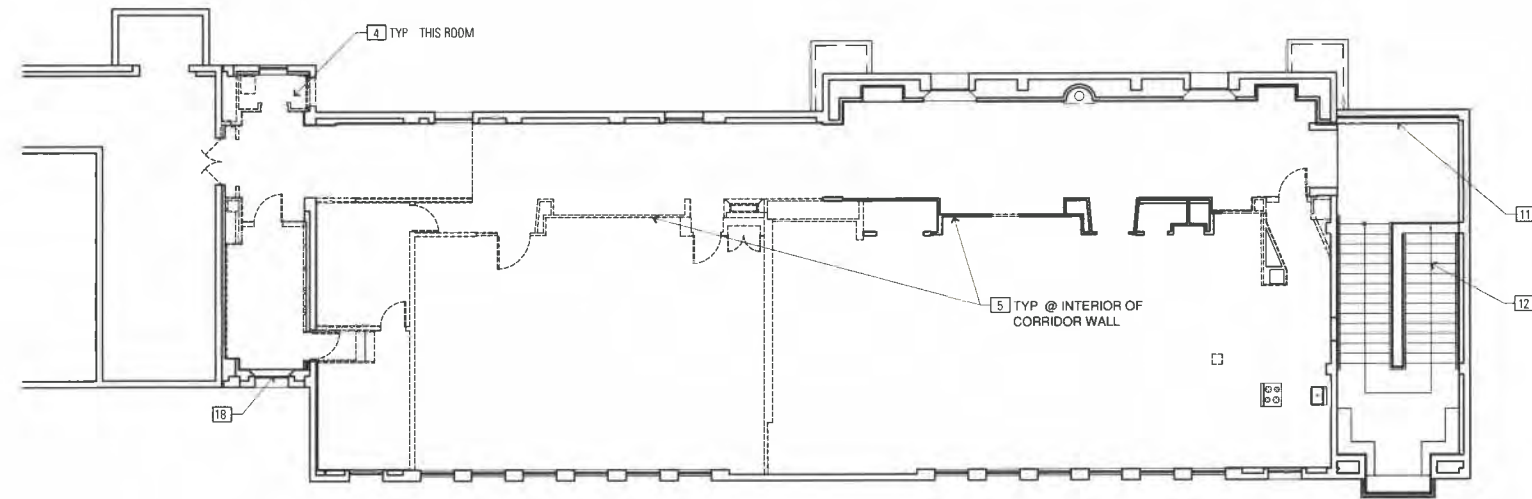
- 1 (E) LIGHT WELL
- 2 (E) FOUNDATION
- 3 (N) SEPARATION WALL BETWEEN ANNEX AND WOODS HALL
- 4 (N) PRIVATE PATIO, SEE LANDSCAPE DRAWINGS
- 5 NOT USED
- 6 (N) STEPS @ CORNER ENTRY. SEE LANDSCAPE & CIVIL DWGS.
- 7 (E) WALL & HISTORIC URNS
- 8 (N) HANDRAIL
- 9 (E) ENTRY
- 10 (N) BALCONY W/ METAL RAIL
- 11 (E) CRAWLSPACE
- 12 (E) EXHAUST CHIMNEYS & RETAINING WALL
- 13 (N) RAMP, SEE LANDSCAPE & CIVIL DRAWINGS
- 14 (E) RAMP
- 15 (E) FOUNTAIN
- 16 (N) HOLD-OPEN DOORS
- 17 (N) METAL RAIL
- 18 (E) WINDOW
- 19 (N) ELEVATOR
- 20 (N) EXIT
- 21 (E) HISTORIC LOBBY TO BE RETAINED, INCLUDING PLAN CONFIGURATION, AND EXPOSED RAFTERS AND PURLINS
- 22 REFURBISH (E) HISTORIC GRILL
- 23 REFURBISH (E) HISTORIC LIGHT FIXTURES
- 24 (E) HISTORIC STAIR
- 25 (E) HISTORIC MURAL BY REUBEN KADISH
- 26 (E) HISTORIC BAY WINDOW
- 27 LEVEL LANDING @ ENTRY

LEGEND

- (E) WALL
- (N) UNIT DEMISING WALL
- (N) WALL
- (E) COLUMN
- UNIT #
- UNIT TYPE (A=1 BEDROOM, B=STUDIO)
- # OF BEDROOMS
- ACCESSIBLE ENTRY

WOODS HALL ANNEX

EXISTING SECOND LEVEL PLAN



DEMO PLAN GENERAL NOTES

- A REMOVE (E) CARPET, TYP., U.O.N
- B REMOVE (E) VCT FLOORING & ADHESIVE ENTIRELY, TYP.
- C REMOVE (E) A.C.T. & ADHESIVE ENTIRELY, TYP., PROTECT (E) PLASTER CLGS. FROM DAMAGE. A.C.T. AND/OR ADHESIVE MAY CONTAIN HAZARDOUS MATERIALS. ABATEMENT BY OTHERS.
- D REMOVE (E) WNDW. COVERINGS, TYP., U.O.N.
- E REMOVE (E) ELECT. PANELS & JUNCTION BOXES AT INT. & EXT., TYP.
- F REMOVE (E) ELECT. DEVICES, RACEWAY, CONDUIT, AND WIRING, TYP.
- G REMOVE (E) DATA, T.V., AND TELE. DEVICES & WIRING, TYP.
- H REMOVE (E) SECURITY, FIRE & SMOKE ALARMS & DEVICES.
- I REMOVE (E) LIGHTING FIXTURES, TYP., U.O.N.
- J REMOVE (E) GAS PIPING, TYP.
- K REMOVE (E) MECH. EQUIPT., TYP.
- L DEMOLITION OF (E) WALLS & PARTITIONS SHOWN, INCLUDES WALL FRMG., WALL FINISH, DRS., WNDWS., HDW., FRAMES, TRIM, FASTENERS, PLBG., & ELECT. ASSOCIATED W/ WALL OR PARTITION, U.O.N.
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- O REMOVE ALL (E) DRY ROT/ TERMITE DAMAGED STR. AND FIN. WD. MATERIAL UNCOVERED DURING CONSTRUCTION AND NOT OTHERWISE SHOWN TO BE REMOVED AS PART OF DEMOLITION WORK. SPRAY ALL AFFECTED WD. TO REMAIN AND ADJACENT SOIL, WITH APPROPRIATE CHEMICAL TREATMENT.

SHEET NOTES

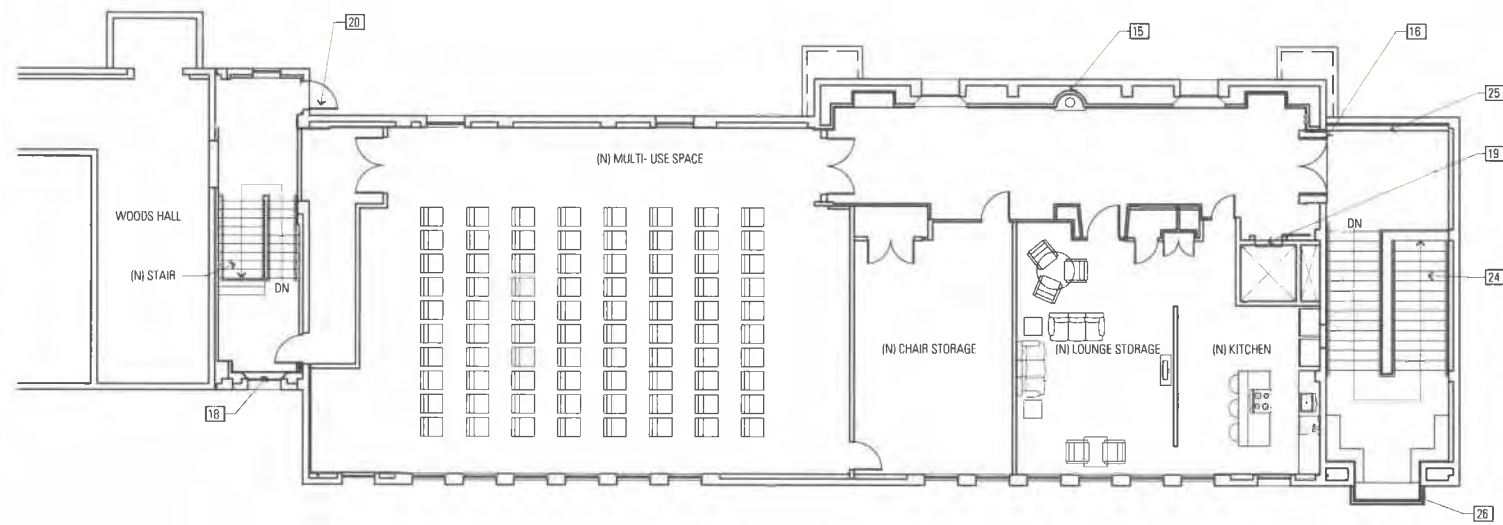
- 1 (E) LIGHT WELL
- 2 (E) FOUNDATION
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- 4 REMOVE (E) PLBG. FIXTURES, CAP PLUMBING LINES AND ABANDON IN PLACE, TYP., U.O.N.
- 5 REMOVE (E) FURRING AND CASEWORK, TYP THIS WALL
- 6 (E) HISTORIC WINDOW TO BE REMOVED TO ACCOMMODATE (N) WINDOW
- 7 (E) NON-HISTORIC WINDOW OR DOOR TO BE REMOVED TO ACCOMMODATE (N) DOOR OR WINDOW
- 8 HISTORIC URNS TO REMAIN, PROTECT DURING DEMOLITION
- 9 HISTORIC LIGHT FIXTURES TO REMAIN, PROTECT DURING DEMOLITION
- 10 HISTORIC METAL GRILL TO REMAIN, PROTECT DURING DEMOLITION
- 11 PROTECT (E) HISTORIC KADISH MURAL DURING DEMOLITION
- 12 HISTORIC STAIR TO REMAIN, PROTECT DURING DEMOLITION

LEGEND

- (E) WALL
- - - (E) WALL TO BE DEMOLISHED

WOODS HALL ANNEX

PROPOSED SECOND LEVEL PLAN



FLOOR PLAN GENERAL NOTES

- A NOTES INDICATE (N) WORK UNLESS OTHERWISE NOTED.
- B INSTALL BATT INSULATION FOR SOUND ATTENUATION AT ALL (N) PARTITIONS AND AT ALL (E) PARTITIONS (AND PORTIONS THERE OF) THAT ARE OPENED DURING CONSTRUCTION. SEE SPECIFICATION SECTION ##
- C ALL DOORS ARE (N) UNLESS OTHERWISE NOTED

SHEET NOTES

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- 6 (N) STEPS @ CORNER ENTRY. SEE LANDSCAPE & CIVIL DWGS
- 7 (E) WALL & HISTORIC URNS
- 8 (N) HANDRAIL
- 9 (E) ENTRY
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- 25 (E) HISTORIC MURAL BY REUBEN KADISH
- 26 (E) HISTORIC BAY WINDOW
- 27 LEVEL LANDING @ ENTRY

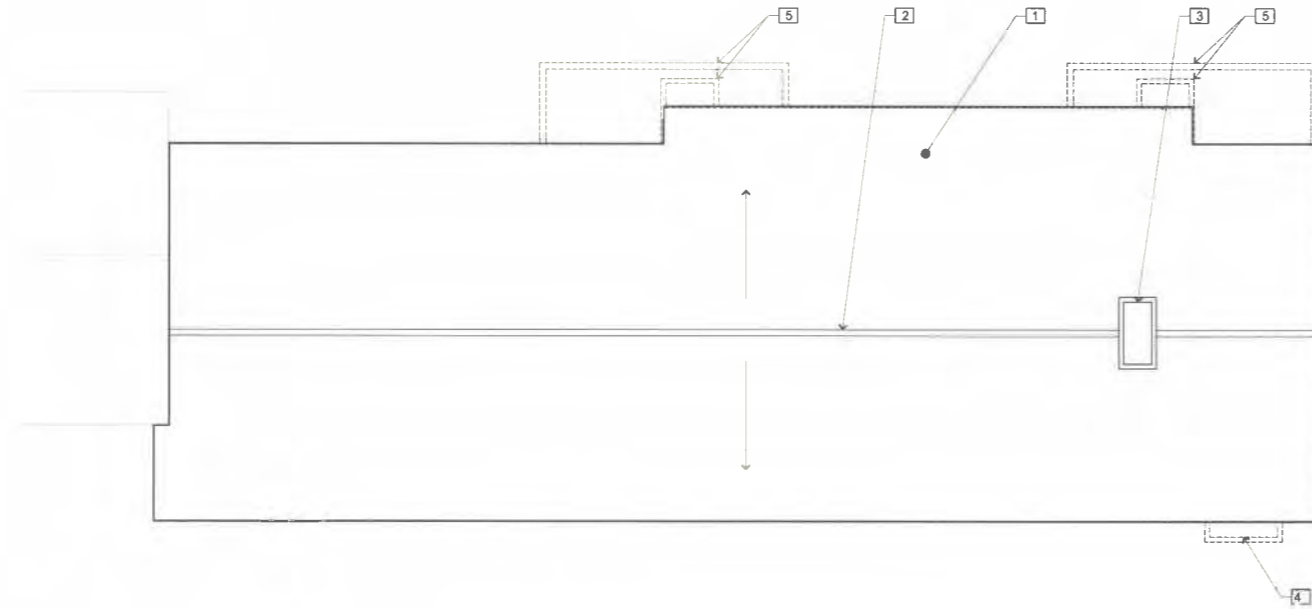
LEGEND

- (E) WALL
- (N) UNIT DEMISING WALL
- (N) WALL
- (E) COLUMN
- UNIT #
- UNIT TYPE (A-1 BEDROOM, S- STUDIO)
- # OF BEDROOMS
- ACCESSIBLE ENTRY

EXISTING AND PROPOSED DRAWINGS: WOODS HALL ANNEX

WOODS HALL ANNEX

EXISTING AND PROPOSED ROOF PLAN



ROOF PLAN GENERAL NOTES

- A INSPECT (E) FLASHING AT BASE OF ALL ROOFTOP PROTRUSION. REPAIR AS REQUIRED.
- B REMOVE (E) CLAY TILE & SALVAGE FOR REUSE. INSPECT (E) PLYWOOD SUBSTRATE FOR CODE COMPLIANCE. INSTALL (N) MEMBRANE. REINSTALL (E) CLAY TILE AS PER SPEC. #. REPLACE BROKEN TILE WITH (N) TO MATCH (E).

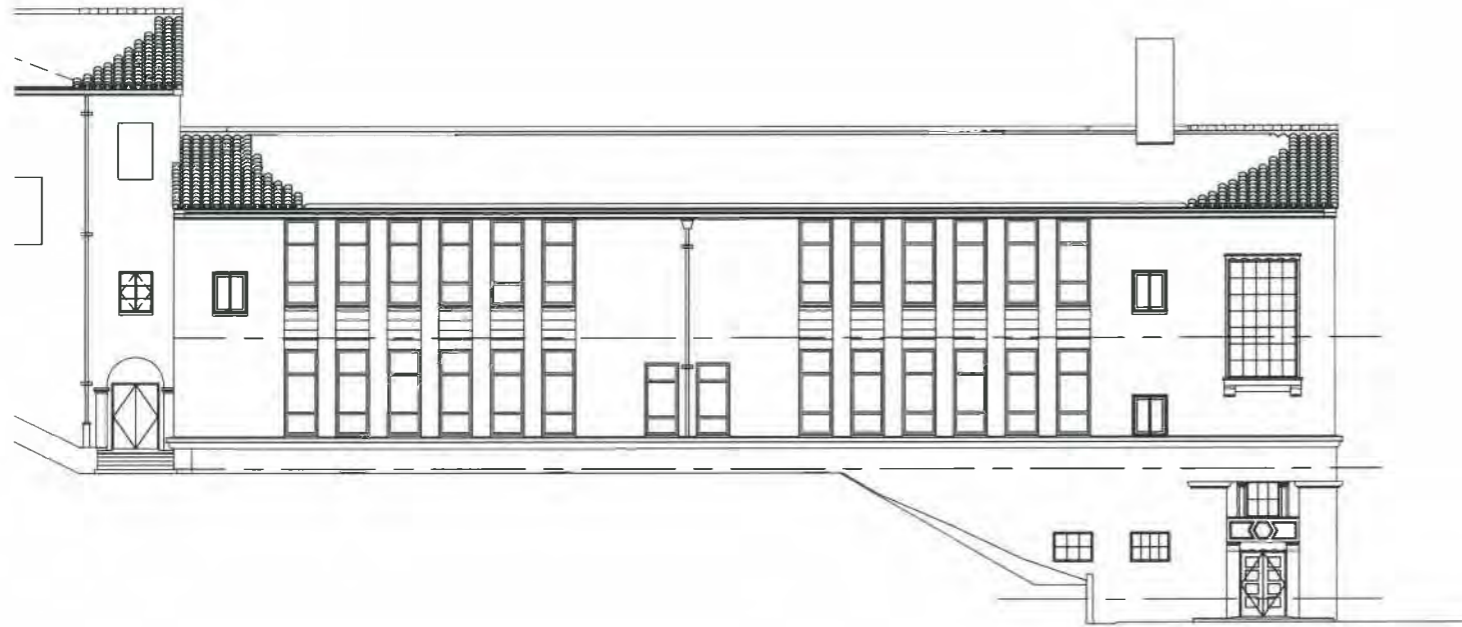
SHEET NOTES

- 1 (E) CLAY TILE ROOF
- 2 (E) ROOF RIDGE
- 3 (E) CHIMNEY EXHAUST
- 4 WINDOW BELOW
- 5 (E) MECHANICAL EXHAUST & RETAINING WALL BELOW

EXISTING AND
PROPOSED DRAWINGS:
WOODS HALL ANNEX

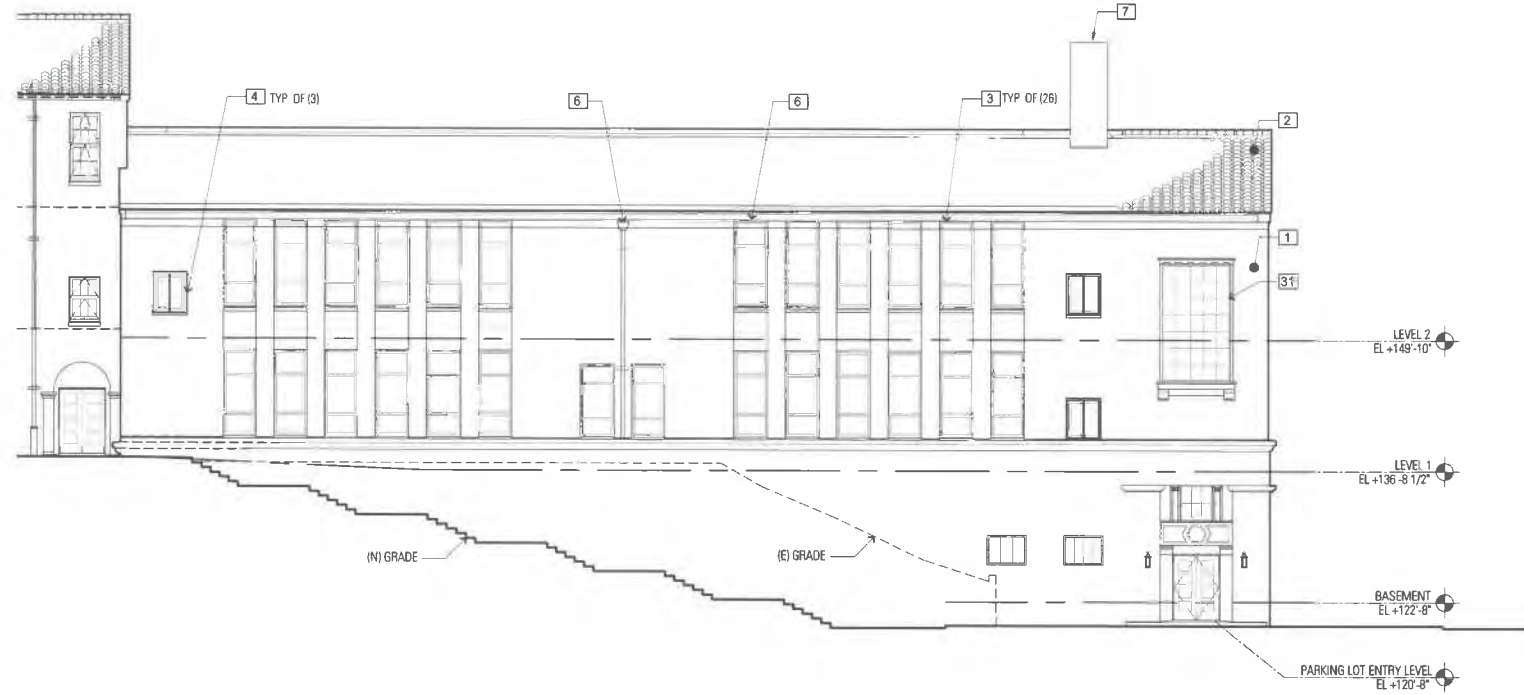
WOODS HALL ANNEX

EXISTING COURTYARD ELEVATION



WOODS HALL ANNEX

PROPOSED COURTYARD ELEVATION



EXTERIOR ELEVATIONS
GENERAL NOTES

- A (E) FINISHES TO REMAIN UNLESS OTHERWISE NOTED.
- B REPAIR (E) CEMENT PLASTER CRACKS, SPALLS, HOLES FROM REMOVED MECHANICAL & ELECTRICAL DEVICES, AND ALL OTHER CEMENT PLASTER REQUIRING PATCHING. SEE SPEC. SECTION ##.
- C REPAIR (E) WINDOWS AS INDICATED IN WINDOW SCHEDULE AND WINDOW REPAIR SPECIFICATION
- D REFURBISH EXISTING GUTTERS AS INDICATED IN SPECIFICATION ##
- E SEE CIVIL AND LANDSCAPE DRAWINGS FOR SITE GRADING

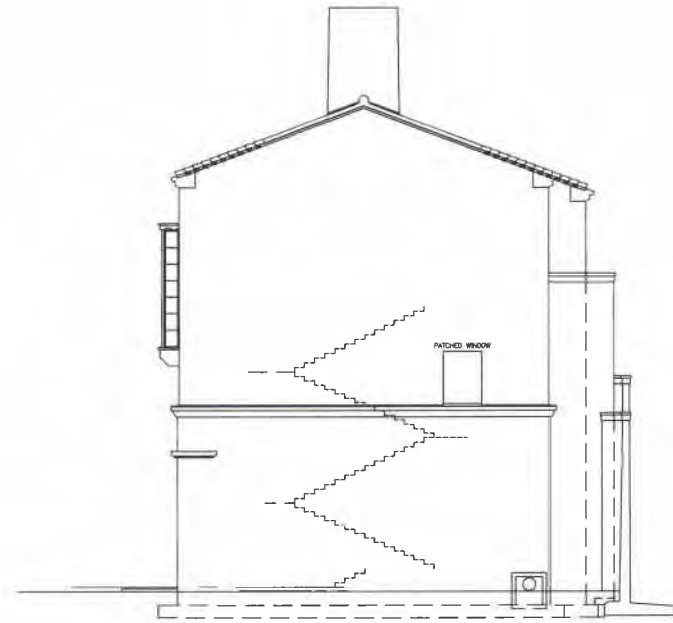
SHEET NOTES

- | | |
|---|--|
| <ul style="list-style-type: none"> 1 (E) CEMENT PLASTER 2 (E) CLAY TILE ROOF SEE 11A.2.3 3 (E) NON-HISTORIC ALUM. WINDOW 4 (E) HISTORIC WOOD WINDOW. 5 (N) ALUM. WINDOW. 6 (E) GUTTERS & DOWNSPOUT 7 (E) CHIMNEY EXHAUST 8 (E) MECHANICAL EXHAUST & RETAINING WALL 9 (N) RAMP SEE LANDSCAPE & CIVIL DWGS 10 (N) DECORATIVE RAIL 11 (N) EXTERIOR WALL MTD. LIGHT 12 (N) DECORATIVE METAL GATE, SEE LANDSCAPE DRAWINGS 13 (E) ENTRY TO REMAIN. 14 (N) ENCLOSED PATIO W/ METAL GATE 15 (N) WOOD WINDOW WITH LOWERED SILL, SIMILAR TO ADJACENT, ORIGINAL WINDOWS 16 (E) LOUVER, SEE WINDOW SCHEDULE 17 (N) DOOR 18 (E) GRILL 19 (E) HISTORIC URN, PROTECT DURING DEMOLITION & CONSTRUCTION | <ul style="list-style-type: none"> 20 (E) LOW WALL W/ NEW OPENING 21 REFURBISH (E) DECORATIVE METAL GRILL 22 (N) HANDRAIL 23 (E) HISTORIC PILASTERS 24 (E) HISTORIC ARCHWAY 25 (E) HISTORIC LOBBY TO BE RETAINED, INCLUDING PLAN CONFIGURATION, AND EXPOSED RAFTERS AND PURLINS 26 REFURBISH (E) HISTORIC LIGHT FIXTURES 27 (E) HISTORIC ARCHED NICHE & IONIC COLUMNS 28 (E) HISTORIC BAY WINDOW TO REMAIN 29 (E) WPA PLAQUE 30 (E) ARCHED ENTRY W/ COLUMNS & CAPITALS TO REMAIN 31 (E) BAY WINDOW TO REMAIN 32 (N) ALUMINUM WINDOWS IN (E) OPENINGS, WITH SIMILAR OPERATION AS CURRENT WINDOWS |
|---|--|

EXISTING AND PROPOSED DRAWINGS: WOODS HALL ANNEX

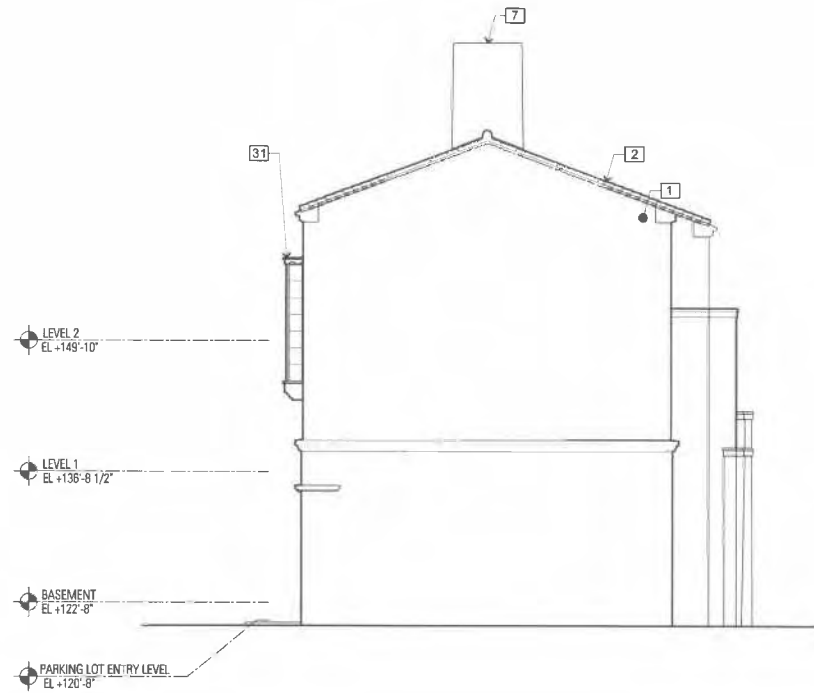
WOODS HALL ANNEX

EXISTING EAST ELEVATION



WOODS HALL ANNEX

PROPOSED EAST ELEVATION



EXTERIOR ELEVATIONS
 GENERAL NOTES

- A (E) FINISHES TO REMAIN UNLESS OTHERWISE NOTED
- B REPAIR (E) CEMENT PLASTER CRACKS, SPALLS, HOLES FROM REMOVED MECHANICAL & ELECTRICAL DEVICES, AND ALL OTHER CEMENT PLASTER REQUIRING PATCHING. SEE SPEC. SECTION ##
- C REPAIR (E) WINDOWS AS INDICATED IN WINDOW SCHEDULE AND WINDOW REPAIR SPECIFICATION.
- D REFURBISH EXISTING GUTTERS AS INDICATED IN SPECIFICATION ##
- E SEE CIVIL AND LANDSCAPE DRAWINGS FOR SITE GRADING

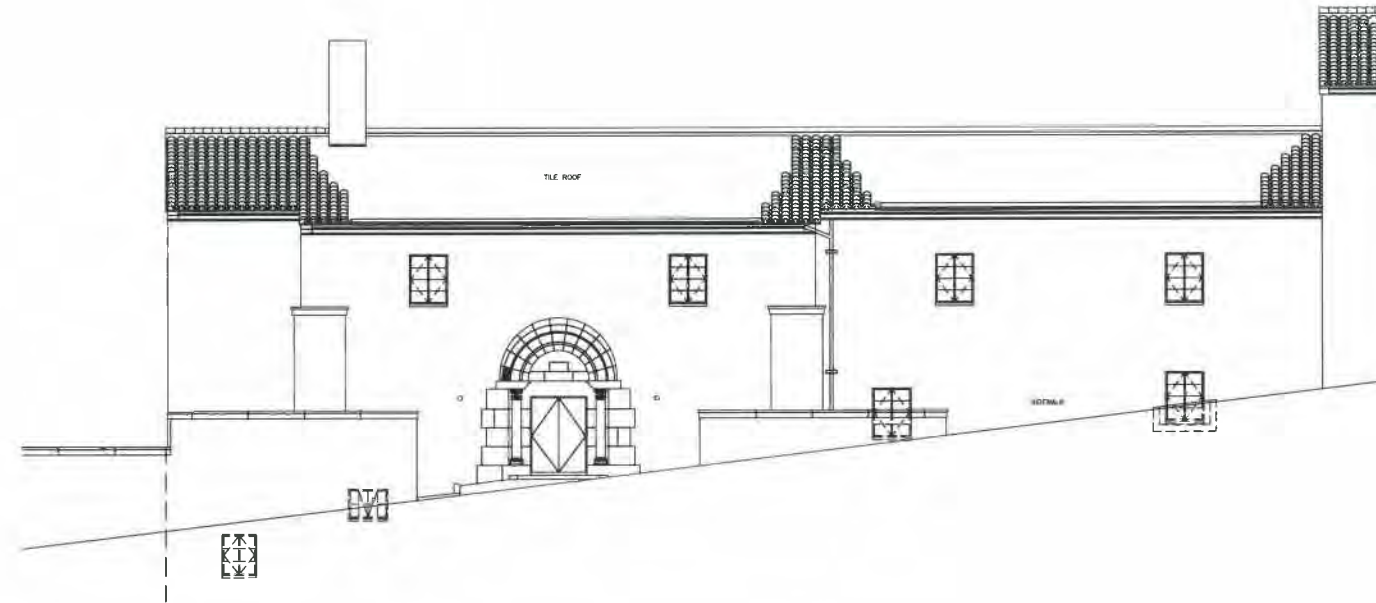
SHEET NOTES

- 1 (E) CEMENT PLASTER
- 2 (E) CLAY TILE ROOF. SEE 11A.2.3
- 3 (E) NON-HISTORIC ALUM. WINDOW
- 4 (E) HISTORIC WOOD WINDOW
- 5 (N) ALUM. WINDOW.
- 6 (E) GUTTERS & DOWNSPOUT
- 7 (E) CHIMNEY EXHAUST
- 8 (E) MECHANICAL EXHAUST & RETAINING WALL
- 9 (N) RAMP. SEE LANDSCAPE & CIVIL DWGS.
- 10 (N) DECORATIVE RAIL
- 11 (N) EXTERIOR WALL MTD. LIGHT
- 12 (N) DECORATIVE METAL GATE. SEE LANDSCAPE DRAWINGS
- 13 (E) ENTRY TO REMAIN.
- 14 (N) ENCLOSED PATIO W/ METAL GATE
- 15 (N) WOOD WINDOW WITH LOWERED SILL. SIMILAR TO ADJACENT, ORIGINAL WINDOWS
- 16 (E) LOUVER. SEE WINDOW SCHEDULE
- 17 (N) DOOR
- 18 (E) GRILL
- 19 (E) HISTORIC URN, PROTECT DURING DEMOLITION & CONSTRUCTION
- 20 (E) LOW WALL W/ NEW OPENING
- 21 REFURBISH (E) DECORATIVE METAL GRILL
- 22 (N) HANDRAIL
- 23 (E) HISTORIC PILASTERS
- 24 (E) HISTORIC ARCHWAY
- 25 (E) HISTORIC LOBBY TO BE RETAINED, INCLUDING PLAN CONFIGURATION, AND EXPOSED RAFTERS AND PURLINS
- 26 REFURBISH (E) HISTORIC LIGHT FIXTURES
- 27 (E) HISTORIC ARCHED NICHE & IONIC COLUMNS
- 28 (E) HISTORIC BAY WINDOW TO REMAIN
- 29 (E) WPA PLAQUE
- 30 (E) ARCHED ENTRY W/ COLUMNS & CAPITALS TO REMAIN
- 31 (E) BAY WINDOW TO REMAIN
- 32 (N) ALUMINUM WINDOWS IN (E) OPENINGS, WITH SIMILAR OPERATION AS CURRENT WINDOWS.

EXISTING AND PROPOSED DRAWINGS: WOODS HALL ANNEX

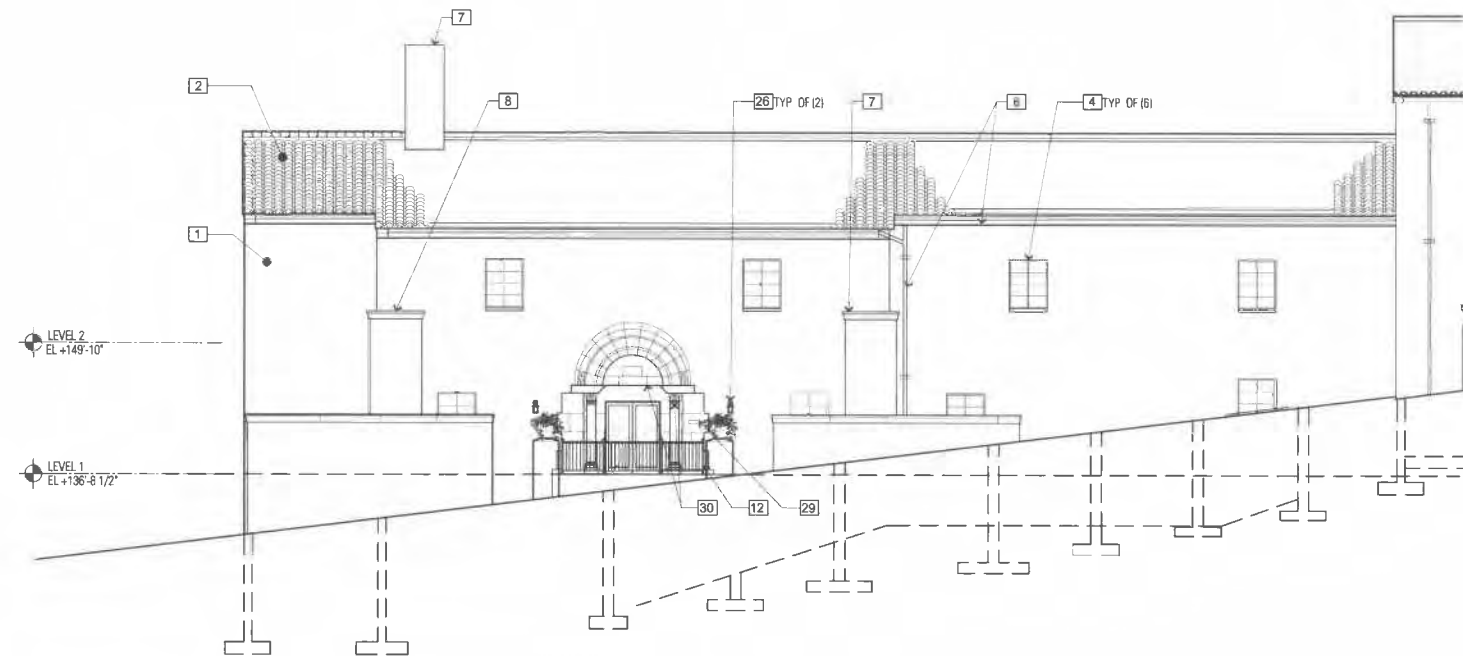
WOODS HALL ANNEX

EXISTING HAIGHT STREET ELEVATION



WOODS HALL ANNEX

PROPOSED HAIGHT STREET ELEVATION



EXTERIOR ELEVATIONS
 GENERAL NOTES

- A (E) FINISHES TO REMAIN UNLESS OTHERWISE NOTED
- B REPAIR (E) CEMENT PLASTER CRACKS, SPALLS, HOLES FROM REMOVED MECHANICAL & ELECTRICAL DEVICES, AND ALL OTHER CEMENT PLASTER REQUIRING PATCHING SEE SPEC. SECTION ##.
- C REPAIR (E) WINDOWS AS INDICATED IN WINDOW SCHEDULE AND WINDOW REPAIR SPECIFICATION
- D REFURBISH EXISTING GUTTERS AS INDICATED IN SPECIFICATION ##.
- E SEE CIVIL AND LANDSCAPE DRAWINGS FOR SITE GRADING

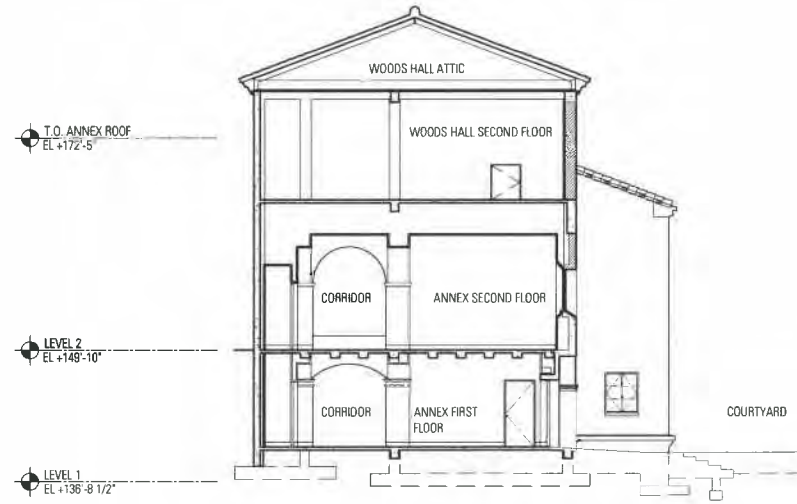
SHEET NOTES

- 1 (E) CEMENT PLASTER
- 2 (E) CLAY TILE ROOF SEE 11A.2.3
- 3 (E) NON-HISTORIC ALUM. WINDOW.
- 4 (E) HISTORIC WOOD WINDOW
- 5 (N) ALUM. WINDOW.
- 6 (E) GUTTERS & DOWNSPOUT
- 7 (E) CHIMNEY EXHAUST
- 8 (E) MECHANICAL EXHAUST & RETAINING WALL
- 9 (N) RAMP SEE LANDSCAPE & CIVIL DWGS
- 10 (N) DECORATIVE RAIL
- 11 (N) EXTERIOR WALL MTD. LIGHT
- 12 (N) DECORATIVE METAL GATE, SEE LANDSCAPE DRAWINGS
- 13 (E) ENTRY TO REMAIN.
- 14 (N) ENCLOSED PATIO W/ METAL GATE
- 15 (N) WOOD WINDOW WITH LOWERED SILL, SIMILAR TO ADJACENT, ORIGINAL WINDOWS
- 16 (E) LOUVER, SEE WINDOW SCHEDULE
- 17 (N) DOOR
- 18 (E) GRILL
- 19 (E) HISTORIC URN, PROTECT DURING DEMOLITION & CONSTRUCTION
- 20 (E) LOW WALL W/ NEW OPENING
- 21 REFURBISH (E) DECORATIVE METAL GRILL
- 22 (N) HANDRAIL
- 23 (E) HISTORIC PILASTERS
- 24 (E) HISTORIC ARCHWAY
- 25 (E) HISTORIC LOBBY TO BE RETAINED, INCLUDING PLAN CONFIGURATION, AND EXPOSED RAFTERS AND PURLINS
- 26 REFURBISH (E) HISTORIC LIGHT FIXTURES
- 27 (E) HISTORIC ARCHED NICHE & IONIC COLUMNS
- 28 (E) HISTORIC BAY WINDOW TO REMAIN
- 29 (E) WPA PLAQUE
- 30 (E) ARCHED ENTRY W/ COLUMNS & CAPITALS TO REMAIN
- 31 (E) BAY WINDOW TO REMAIN
- 32 (N) ALUMINUM WINDOWS IN (E) OPENINGS, WITH SIMILAR OPERATION AS CURRENT WINDOWS.

EXISTING AND PROPOSED DRAWINGS: WOODS HALL ANNEX

WOODS HALL ANNEX

PROPOSED SECTIONS

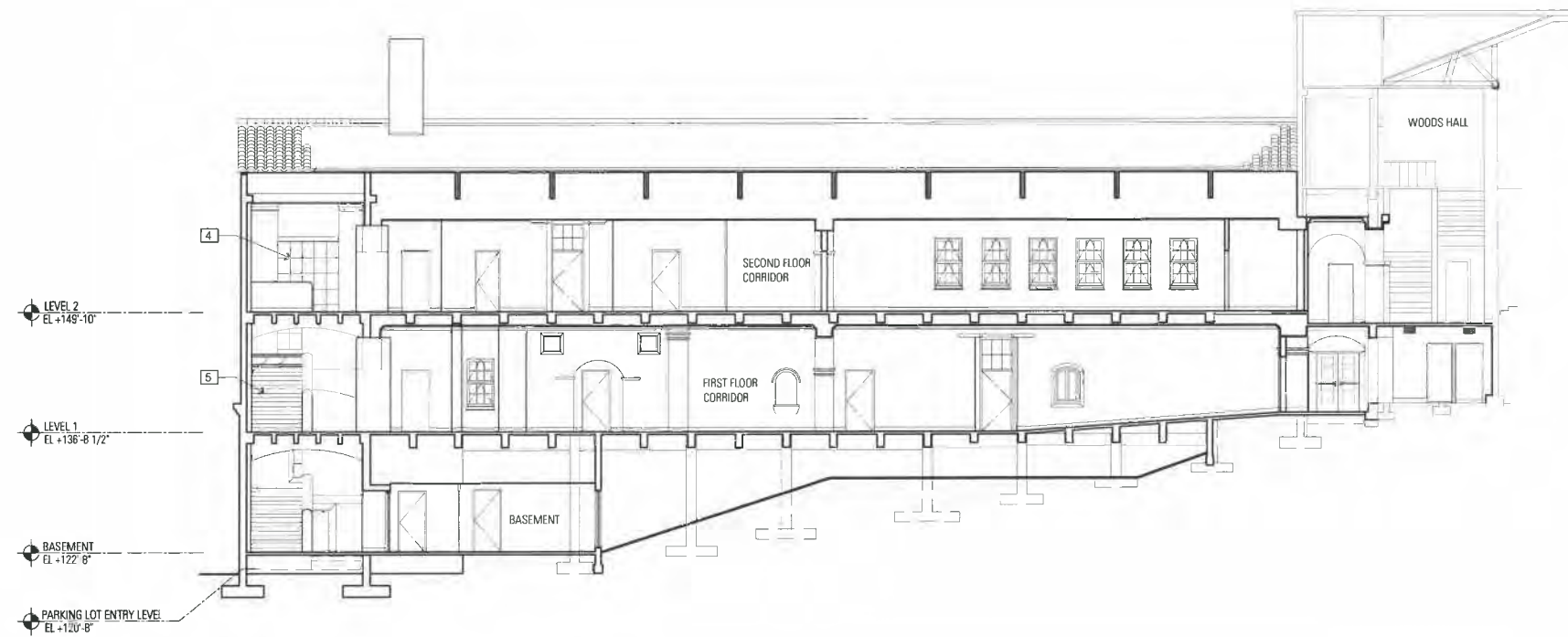


SECTIONS
 GENERAL NOTES

A. (E) FINISHES TO REMAIN UNLESS OTHERWISE NOTED.

SHEET NOTES

- 1 (E) HISTORIC PILASTERS
- 2 (E) HISTORIC LOBBY TO BE RETAINED, INCLUDING PLAN CONFIGURATION, AND EXPOSED RAFTERS AND PURLINS
- 3 REFURBISH (E) HISTORIC LIGHT FIXTURES
- 4 (E) HISTORIC STAIR
- 5 (E) HISTORIC BAY WINDOW



1 LONGITUDINAL SECTION
 A3.3b AS NOTED

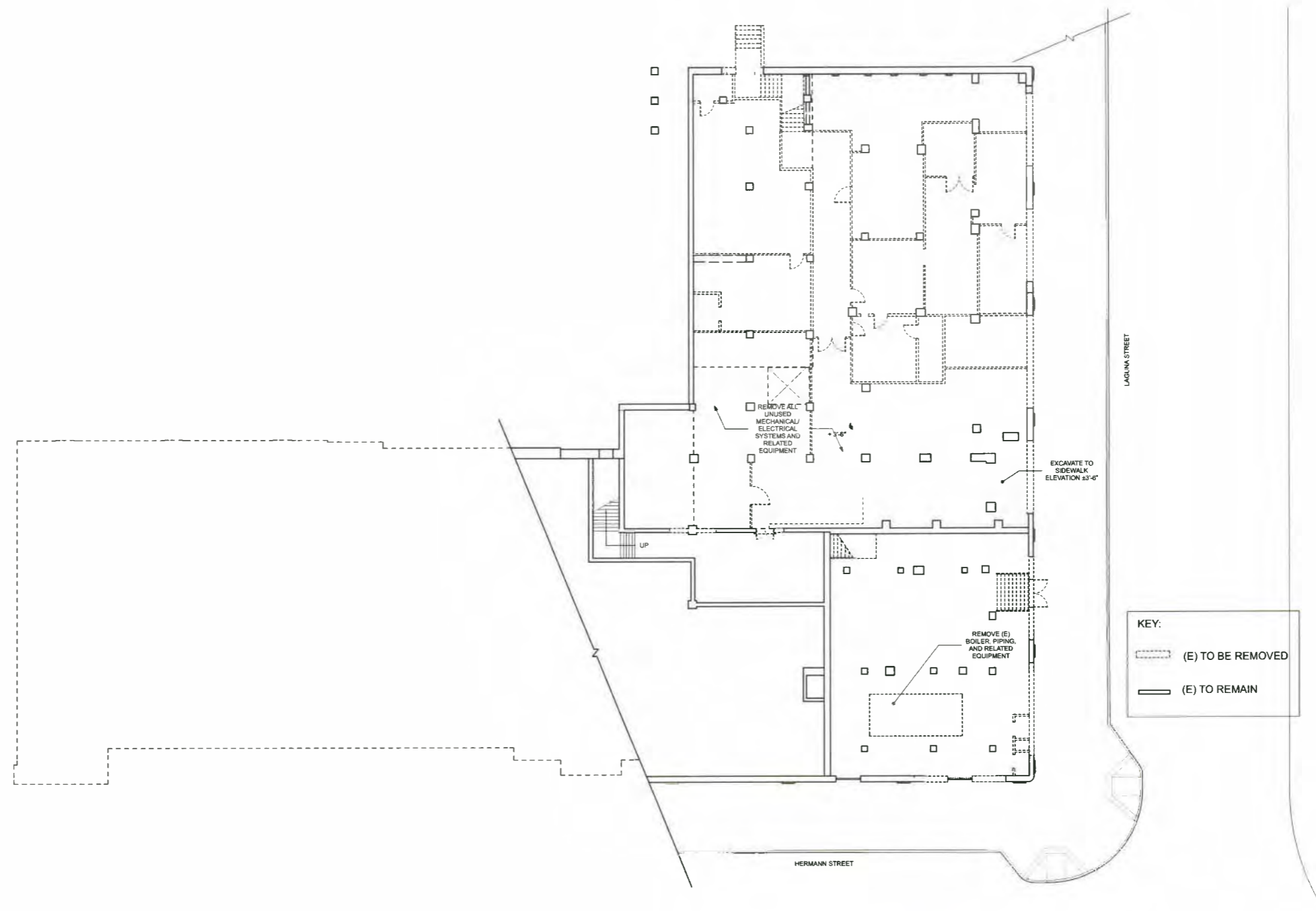


PROPOSED SCOPE OF WORK

Richardson Hall will be rehabilitated to be used for senior services and senior housing, including studios and one and two bedroom units. The project includes two variants. Variant A includes 2,410 sf of retail, Variant B does not include retail. The new use will be designed so as to retain significant architectural features such as the entry portal and sculpture on Hermann Street, the massing of the auditorium and stacks, the faux bell tower, courtyard entry, and angel mural in the interior of the building. The new partition plan will incorporate the existing circulation pattern of the building: the units will be located along the existing double-loaded corridor. Both Variants A and B include openings in the wall along Hermann and Laguna streets for services and residential units. Variant A also includes new openings for retail. All new openings will be located between the false quoins on the walls and balance the need for transparency required to create marketable retail and service spaces while retaining as much of the wall as possible. Deferred maintenance issues will be addressed, including a seismic upgrade, new roof membrane and repairs to the existing terra cotta tile roof. As part of the larger development plan at 55 Laguna, the Administration Wing will be demolished.

RICHARDSON HALL

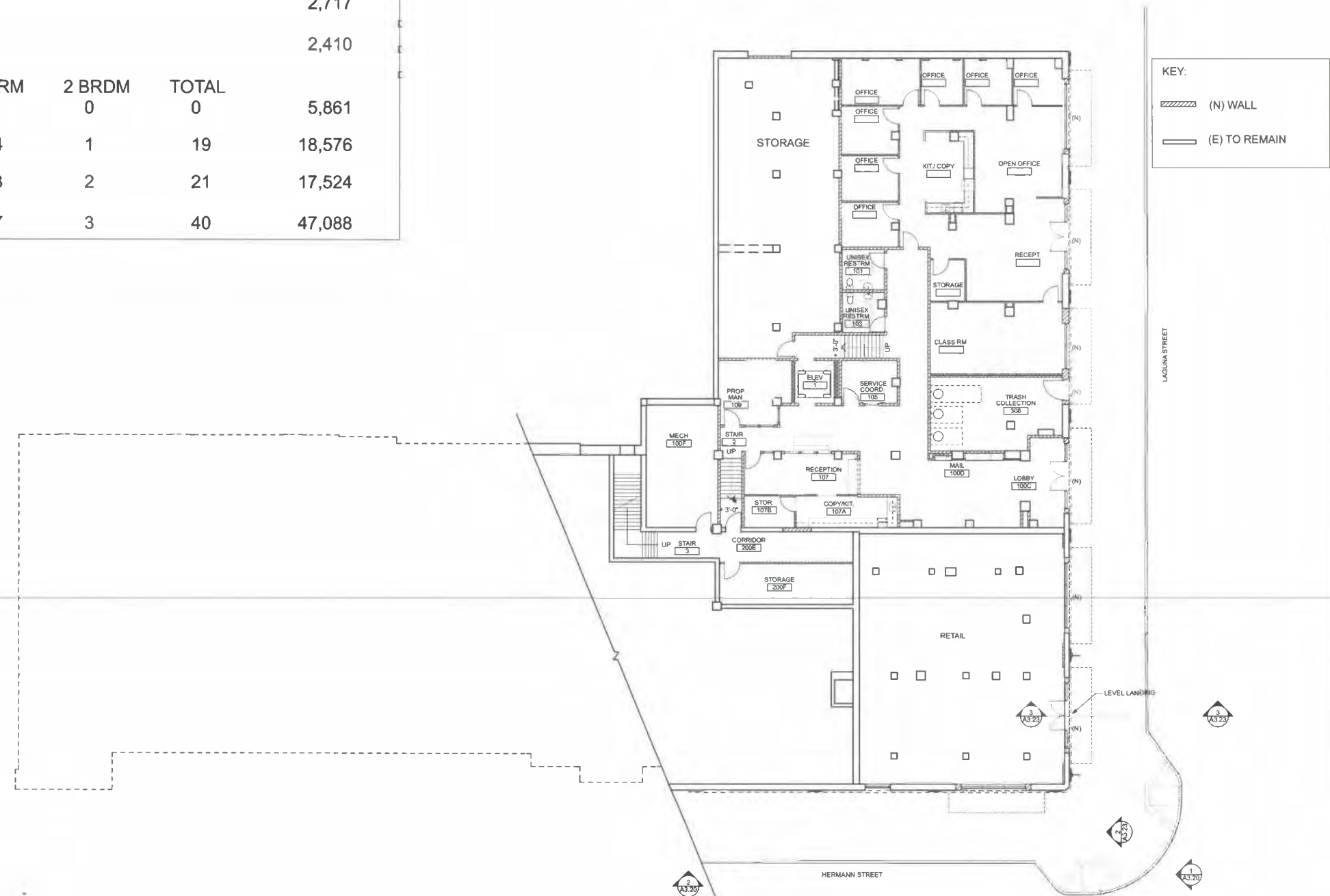
EXISTING BASEMENT PLAN



RICHARDSON HALL: VARIANT A

PROPOSED BASEMENT PLAN

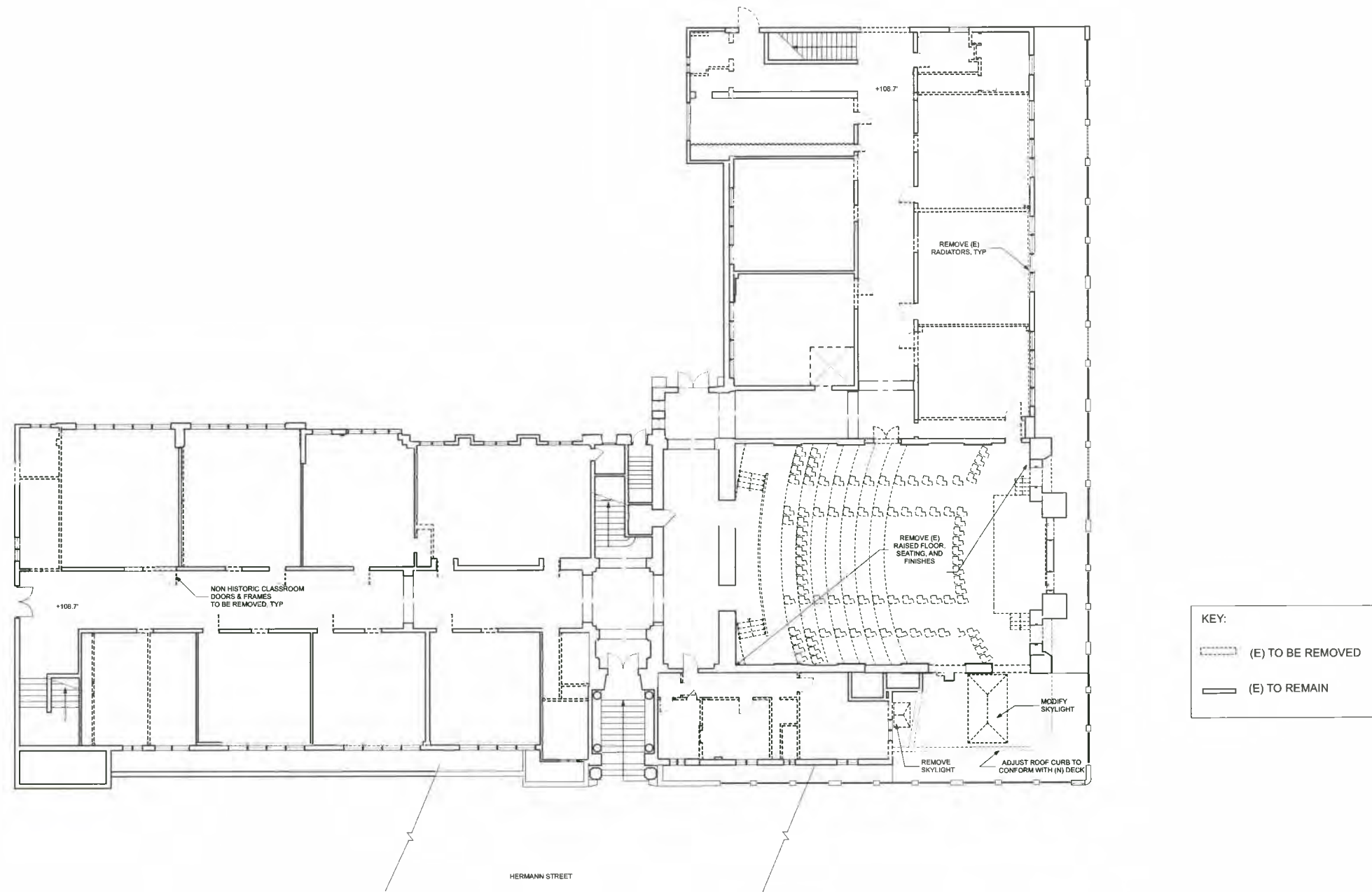
STATISTICS					GROSS AREA
OPEN HOUSE OFFICES					2,717
RETAIL					2,410
	STUDIOS	1 BDRM	2 BRDM	TOTAL	
1ST FLOOR:	0	0	0	0	5,861
2ND FLOOR:	4	14	1	19	18,576
3RD FLOOR:	6	13	2	21	17,524
TOTAL:	10	27	3	40	47,088



EXISTING AND
 PROPOSED DRAWINGS:
 RICHARDSON HALL

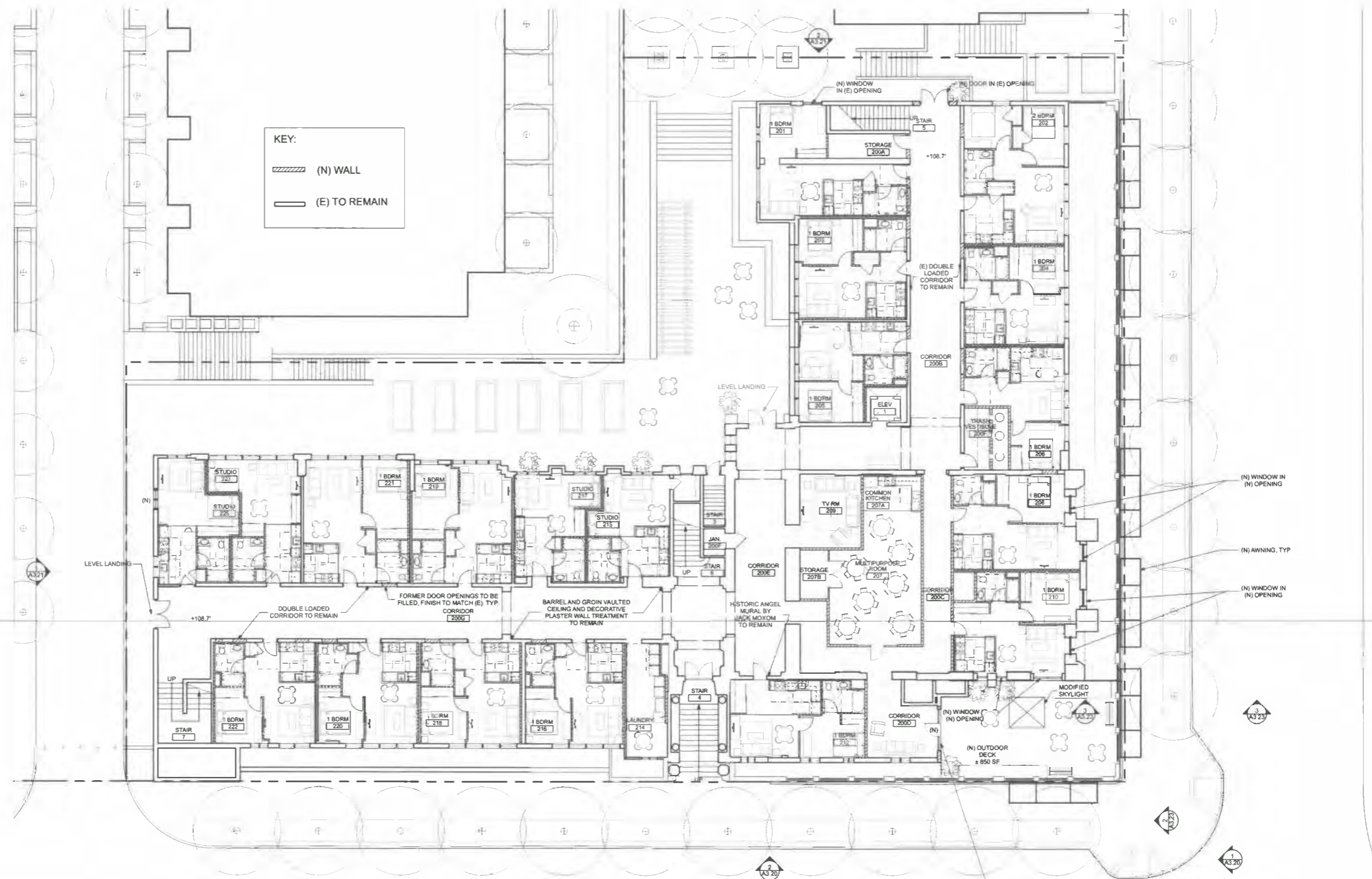
RICHARDSON HALL

EXISTING SECOND LEVEL PLAN



RICHARDSON HALL: VARIANT A

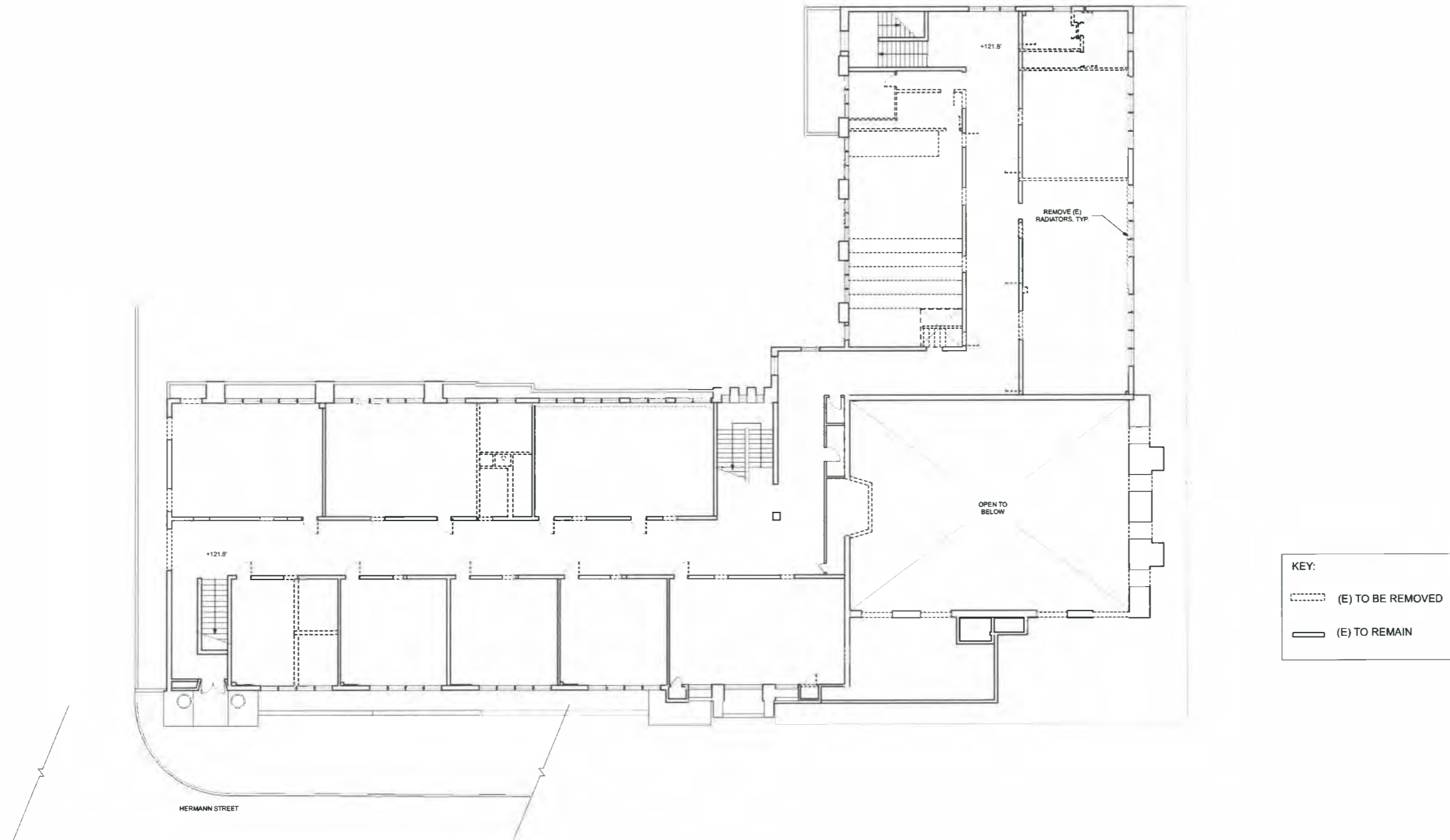
PROPOSED SECOND LEVEL PLAN



EXISTING AND PROPOSED DRAWINGS: RICHARDSON HALL

RICHARDSON HALL

EXISTING THIRD LEVEL PLAN



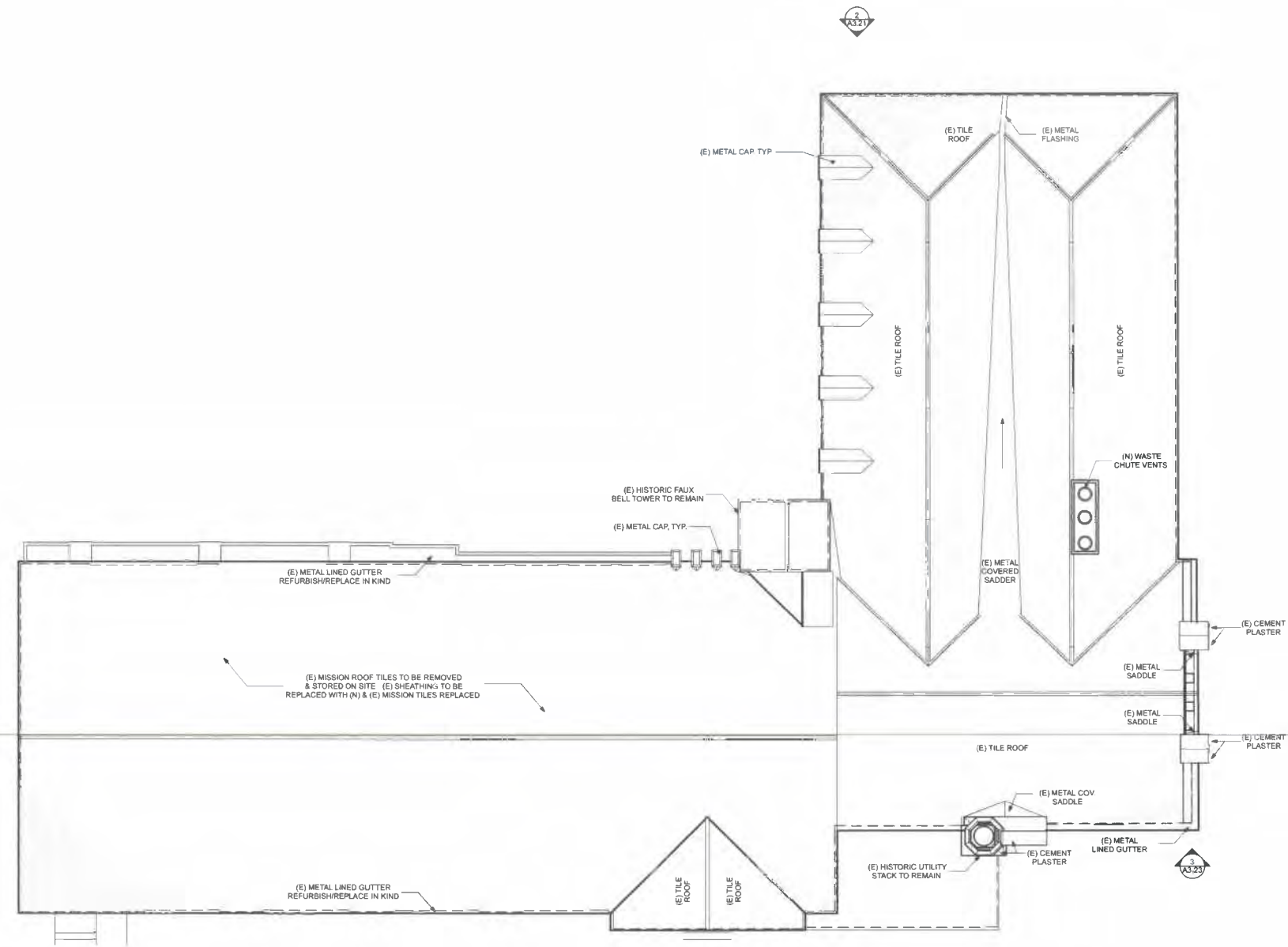
RICHARDSON HALL: VARIANT A

PROPOSED THIRD LEVEL PLAN



RICHARDSON HALL: VARIANT A

EXISTING AND PROPOSED ROOF PLAN



RICHARDSON HALL

EXISTING LAGUNA STREET ELEVATION



RICHARDSON HALL: VARIANT A

PROPOSED LAGUNA STREET ELEVATION



MATERIAL LIST

- 1 (E) CEMENT PLASTER
- 2 (E) HISTORIC METAL WINDOWS TO REMAIN
- 3a (N) ALUMINUM WINDOW IN HISTORIC OPENING
- 3b (N) ALUMINUM WINDOW IN (E) OPENING
- 3c (N) ALUMINUM WINDOW IN (N) OPENING
- 4 (N) ALUMINUM STOREFRONT SYSTEM
- 5 (E) HISTORIC METAL GUARDRAIL TO REMAIN
- 6 (N) METAL GUARDRAIL
- 7 (N) METAL CANOPY
- 8 (E) MISSION TILE ROOF
- 9 (N) EXTERIOR DOOR
- 10 (N) WALL TO MATCH (E)
- 11 (N) SPANDREL PANEL
- 12 (E) METAL CAP
- 13 (E) LOUVERED VENT

EXISTING AND
PROPOSED DRAWINGS:
RICHARDSON HALL

RICHARDSON HALL

EXISTING HERMANN STREET ELEVATION



RICHARDSON HALL: VARIANT A

PROPOSED HERMANN STREET ELEVATION



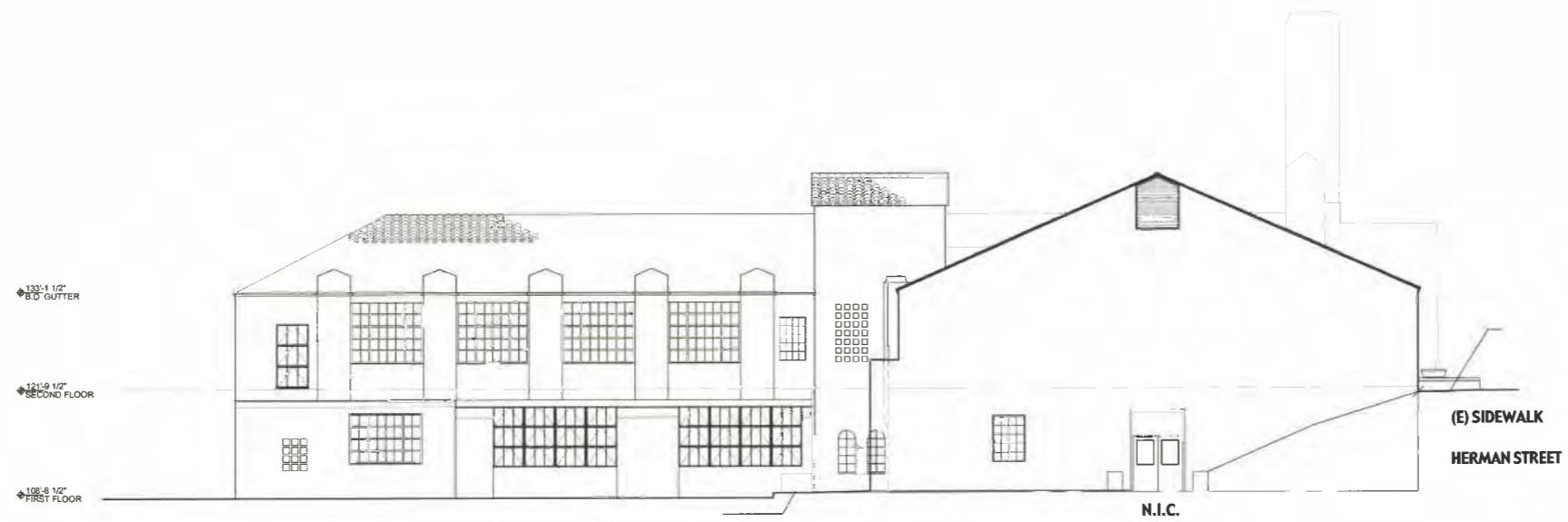
MATERIAL LIST

- 1 (E) CEMENT PLASTER
- 2 (E) HISTORIC METAL WINDOWS TO REMAIN
- 3a (N) ALUMINUM WINDOW IN HISTORIC OPENING
- 3b (N) ALUMINUM WINDOW IN (E) OPENING
- 3c (N) ALUMINUM WINDOW IN (N) OPENING
- 4 (N) ALUMINUM STOREFRONT SYSTEM
- 5 (E) HISTORIC METAL GUARDRAIL TO REMAIN
- 6 (N) METAL GUARDRAIL
- 7 (N) METAL CANOPY
- 8 (E) MISSION TILE ROOF
- 9 (N) EXTERIOR DOOR
- 10 (N) WALL TO MATCH (E)
- 11 (N) SPANDREL PANEL
- 12 (E) METAL CAP
- 13 (E) LOUVERED VENT



RICHARDSON HALL

EXISTING WEST ELEVATION



RICHARDSON HALL: VARIANT A

PROPOSED WEST ELEVATION



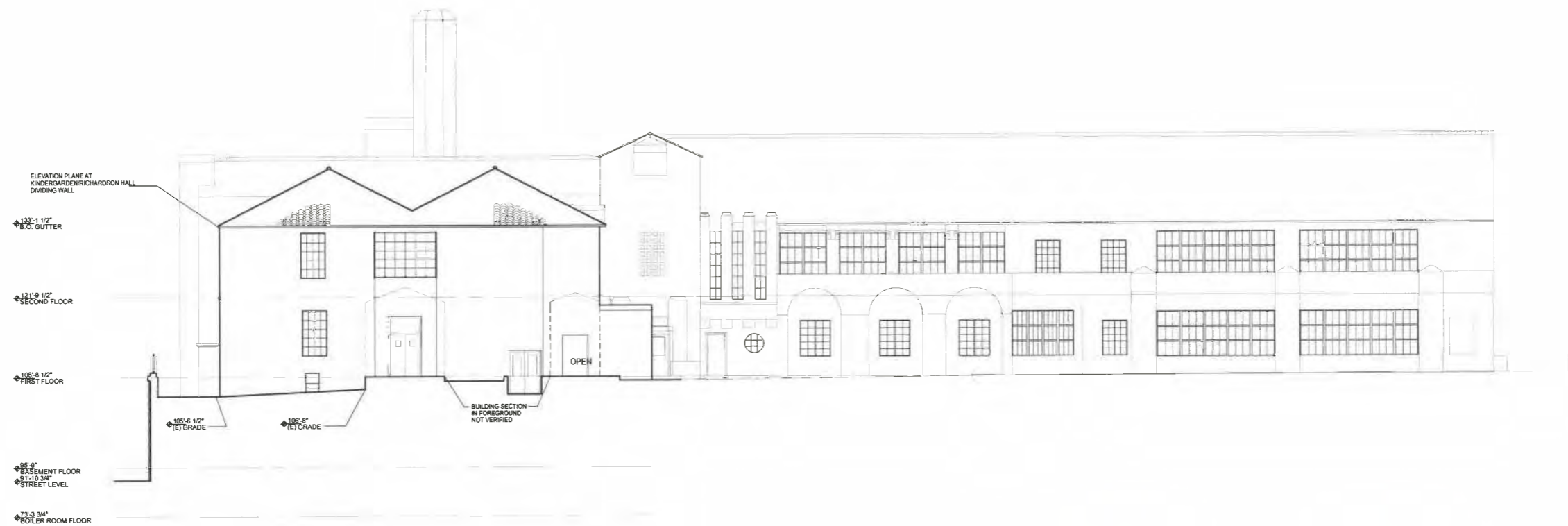
MATERIAL LIST

- 1 (E) CEMENT PLASTER
- 2 (E) HISTORIC METAL WINDOWS TO REMAIN
- 3a (N) ALUMINUM WINDOW IN HISTORIC OPENING
- 3b (N) ALUMINUM WINDOW IN (E) OPENING
- 3c (N) ALUMINUM WINDOW IN (N) OPENING
- 4 (N) ALUMINUM STOREFRONT SYSTEM
- 5 (E) HISTORIC METAL GUARDRAIL TO REMAIN
- 6 (N) METAL GUARDRAIL
- 7 (N) METAL CANOPY
- 8 (E) MISSION TILE ROOF
- 9 (N) EXTERIOR DOOR
- 10 (N) WALL TO MATCH (E)
- 11 (N) SPANDREL PANEL
- 12 (E) METAL CAP
- 13 (E) LOUVERED VENT

EXISTING AND
PROPOSED DRAWINGS:
RICHARDSON HALL

RICHARDSON HALL

EXISTING NORTH ELEVATION



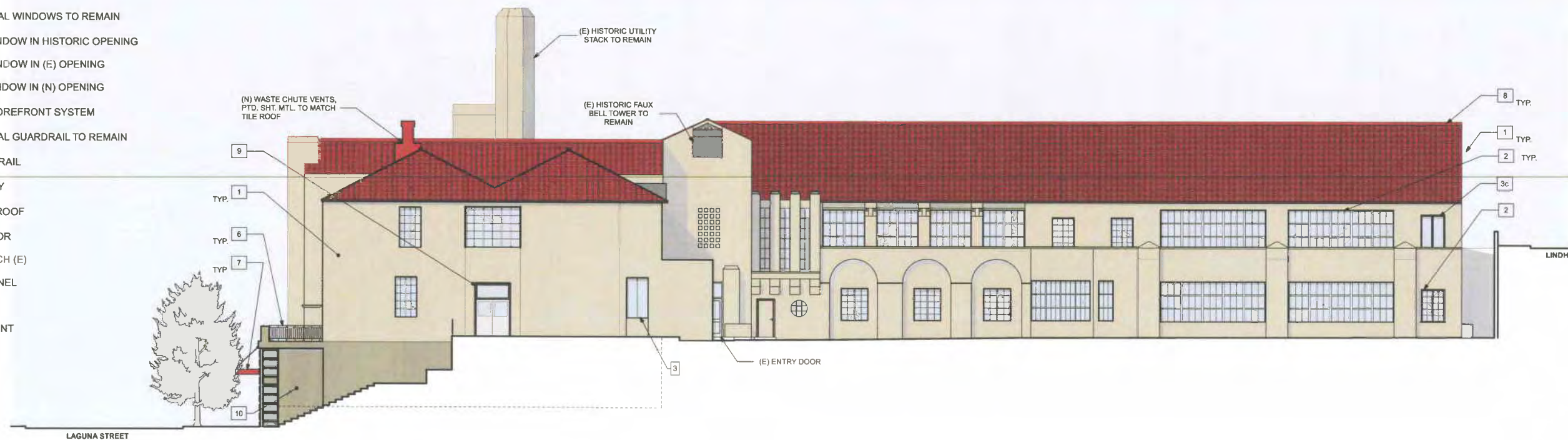
RICHARDSON HALL: VARIANT A

PROPOSED NORTH ELEVATION



MATERIAL LIST

- 1 (E) CEMENT PLASTER
- 2 (E) HISTORIC METAL WINDOWS TO REMAIN
- 3a (N) ALUMINUM WINDOW IN HISTORIC OPENING
- 3b (N) ALUMINUM WINDOW IN (E) OPENING
- 3c (N) ALUMINUM WINDOW IN (N) OPENING
- 4 (N) ALUMINUM STOREFRONT SYSTEM
- 5 (E) HISTORIC METAL GUARDRAIL TO REMAIN
- 6 (N) METAL GUARDRAIL
- 7 (N) METAL CANOPY
- 8 (E) MISSION TILE ROOF
- 9 (N) EXTERIOR DOOR
- 10 (N) WALL TO MATCH (E)
- 11 (N) SPANDREL PANEL
- 12 (E) METAL CAP
- 13 (E) LOUVERED VENT



RICHARDSON HALL

PERSPECTIVE RENDERING





(E) Cement Plaster Example



(E) Tile Roof Example



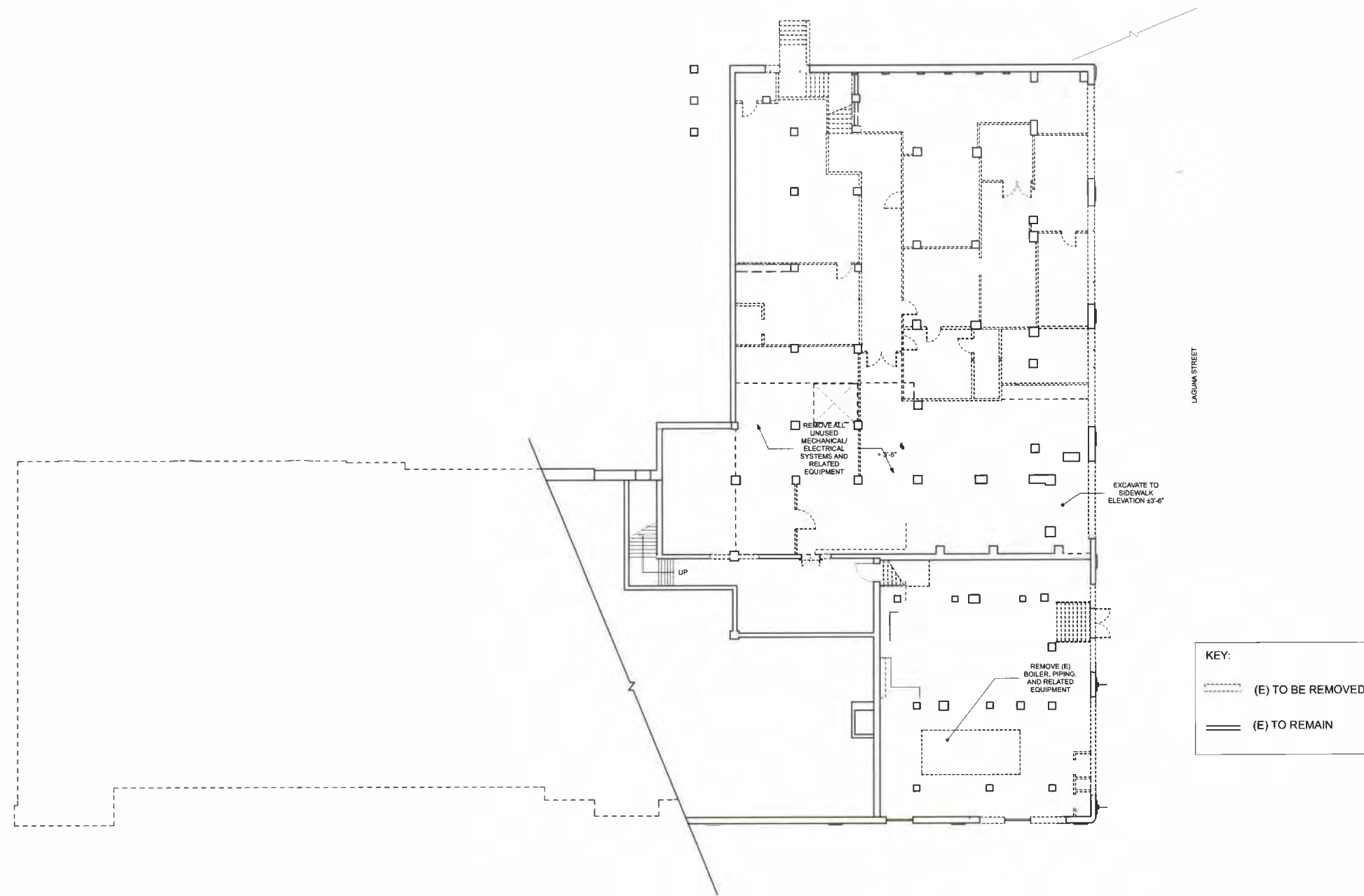
(E) Metal Window Example



(N) Storefront Example
PTD, color to match windows

RICHARDSON HALL

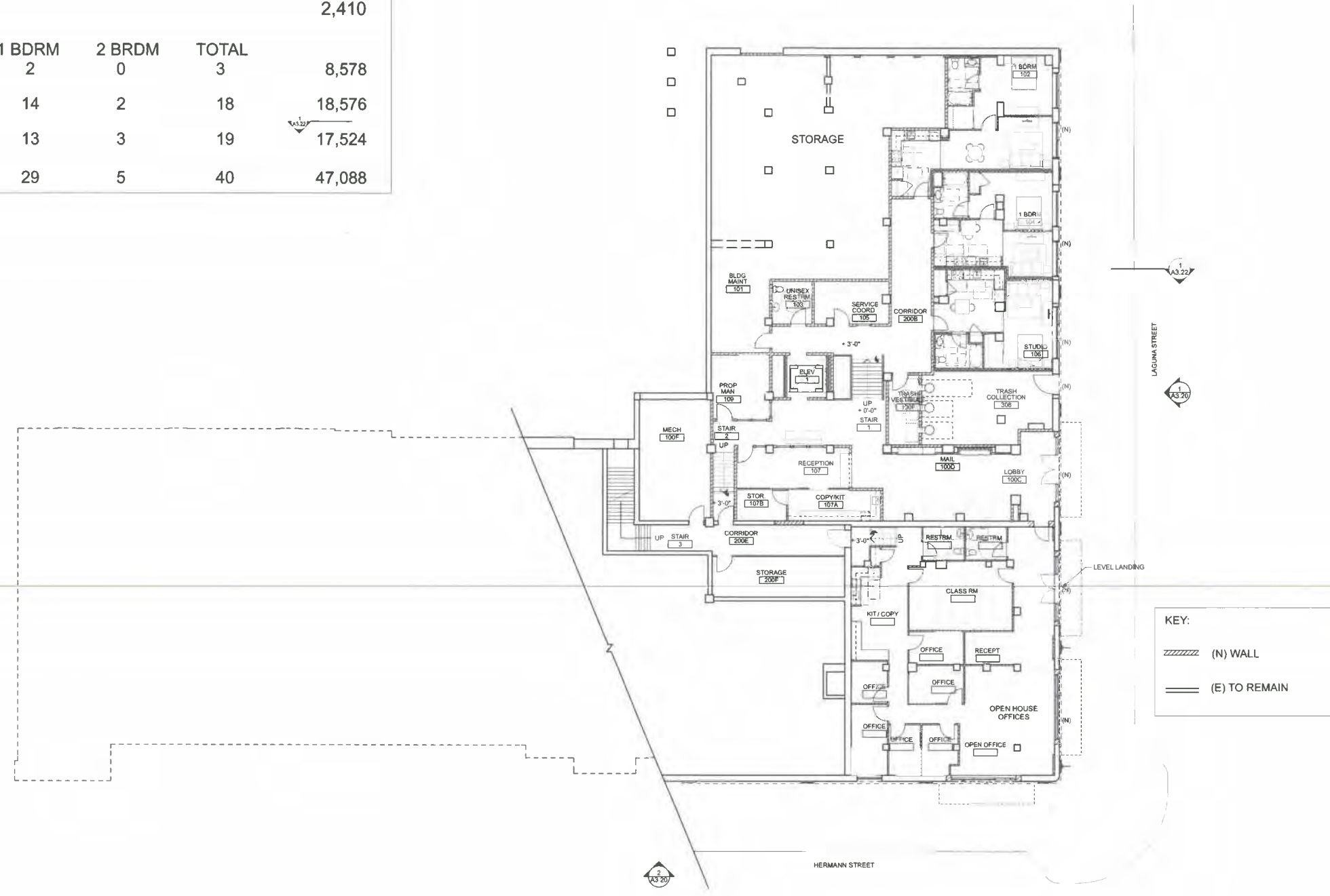
EXISTING BASEMENT PLAN



RICHARDSON HALL: VARIANT B

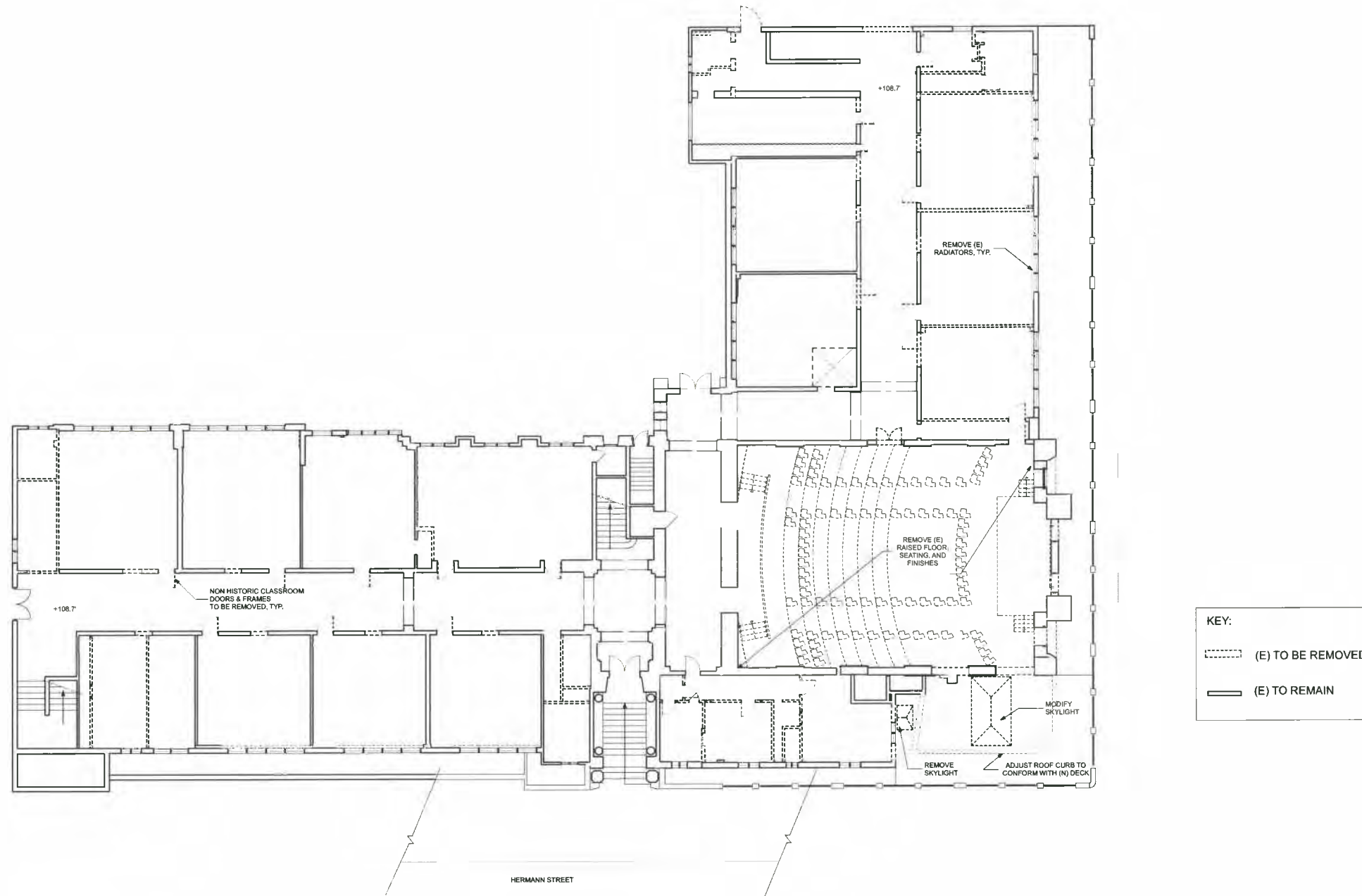
PROPOSED BASEMENT PLAN

STATISTICS					GROSS AREA 2,410
OPEN HOUSE OFFICE					
	STUDIOS	1 BDRM	2 BRDM	TOTAL	
1ST FLOOR:	1	2	0	3	8,578
2ND FLOOR:	2	14	2	18	18,576
3RD FLOOR:	3	13	3	19	17,524
TOTAL:	6	29	5	40	47,088



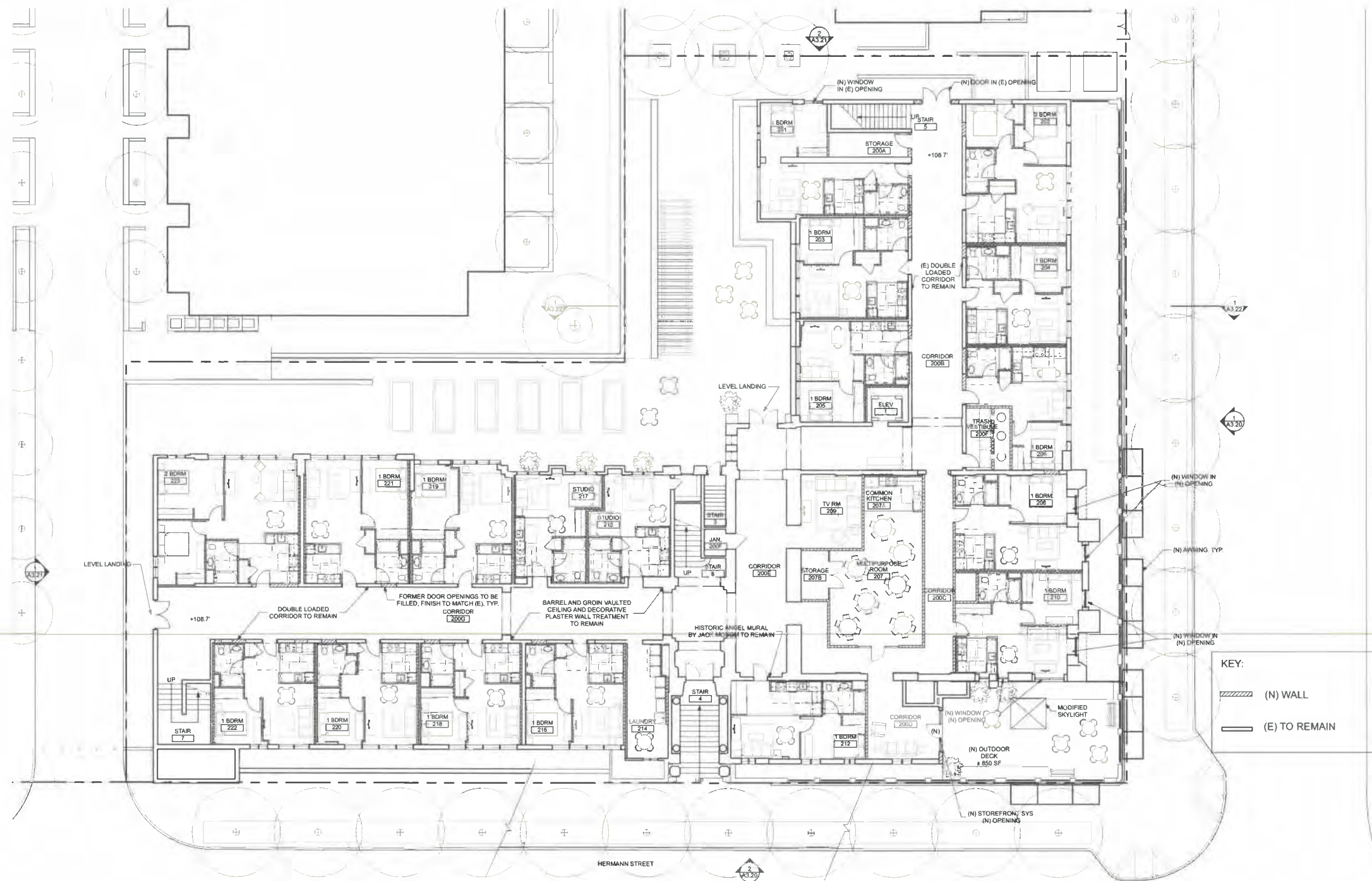
RICHARDSON HALL

EXISTING SECOND LEVEL PLAN



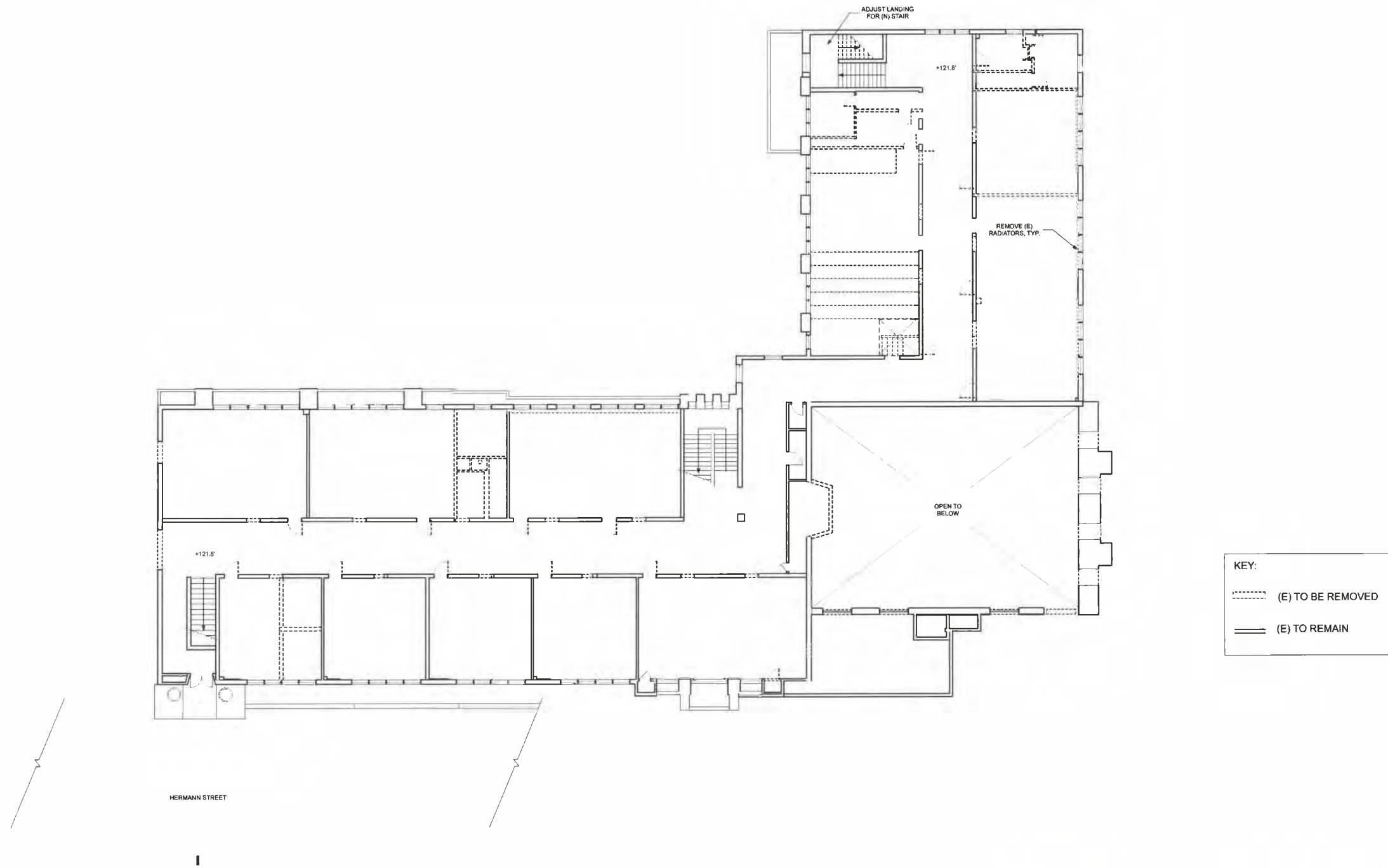
RICHARDSON HALL: VARIANT B

PROPOSED SECOND LEVEL PLAN



RICHARDSON HALL

EXISTING THIRD LEVEL PLAN



RICHARDSON HALL: VARIANT B

PROPOSED THIRD LEVEL PLAN

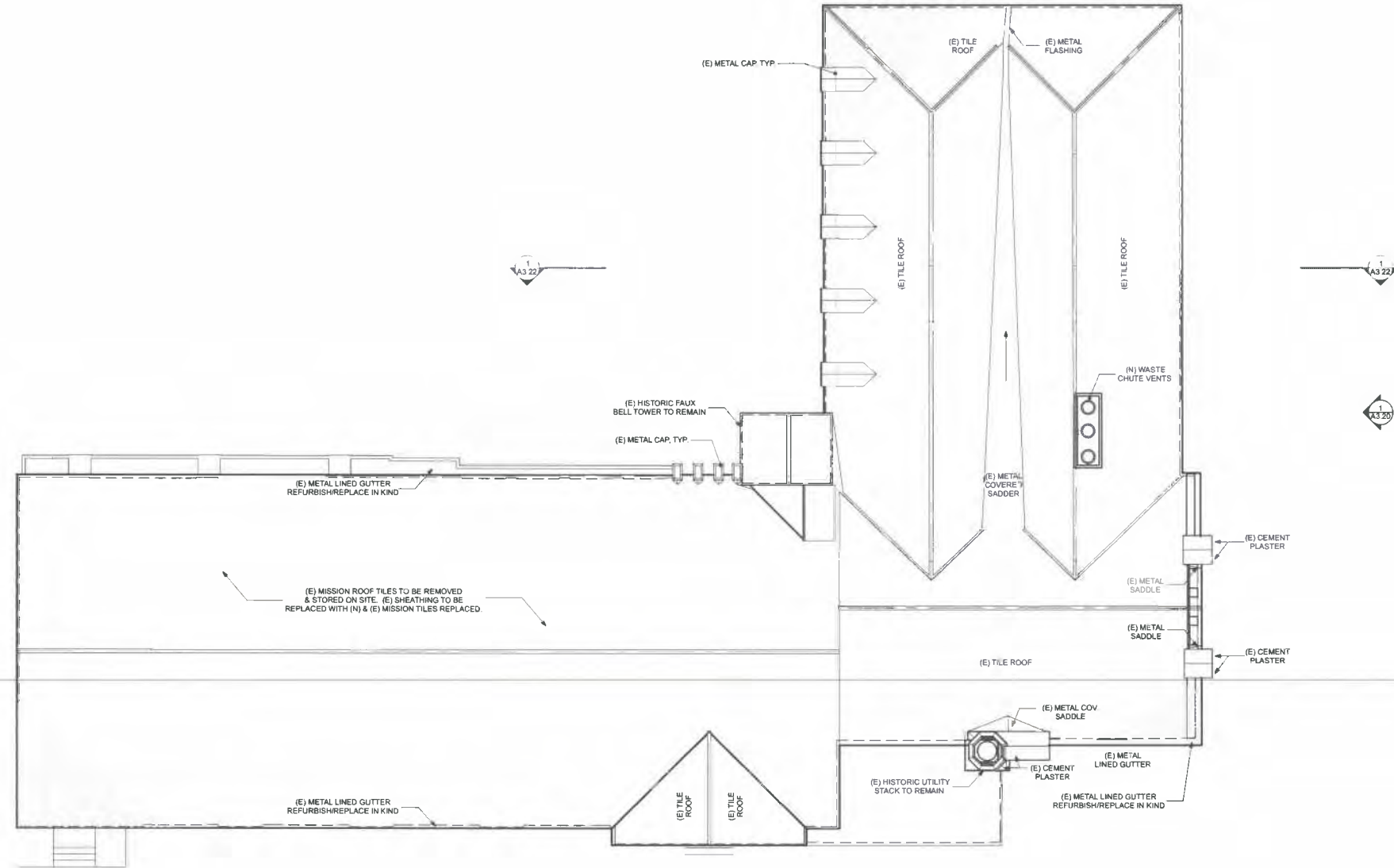


KEY:

	(N) WALL
	(E) TO REMAIN

RICHARDSON HALL: VARIANT B

EXISTING AND PROPOSED ROOF PLAN



RICHARDSON HALL

EXISTING LAGUNA STREET ELEVATION



RICHARDSON HALL: VARIANT B

PROPOSED LAGUNA STREET ELEVATION



EXISTING AND
PROPOSED DRAWINGS:
RICHARDSON HALL

RICHARDSON HALL

EXISTING HERMANN STREET ELEVATION



RICHARDSON HALL: VARIANT B

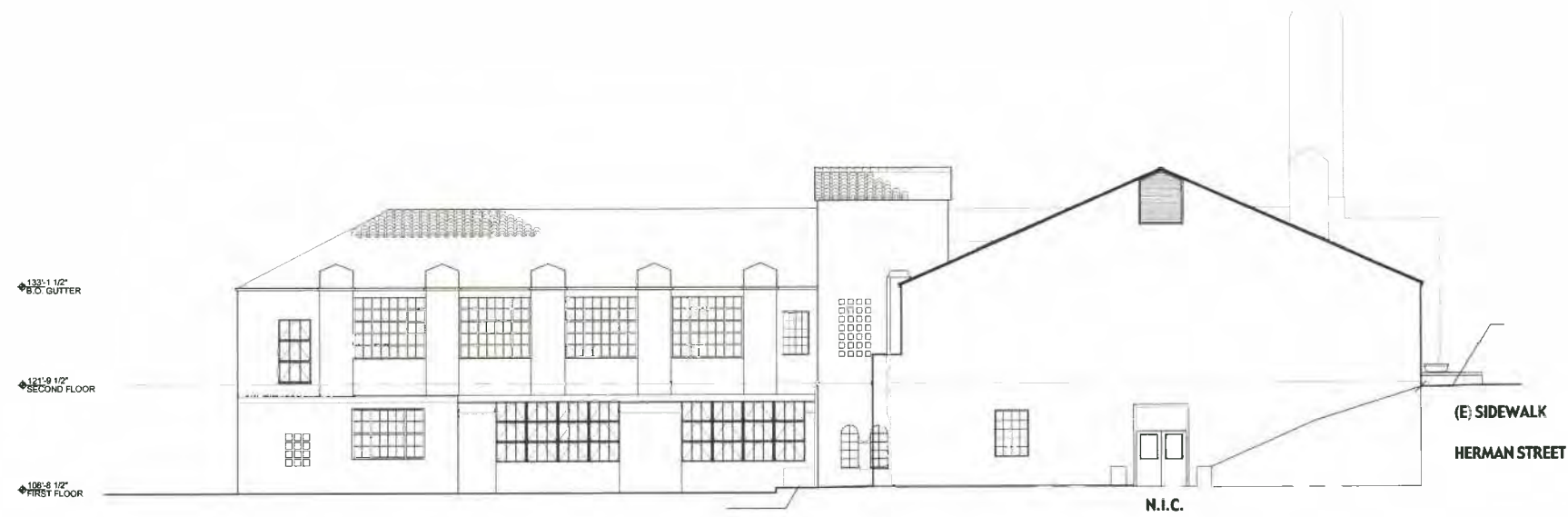
PROPOSED HERMANN STREET ELEVATION



EXISTING AND
PROPOSED DRAWINGS:
RICHARDSON HALL

RICHARDSON HALL

EXISTING WEST ELEVATION



RICHARDSON HALL: VARIANT B

PROPOSED WEST ELEVATION



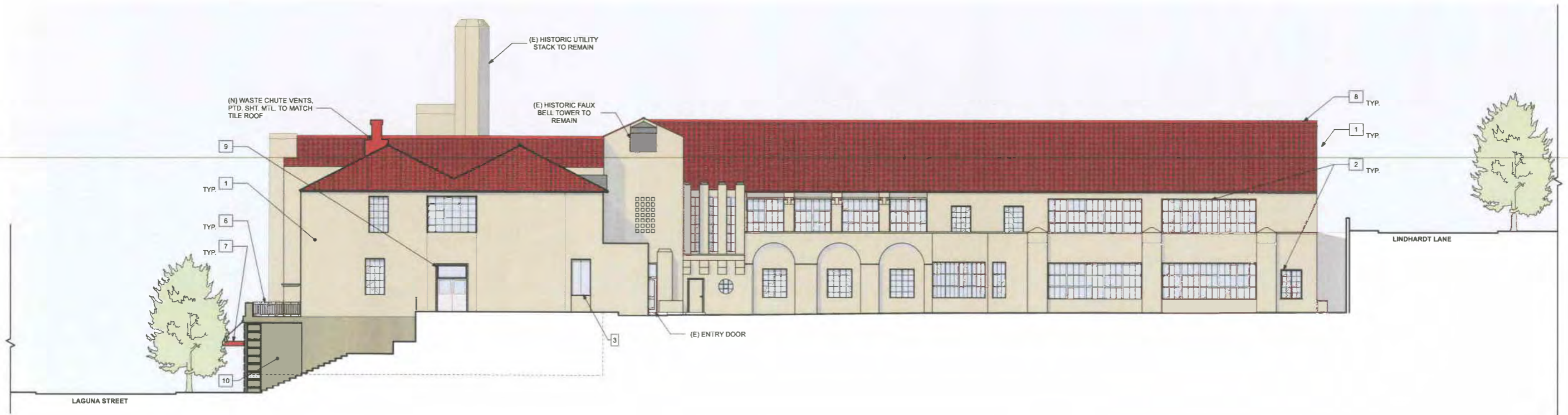
RICHARDSON HALL

EXISTING NORTH ELEVATION



RICHARDSON HALL: VARIANT B

PROPOSED NORTH ELEVATION



EXISTING AND
PROPOSED DRAWINGS:
RICHARDSON HALL

RICHARDSON HALL

PERSPECTIVE RENDERING





SAN FRANCISCO PLANNING DEPARTMENT

July 26, 2012

Mr. Milford Donaldson
State Historic Preservation Officer
Department of Parks and Recreation
P.O. Box 942896
Sacramento, CA 94296-001

RE: COMMENTS OF THE HISTORIC PRESERVATION COMMISSION
Case No.: 2012.0033ACEF
Project Name: 55 Laguna Street Mixed Use Project

Dear Mr. Donaldson:

This letter is in response to the Mayor's Office of Housing of the City and County of San Francisco (MOH) request for review and comment on the documents that were prepared pursuant to Section 106 of the National Historic Preservation Act for the proposed project. Specifically, MOH has requested review and comment on the following documents:

- VerPlanck Historic Preservation Consulting, *Historic Property Survey Report: 55 Laguna Street, Former UC Berkeley Laguna Extension Rehabilitation Project, San Francisco, California* (March 22, 1012);
- Letters, from MOH to Milford Wayne Donaldson, State Historic Preservation Officer (April 3, 2012 and May 15, 2012);
- Letters, from MOH to Reid Nelson, Office of Federal Agency Programs, Advisory Council on Historic Preservation (April 24, 2012 and June 18, 2012);
- Letters, from the Office of Historic Preservation to MOH (April 24, 2012 and June 18, 2012); and,
- Draft Memorandum of Agreement between the City and County of San Francisco and the California State Historic Preservation Officer Regarding the San Francisco State Teacher's College, San Francisco, San Francisco County, California (Draft, May 30, 2012).

The Historic Preservation Commission (Commission) held a public hearing on July 18, 2012, to review and comment on the above-mentioned documents. Planning Department staff presented the attached staff report. This letter contains the Commission's view on the effects this undertaking could have upon historic properties within the APE. This letter will also be forward to MOH, the Project Sponsor, and any other interested parties.

After the staff presentation and discussion of the matter the Commission made the following comments:

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

1. The Commission does not agree that the Sacred Palm tree should be moved as it may jeopardize the health of the tree.
2. The Commission noted that the Historic Property Survey Report was written before the Project was modified by the Commission during the Certificate of Appropriateness hearing for the three local landmarks – Richardson Hall, Woods Hall, and Woods Hall Annex. The modified project reduced the level of impact to Richardson Hall by eliminating some proposed openings in that location. The approval also allowed for the addition of several new window openings at the Buchanan Street and Haight Street facades of Woods Hall.

Public Comment

No members of the public commented on the project at the hearing. Two letters were submitted by email regarding the noticing of the hearing (attached).

The HPC appreciates the opportunity to participate in review of this Section 106 document.

Sincerely,



Charles Edwin Chase, President
Historic Preservation Commission

ATTACHMENTS

Planning Department staff report for Case No. 2009.0418F
Letters from Mary Miles and Cynthia Servetnick to the Commission.

From: Eugene.Flannery@SFGOV.ORG
To: [Brad Brewster](#); [Jonathan Carey](#)
Subject: Fw: Request for Consulting Party Status Re: Adaptive Reuse of the San Francisco State Teacher's College National Register Historic District
Date: Thursday, July 12, 2012 7:43:02 AM
Attachments: [Heritage Resolution 6-14-07.pdf](#)
[Heritage Letter 7-30-07.pdf](#)
[Heritage Testimony BOS Hearing 3-4-08.pdf](#)
[Gray Brechin Letter 5-1-07.pdf](#)

Add this email to the documents that would be part of 106 Appendix.

Eugene T. Flannery
Environmental Compliance Manager
Mayor's Office of Housing
1 South Van Ness Avenue
Fifth Floor
San Francisco, CA 94103
415-701-5598

h

----- Forwarded by Eugene Flannery/OCDHH/MAYOR/SFGOV on 07/12/2012 07:41 AM -----

From: Cynthia Servetnick <cynthia.servetnick@gmail.com>
To: Eugene.Flannery@sfgov.org
Cc: mbuhler@sfheritage.org, Gray Brechin <gbrechin@berkeley.edu>, alan@enfieldart.com, "Donaldson, Milford" <mwdonaldson@parks.ca.gov>, "Woodward, Lucinda" <lwoodward@parks.ca.gov>, ddutschke@parks.ca.gov, "Molins, Ernest" <Ernest.Molins@hud.gov>, awmartinez@earthlink.net, andrew.wolfram@perkinswill.com, c.chase@argsf.com, RSEJohns@yahoo.com, cdamkroger@hotmail.com, karlhasz@gmail.com, diane@johnburtonfoundation.org, tim.frye@sfgov.org, linda.avery@sfgov.org, bill.wycko@sfgov.org, Sara Vellve <sara.vellve@sfgov.org>
Date: 03/09/2012 08:26 AM
Subject: Request for Consulting Party Status Re: Adaptive Reuse of the San Francisco State Teacher's College National Register Historic District

Dear Mr. Flannery:

As you know, Save the Laguna Street Campus is a California nonprofit public benefit corporation dedicated to preserving the public use and historical resources of the San Francisco State Teacher's College National Register Historic District (District). Our board members include an architectural historian, historian, preservation planner, environmental planner, educator and attorney who have a demonstrated interest in ensuring a robust historic property plan is developed that identifies and documents the significant and defining features of the District in order to minimize or mitigate the adverse impacts of the Wood Partners/Mercy Housing/Openhouse adaptive reuse proposal to develop approximately 440 dwelling units (Project). Towards that end, Save the Laguna Street Campus would like to participate in the Section 106 process for the Project as a consulting party. We are committed to sharing our expertise, attending meetings and working towards an agreement that will be acceptable to all parties.

In addition, we encourage the Mayor's Office of Housing (MOH) to include San Francisco Architectural Heritage (Heritage) as a consulting party. Prior correspondence from Heritage is attached. Further, we encourage MOH to include an art historian, such as Gray Brechin or Alan Selsor, as a consulting party--both of whom have expressed an interest in ensuring the District art is properly documented and curated. Dr. Brechin's prior comment letter on the proposed action is also attached.

Thank you in advance for your consideration of our request.

Sincerely,

Cynthia Servetnick, Director
Save the Laguna Street Campus



Gray Brechin
<gbrechin@berkeley.edu>
05/01/2007 12:28 PM

To Paul.Maltzer@sfgov.org, Leigh.kienker@sfgov.org
Kay.Guibengay@sfgov.org, LindaAvery@sfgov.org,
cc sonya.banks@sfgov.org, mmessinger@parks.ca.gov,
mwdonaldson@parks.ca.gov, charles chase
bcc
Subject Comments on 55 Laguna Draft EIR

Mr. Paul Maltzer, Environmental Review Officer
San Francisco Planning Department
1650 Mission Street, Suite 400
San Francisco, CA 94103
(415) 558-6409 (Fax)

RE: Comments on the 55 Laguna Mixed Use Project Draft EIR
Planning Department case no: 2004.0773E

Dear Mr. Maltzer:

I hold a Ph.D. in geography and an M.A. in art history from U.C. Berkeley where I am currently a Research Fellow in the Geography Department. I have lectured and taught extensively on land use issues. I worked as architectural historian for the Foundation for San Francisco's Architectural Heritage and served as the first director of the Mono Lake Committee. As a journalist and television producer, I have covered urban design and environmental issues. I am also the author of *Imperial San Francisco: Urban Power, Earthly Ruin*.

Further, I serve as the Project Scholar for the Living New Deal Project, a growing collaborative team documenting the cumulative impact of the New Deal public works projects on California and beyond. The project began in the fall of 2003 under the auspices of the California Historical Society with a seed grant from the Columbia Foundation. The Living New Deal Project is using the Internet to enlist the aid of teachers, students, librarians, historians, and others throughout the State to engage in a collective act of discovery that will serve as a model for a national inventory. I am also the vice president of the National New Deal Preservation Association. I have taught and taken classes at the UC Extension Center. Therefore, I am particularly interested in supporting the preservation of the former San Francisco State Teacher's College campus as a *public* educational facility.

Per the December 2004 Page & Turnbull Historic Resources Study, "The U.C.B. Laguna Extension campus qualifies under National Register Criterion A (Events) and Criterion C (Design/Construction). The four buildings remaining on the campus (Richardson Hall, Woods Hall, Woods Hall Annex and Middle Hall) are historically significant within the areas of education and architecture, with a period of significance -

1921 to 1957. As an early example of an urban campus, these properties have historical relevancy within the context of California's teacher education system and architectural significance as an excellent example of the Spanish Colonial Revival style in the City of San Francisco. Designed by the State Architect, the four buildings were undertaken by the City and State governments to promote higher education in California. In addition, the campus was the recipient of one of the earliest WPA projects funded in San Francisco. As part of the WPA, the Woods Hall Annex [Science Wing] received a mural painted by artist Reuben Kadish under the Federal Art Project program."

The Kadish fresco "A Dissertation on Alchemy" is by any measure an extraordinary work of art, but as a product of the FAP it is far more so. Federally sponsored art works were meant to be easily read, but Kadish's arcane iconography — like that of a complex Renaissance-inspired mural Kadish did with Philip Guston at the City of Hope in Duarte, California — would be a challenge to most art historians. Federal art projects were specifically commissioned for public spaces (such as the WPA-built Woods Hall Annex) and should not be privatized or — given its fragile condition and site-specific nature — moved. It should be restored in situ.

7.23

Kadish's mural is one of the most important federal art works in San Francisco, but because of its inaccessibility, it is also one of the city's least known and most neglected. I am also concerned about the public accessibility of the fine fresco of an angel on a lunette (apparently by Hebe Daum) in Richardson Hall and whether a mosaic by Maxine Albro on the exterior of Woods Hall at Buchanan and Haight Street may be extant under a coat of stucco. Though it is more recent, the vibrant barrel-vaulted stenciling by noted artist Larry Boyce on the ground floor of Richardson Hall's west wing also possesses considerable merit and should be publicly accessible.

Both the Draft EIR and the State Historic Preservation Officer (SHPO) found the Preservation/Adaptive Reuse Alternative to be environmentally superior. Therefore, I urge the Planning Commission to re-evaluate the proposed project which would not only demolish the Administration Wing of Richardson Hall and Middle Hall Gymnasium, but would also alter and privatize most of the historic interiors—all of which constitute significant unavoidable adverse effects on historic resources which may render the campus ineligible as a potential National Register Historic District after completion of the proposed project. Moreover, I particularly object to the rezoning of the campus which would have significant adverse impacts to historic resources that are similar to those of the proposed project.

10.12

Other than environmental review under CEQA, there has been no public process to determine the highest and best use of this 5.8 acre

001943

001946

publicly-zoned National Register-eligible campus. In their letter to the San Francisco Planning and Urban Research Association written in February 2006, the Hayes Valley Neighborhood Association commented, "Development plans should have been preceded by a determination of the 'highest and best use' of this property. By highest and best use, we do not mean most profitable, but rather, what is most appropriate and useful in this densifying neighborhood. The decision to convert the entire site from public use to private housing was made unilaterally by UC Berkeley officials without involving surrounding communities or San Francisco city officials in the decision making. The future needs of the community and the city for publicly zoned land were not considered. Once public land is rezoned it will never again be available for public use."

I concur with the Hayes Valley Neighborhood Association, that development plans for the campus should have been preceded by a determination of the "highest and best use," and with the Market and Octavia Neighborhood Plan Revisions policy stating, "Any subsequent change in the zoning of the campus should occur in the context of a focused community planning process that involves residents and other stakeholders."

Therefore, I request the Planning Department convene a Citizens Advisory Committee representing interested established neighborhood groups within the Market and Octavia Neighborhood Plan area to determine the best use of the campus, to make recommendations regarding zoning and redevelopment guidelines for the campus, and to evaluate the requested change to the existing Public zoning for the campus under the proposed project within the context of the Market and Octavia Neighborhood Plan.

Sincerely,

Gray Brechin, Ph.D.
Department of Geography
U.C Berkeley
Berkeley, CA 94720
510-642-5987

cc: San Francisco Board of Supervisors
San Francisco Planning Commission
San Francisco Landmarks Preservation Advisory Board
Milford Wayne Donaldson, FAIA, State Historic Preservation Officer
Charles Edwin Chase, AIA, Executive Director, SF Heritage

1.1



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CALIFORNIA 94109

TEL 415-441-3000

FAX 415-441-3015

www.sfheritage.org

July 30, 2007

Supervisor Aaron Peskin, President
Board of Supervisors
City & County of San Francisco
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689

Re: Appeal Planning Commission Decision to Deny Landmark Status to
55 Laguna – UC Berkeley Extension Campus

Dear Supervisor Peskin and members of the Board:

On behalf of the membership and board of San Francisco Architectural Heritage thank you for this opportunity to express our **support for the appeal** before you concerning 55 Laguna Street – UC Berkeley Extension Campus.

We urge you to support the Landmarks Preservation Advisory Board's recommendation of landmark status for 55 Laguna and to overrule the Planning Commission's denial of landmark status. After thorough evaluation of the Historic Resources Study for A.F. Evans, the Landmarks Designation Report and the supporting documents filed with this appeal, the Issues Committee of Heritage voted unanimously to support this appeal for the following reasons:

1. **The UC Berkeley Extension Campus Site contains historic resources**
 - a. Historic resource consultants on behalf of the project and those on behalf of the proponents for landmark designation have found the site important containing historic resources that are potentially eligible for the National Register. The current Project EIR identifies historic resources on the site.
 - b. Based upon the evidence provided and the nature of the properties historic social, cultural and architectural merit the property meets the criteria for Landmark status under Article 10 of the Planning Code.
2. **Designation as a City Landmark does not pre-empt the development of the property as proposed by A.F. Evans**
 - a. Landmark designation is not about the ability to develop housing, and we welcome it. Nor is designation in opposition to the GLBT Community which a portion is intended to serve. It is about development that enhances rather than detracts from our community and the ability of the City to assure compatible development takes place.
 - b. Designation assures the City's ability to evaluate and protect important historic features, these resources are appropriately treated and the project is completed as proposed.
 - c. Further, designation of the property does not alter Heritage's earlier support for the A. F. Evans proposed housing development. Heritage believes the site's historic resources can be successfully adapted for housing, services and community facilities in support of neighborhood.

3. Failure to Landmark this site establishes a negative precedent for future protection of historic sites

- a. The Planning Commission failed in its deliberation to separate historic landmark status from the proposed property development. The Planning Commission acted in favor of housing instead of acting on the merits of the evidence for the item before them. The Commission presumed housing and landmark designation was mutually exclusive. When in fact there are many successful examples of housing in historic resources throughout San Francisco.
- b. Based upon the evidence provided by experts and the nature of the property's historic social, cultural and architectural merit the property meets the criteria for Landmark status under Article 10 of the Planning Code.
- c. Landmark designation by its self does not preclude the development of housing nor any other allowable use as prescribe by zoning.

55 Laguna- UC Berkeley Extension Campus contains significant historic resources, and its rarity as one of two extant State Teachers College Campuses remaining in California warrant treatment as a landmark within the City and County of San Francisco.

On behalf of the more than 1,100 members of San Francisco Architectural Heritage, we urge your support of the appeal before you on behalf of landmarking the 55 Laguna-UC Berkeley Extension Campus.

Sincerely,



Charles Edwin Chase, AIA
Executive Director

CEC/s

cc: Robert Cherney, Vice President | LPAB
Mark Paez, Chair | Friends of 1800
F. Joseph Butler, Chair | Preservation Consortium
Dean Macris, Director | Planning Department
Mark Luellen, Secretary | LPAB



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Charles Edwin Chase, AIA
Executive Director

**A RESOLUTION OF THE BOARD OF SAN FRANCISCO ARCHITECTURAL
HERITAGE SUPPORTING THE APPEAL OF THE MARKET OCTAVIA PLAN
ENVIRONMENTAL IMPACT REVIEW**

WHEREAS, Significant defects exist (with respect to the historic and architectural resources) in the Environmental Impact Review (EIR) before the Board of Supervisors of the City and County of San Francisco, that if accepted will have a significant effect on future historic resource surveys in plan areas throughout the City and County of San Francisco, and

WHEREAS, San Francisco Architectural Heritage recognizes historic resource surveys as the first step in accessing valuable and necessary information to inform quality urban planning, and San Francisco Architectural Heritage has been a primary advocate for the development of historic resource surveys through its work with the San Francisco's Planning Department, Landmarks Preservation Advisory Board, and the Mayor's Preservation Fund Committee, and

WHEREAS, concerned citizens and preservation professionals of San Francisco have concluded an appeal of the current EIR and Neighborhood Plan is the only means to call attention to the defects in the aforementioned documents, and to assure the Market Octavia Plan, future area plans and citywide surveys are accomplished in a consistent manner to meet current national and state survey criteria, have filed an appeal with the San Francisco Board of Supervisors to be heard on June 19, 2007 and

WHEREAS, The Issues Committee of San Francisco Architectural Heritage reviewed the circumstances of the appeal on June 5, 2007 finds the appeal appropriate, and unanimously voted to forward its recommendation of support to the Board of San Francisco Architectural Heritage

SO THEREFORE BE IT RESOLVED:

San Francisco Architectural Heritage endorses and joins in the appeal filed by the San Francisco Preservation Consortium, supports the effort to find appropriate measures to avoid the appeal through negotiation with the Planning Department to resolve the issues identified and through the development of resolution(s) and planning code amendment(s) to be presented to the Board of Supervisors and to assure similar defects are not repeated in successive area plans and their respective Environmental Impact Reviews.

Further, the cost of such appeal shall be no more than \$500.00 to defray any expenses incurred in the appeal process.

Approved, June 14, 2007

Signed

Charles R. Olson, President
San Francisco Architectural Heritage

Resolution in Support of Market Octavia Plan Appeal 06_14_07

1 We are supportive of the residential use of the site. We believe, however, that the EIR did not
2 adequately analyze the feasibility of the preservation alternative. The project as designed would
3 have an adverse effect on a National Register Historic District and we believe a better project the
4 historic significance rather destroy it.

5
6 PRESIDENT PESKIN: Thank you Sir. Next speaker please.

7
8 JACK GOLD: Hello. I'm Jack Gold, Executive Director of San Francisco Architectural Heritage.
9 I'm reading a portion of a letter. My comments, in terms of this project, relate specifically to
10 Middle Hall, a contributing resource within the National Register Historic District. This should
11 be retained, but possibly as a community center or some other use. Later additions could be
12 removed and the original envelope restored. A stated reason for needing to tear it down was to
13 run Micah Way through Lindheart Lane, the question lies unto whether Micah Way needs to run
14 through, unless there is some other life safety issue, we question whether Micah Way is really
15 needed. The main underground parking lot could be accessed from Lindheart Lane alone. We
16 are pleased with the proposed rehab. of most of the contributing structures of the National
17 Register District and note response to neighborhood concerns by opening up perimeter walls
18 without adversely affecting the site's integrity.

19
20 The reuse scheme of Richardson Hall looks generally good, however, the modified preservation
21 alternative is more respectful of existing structures. Leaving Richardson Hall Annex intact
22 provides more air space between Richardson Hall and the new interior area buildings, and
23 though highly schematic is to complete the buildings and existing campus rather than inserting a
24 mass into it. While demolition of the Annex is unfortunate, we also recognize that its small size
25 and vandalized interior lessens the impact of its removal. We commend the proposed steps and
26 green passage where Waller Street once ran from Buchanan to Laguna. This reconnection will
27 green and vastly improve the neighborhoods urban fabric, heighten vitality and provide access
28 ways and view corridors. We agree with the plan to de-wall the Haight Buchanan entrance. We

1 are concerned about the scale and specification of materials for the proposed new construction
2 and would like to review the project again as plans move ahead.

3
4 **PRESIDENT PESKIN:** Thank you, Mr. Gold. Next speaker please.

5
6 **UNNAMED:** I would like to say that a number of months ago the President of the Planning
7 Commission informed openhouse that it was not legal to say gay or LGBT housing. And yet,
8 they have continued to organize the LGBT community. Now, im not surprised as a queer person
9 to be swindled, but I am surprised by the lack of bravery in city government to protect this older
10 treasure. It is true that UC has a quick claim deed for the property, but so did the orphanage and
11 so did the Teaching College and SF State. I have a copy of the original laws giving UC the
12 property, and it says the former campus of San Francisco State has been standing idle for some
13 time, and is increasingly subject to serious damage and rapid deterioration. While the University
14 of California is in urgent need for extension and other University uses.

15
16 The California Supreme Court and the GAG at the time, I believe it was Pat Brown, put into the
17 California Constitution, quote, "if the transfer of this property were made to the regents, they
18 would be required to use this property they received for the purpose of the public trust." They are
19 not using it as the public trust. They are trying to rip it off from us, and I don't know why the
20 City of San Francisco is leading this organization on false premises to take away a property
21 worth millions of dollars with no compensation. The gym, which they promised to up on Haight
22 Street for boys of the African American community and girls club, is now going to be torn down.
23 We paid to have that refurbished less than 10 years ago. Please go against this.

24
25 **PRESIDENT PESKIN:** Next speaker please.

26
27 **ALAN MARTINEZ:** Good late afternoon, my name is Alan Martinez and I'm on the Landmarks
28 Board, but I'm speaking for myself. The main point for me is I don't feel the preservation



Save the Laguna Street Campus

Board of Directors

Warren Dewar
Attorney (Retired)

Vincent Marsh
Architectural Historian

Cynthia Servetnick, Director
Urban Planner

Lavon Taback
Writer, Community Organizer

Horus Tolson
Musician, Educator

Helene Whitson
*Archivist Emeritus
San Francisco State University*

*Save the Laguna Street
Campus is dedicated to
preserving the public use and
historical resources
of the San Francisco State
Teacher's College National
Register Historic District.*

Angela Calvillo, Clerk of the Board
1 Dr. Carlton B. Goodlett Place
City Hall, Room 244
San Francisco, Ca. 94102-4689

June 15, 2012

Subject: Appeal of the Historic Preservation Commission's May 16, 2012 Approval, and delegation to the Planning Department, of the 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. 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) and San Francisco State Teacher's College National Register Historic District. Planning Department Case No. 2012.0033A

Dear Ms. Calvillo:

Save the Laguna Street Campus hereby appeals the above referenced Certificate of Appropriateness (CofA) as further described in the attached Historic Preservation Commission (HPC) Motion No. 0157 dated May 16, 2012 on the basis that the CofA was issued prematurely because: 1) the HPC did not take the 55 Laguna Mixed Use Project as a whole, or its adverse effects on the San Francisco State Teacher's College National Register Historic District, into account; and 2) did not incorporate the forthcoming findings and mitigation measures from the concurrent NEPA/Section 106 process. We will provide additional information prior to the appeal hearing and have enclosed the required \$510 fee.

Sincerely,

Cynthia Servetnick, Director
Save the Laguna Street Campus

www.savelaguna.org

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

1725 23rd Street, Suite 100
SACRAMENTO, CA 95816-7100
(916) 445-7000 Fax: (916) 445-7053
calshpo@parks.ca.gov
www.ohp.parks.ca.gov



June 18, 2012

REPLY TO: HUD120406F

Olson Lee,
Director, Mayor's Office of Housing
City and County of San Francisco
1 South Van Ness Avenue
San Francisco, CA 94103

Dear Mr. Lee:

RE: HOUSING DEVELOPMENT, 55 LAGUNA STREET, DETERMINATION OF ELIGIBILITY

Thank you for consulting the California State Historic Preservation Officer pursuant to the Programmatic Agreement (PA) among the City and County of San Francisco, the SHPO, and the Advisory Council on Historic Preservation regarding HUD-assisted undertakings reviewed by San Francisco pursuant to 24 CFR Part 58.

Pursuant to stipulation IX.B.1. of the PA, the California State Historic Preservation Officer concurs with you that a Standard Mitigation Measures Agreement (SMMA) is not appropriate to resolve the adverse effects of this undertaking on historic properties. We look forward to working with you on crafting a Memorandum of Agreement once we receive the comments of the Historic Preservation Commission.

If you have questions, please do not hesitate to contact Lucinda Woodward, Supervisor of the Local Government Unit, at (916) 445-7028 or at lwoodward@parks.ca.gov.

Sincerely,

A handwritten signature in cursive script that reads "Lucinda Woodward for".

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

**OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION**

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www.ohp.parks.ca.gov



April 24, 2012

REPLY TO: HUD120406F

Olson Lee,
Director, Mayor's Office of Housing
City and County of San Francisco
1 South Van Ness Avenue
San Francisco, CA 94103

Dear Mr. Lee:

RE: HOUSING DEVELOPMENT, 55 LAGUNA STREET, DETERMINATION OF ELIGIBILITY

Thank you for consulting the California State Historic Preservation Officer pursuant to the Programmatic Agreement among the City and County of San Francisco, the SHPO, and the Advisory Council on Historic Preservation regarding HUD-assisted undertakings reviewed by San Francisco pursuant to 24 CFR Part 58.

Pursuant to Stipulation VII.D. 1., I concur with your determination that the properties listed below within the Area of Potential Effects for the undertaking, are eligible for inclusion in the National Register of Historic Properties.

A part of the previously identified Hayes Valley Historic District lies within the Area of Potential Effects for the undertaking. Contributing properties within the APE include:

201 Waller Street
78 Buchanan Street
117 Buchanan Street
133 Buchanan Street
135 Buchanan Street
141 Buchanan Street
149 Buchanan Street
155 Buchanan Street
300 Buchanan Street
175 Haight Street
218 Haight Street
220 Haight Street
226 Haight Street

319 Haight Street
55 Herman Street
77 Herman Street
16 Laguna Street
50 Laguna Street
100 Laguna Street
126 Laguna Street
148 Laguna Street
11 Laussat Street
210 Waller Street
216 Waller Street
201 Buchanan Street
180 Haight Street
185 Haight Street
188 Haight Street
191 Haight Street
198 Haight Street
1900 Market Street
73 Waller Street
80 Waller Street

In addition you have identified the following properties as individually eligible for inclusion in the National Register:

100 Hermann Street, criteria A and C, under the 1906 Earthquake and Fire Reconstruction Context, Market and Octavia Neighborhood Area Plan.

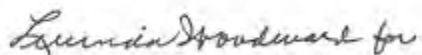
1896-1898 Market Street (main building and garage), criterion C.

201 Waller Street, criterion C, under the Depression, World War II and Postwar Aftermath Context, Market and Octavia Neighborhood Area Plan.

The property at 55 Laguna Street was listed in the National Register of Historic Places, January 7, 2008.

If you have questions, please do not hesitate to contact Lucinda Woodward, Supervisor of the Local Government Unit, at (916) 445-7028 or at lwoodward@parks.ca.gov.

Sincerely,

A handwritten signature in cursive script that reads "Lucinda Woodward for".

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

HISTORIC PROPERTY SURVEY REPORT

55 LAGUNA STREET

FORMER UC BERKELEY LAGUNA EXTENSION REHABILITATION PROJECT
SAN FRANCISCO, CALIFORNIA



Prepared by Christopher VerPlanck



San Francisco, California

July 31, 2012

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II. Introduction

In compliance with the National Environmental Policy Act (NEPA) of 1969, as amended, and Title 24 Part 58 of the Code of Federal Regulations, as amended, the Mayor's Office of Housing (MOH) intends to prepare an Environmental Assessment (EA) that will analyze the effects of the proposed 55 Laguna Street Project on the human environment. Funding for the project may include Housing and Urban Development (HUD) funds from programs subject to regulation by 24 CFR Part 58. These include, but are not limited to, Community Development Block Grant (CDBG) funds under Title I of the Housing and Community Development Act of 1974, and Home Investment Partnership Program (HOME) grants under Title II of the Cranston-Gonzales National Affordable Housing Act of 1990, as amended; Project-based Section 8 Vouchers under the U.S. Housing Act of 1937, Section 8(o)(13); and public housing operating subsidies for mixed-income developments authorized under the U.S. Housing Act of 1937, Section 35.

This EA will be a NEPA document intended to satisfy requirements of federal environmental statutes and regulations. In accordance with specific statutory authority and HUD's regulations in 24 CFR part 58 (Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities), HUD has provided for assumption of its NEPA authority and NEPA lead agency responsibility by the City and County of San Francisco, and specifically MOH.

A. Purpose/Project Summary

This Historic Property Survey Report (HPSR) was prepared by VerPlanck Historic Preservation Consulting for Environmental Science Associates (ESA) and MOH to evaluate the impacts of the proposed project on the former UC Berkeley Laguna Extension campus at 55 Laguna Street, in San Francisco's Hayes Valley neighborhood. This HPSR was prepared as a technical document in support of an Environmental Assessment (EA) being prepared under NEPA, including Section 106 of the National Historic Preservation Act (NHPA).

The proposed project includes approximately 440 dwelling units, including 109 units of affordable senior housing, on the site of the former college campus, which occupies most of the two city blocks bounded by Haight, Laguna, Hermann, and Buchanan streets. The project would include demolition of Middle Hall, one of the former UC Berkeley Extension buildings, as well as the demolition of the "Annex," or "Administration," wing of another building – Richardson Hall. Mercy Housing California, along with Openhouse, would develop the 109 senior housing units through a combination of adaptive reuse of Richardson Hall and construction of a new structure at the corner of Laguna and Waller streets. In addition, a for-profit developer – Wood Partners – would develop approximately 330 market-rate housing units in several new buildings and in the rehabilitated Woods Hall. Wood Partners would also adaptively reuse Woods Hall Annex as a Community Center. The overall project includes development of a park on the former Waller Street right-of-way, several patio/courtyards and other open space, a pedestrian "Mews," and subsurface parking.

The Openhouse senior development would be partly funded by MOH, whose funds would consist of proceeds from the San Francisco Hotel Tax and Inclusionary Housing Ordinance in-lieu payments. It is anticipated that the financing of the Senior Development would also include capital and operating funds from the U.S. HUD Section 202 Housing for the Elderly (“HUD 202”) program.

The 55 Laguna Street site was listed in the National Register of Historic Places as San Francisco State Teachers’ College on January 7, 2008. Three of the existing buildings on the site—Richardson Hall (excluding the administration wing), Woods Hall, and Woods Hall Annex—have also been designated San Francisco City Landmarks. The proposed project would have a significant effect on the qualities of the resources which serve as the basis for listing in the National Register and as individual San Francisco Landmarks.

B. Definition of Area of Potential Effect

According to 36 CFR 800.2, an “Area of potential effect 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 effects such as visual, audible, or atmospheric impacts that are out-of-character with the historic property or that alter its setting.

According to MOH, the APE for the 55 Laguna Street project encompass the project site itself, which would be physically impacted by the proposed project (the Primary APE), as well as 51 individual properties that surround the project site (the Secondary APE) (**Figure 1**). 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, includes Assessor Parcel Numbers (APN) 857/001 and 001A and 870/001 and 002. APN 870/003 (the UCSF Dental Clinic at 100 Buchanan Street) is not part of the project site.¹ Nevertheless, because it abuts parts of the campus that would be physically impacted by the project, and because it is a non-contributing element of the National Register-listed San Francisco State Teachers’ College property, 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 (National Register) in 1997 and subsequently listed in the California Register of Historical Resources (California Register). Seven additional properties within the Secondary APE are contributors to the potential California Register-eligible San Francisco State Teachers’ College Vicinity Apartments Historic District, a discontinuous district comprising several large Art Deco, Gothic Revival, and Moorish Revival-style apartment

¹ Although the project site encompasses five individual properties, it will be hereafter referred to as a single property to avoid confusion.

buildings constructed during the late 1920s and early 1930s to house students enrolled at San Francisco State Teachers' College.

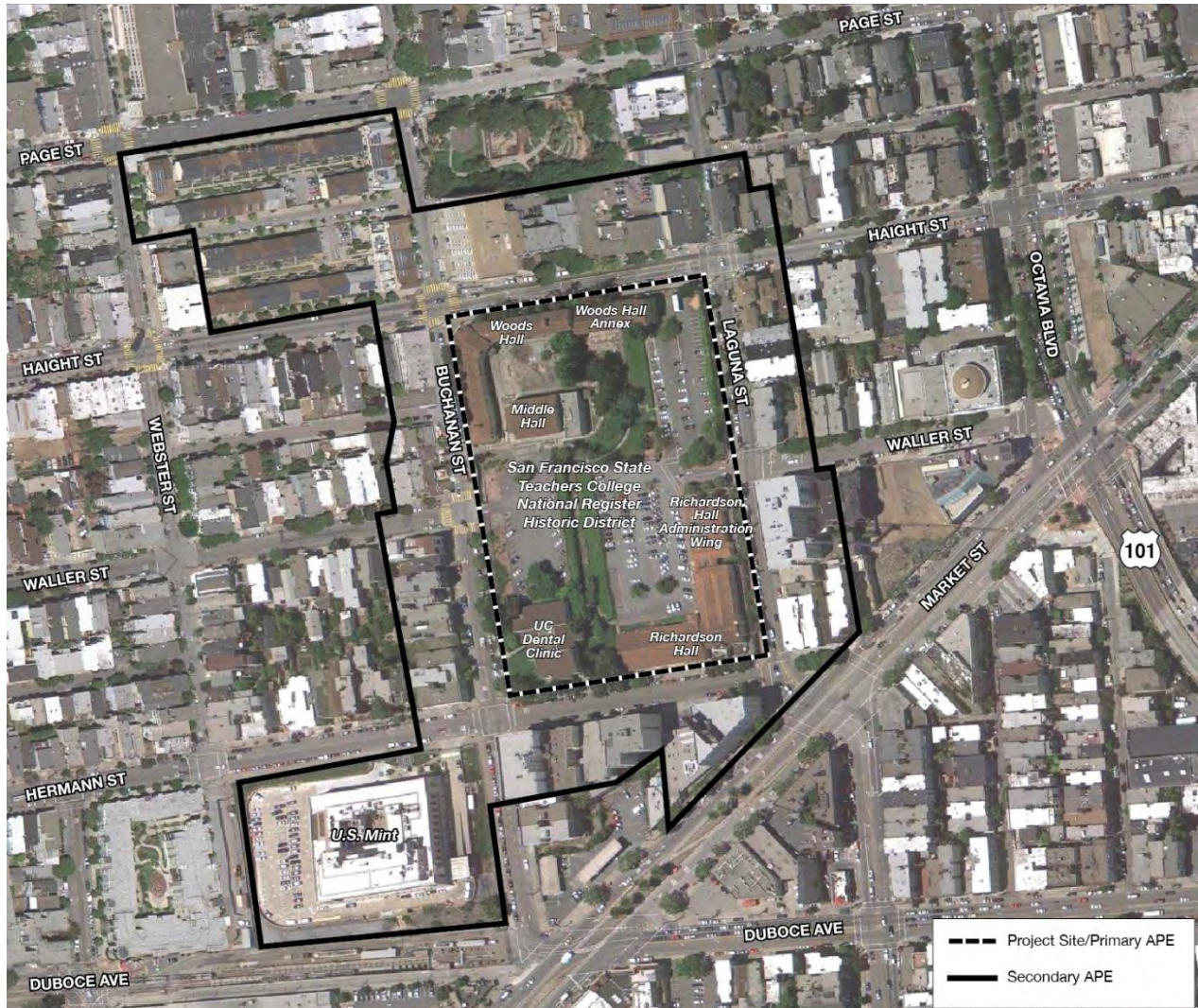


Figure 1. Area of Potential Effect

Source: ESA, Inc.

C. Inventories Consulted

Repositories consulted for this HPSR include the Northwest Information Center at Sonoma State University, where the California Historical Resources Information System (CHRIS) files were consulted. Additional repositories consulted include the San Francisco Planning Department, the San Francisco Department of Building Inspection, the San Francisco Public Library, the University of California Environmental Design Archive, San Francisco Architectural Heritage, and the California Historical Society.

D. Research Methodology

In the course of preparing this HPSR, VerPlanck Historic Preservation Consulting obtained copies of all known historical reports, landmark nomination reports, and other data pertaining to the former UC Berkeley Laguna Extension campus and the surrounding 51 properties within the Secondary APE. Chief among them are the 1996 Historic Context Statement for Hayes Valley prepared by William Kostura, the 2005 Historic Resource Evaluation for the UC Berkeley Laguna Extension campus by Page & Turnbull, the 2006 Historic Resource Evaluation Response for 55 Laguna Street by the San Francisco Planning Department, the 2007 National Register Nomination for the San Francisco State Teachers' College by Vincent Marsh and Carol Roland, and the 2008 Hayes Valley Residential Historic District Update by Page & Turnbull. VerPlanck Historic Preservation Consulting surveyed the entire APE, taking photographs of each property and recording all previously unrecorded properties on California Department of Parks and Recreation (DPR) 523-series forms. Our fieldwork is described in more depth in Chapter VII – Findings.

E. Project Personnel

This HPSR was prepared by Christopher VerPlanck, principal and founder of VerPlanck Historic Preservation Consulting. Mr. VerPlanck, a published author and well-known authority on San Francisco history and architecture, meets the Secretary of the Interior's Professional Qualification Standards for History and Architectural History. He has 15 years of professional experience in the fields of architectural history and historic preservation in California and the West. Prior to founding VerPlanck Historic Preservation Consulting, Mr. VerPlanck co-owned and operated a preservation consulting firm (Kelley & VerPlanck Historical Resources Consulting – 2007-2010) and a preservation architecture firm (Knapp & VerPlanck Preservation Architects – 2010-2011). Mr. VerPlanck also founded and ran the Cultural Resources Studio at Page & Turnbull from 1999 until 2007. VerPlanck sits on the board of Documentation and Conservation of the Modern Movement (DoCoMoMoNoCa).

III. Project Description

The proposed project includes construction of approximately 440 dwelling units, including 109 units of affordable senior housing, on the former site of the UC Berkeley Laguna Extension campus, which occupies most of the two city blocks bounded by Haight, Laguna, Hermann, and Buchanan streets (**See Appendix Item A**). The project would include demolition of Middle Hall, one of the former UC Extension buildings, and the “Annex” or “Administration” wing of Richardson Hall. Mercy Housing California, along with Openhouse, would develop the 109 senior housing units through a combination of adaptive reuse of the remaining main portion of Richardson Hall, a National Register-listed property and a City Landmark, and a new structure at the corner of Laguna and Waller streets.

In addition to the Mercy/Openhouse component, a for-profit developer, Wood Partners, would develop some 330 market-rate housing units in several new buildings and through the rehabilitation of Woods Hall, another National Register-listed property and City Landmark. Wood Partners would also adaptively reuse Woods Hall Annex, a third National Register-listed and City Landmark structure, as a Community Center. The overall project includes development of a linear park on the former Waller Street right-of-way, several courtyard/patios, a pedestrian mews, and subsurface parking.

Over a decade ago the project site was used by the University of California-Berkeley as an extension campus (Richardson Hall) and by the French-American International School (Woods Hall and Annex) and currently contains four buildings. These unoccupied buildings include Woods Hall, Woods Hall Annex, Richardson Hall, and Middle Hall, totaling 101,910 square feet. Located on the southwestern corner of the project site, at the intersection of Hermann and Buchanan streets, is a single story dental clinic, approximately 18,000 square feet in size, that is currently occupied by the University of California San Francisco (UCSF) Dental School. The dental clinic is not part of the project and will remain on the site.

The proposed project site slopes steeply downhill from west to east and is consequently divided into two terraces. The majority of the existing buildings occupy the periphery of the site, at the corners of the terraces, with surface parking located in the center of the site. All of the existing buildings were constructed between 1924 and 1935 as components of the master-planned but never fully realized San Francisco State Teachers’ College (now San Francisco State University) campus, which operated here from just after the 1906 Earthquake until it relocated to its new campus on 19th Avenue in 1957.

Designed by the office of the State Architect, George B. McDougall, the buildings of the former UC Berkeley Laguna Extension campus exhibit characteristics of both the Spanish Colonial Revival and Art Deco styles of architecture. All have smooth stucco walls, deeply punched window openings, red clay tile roofs, as well as spare Spanish and Mexican-derived ornament. Most of the buildings also display some influences of the Art Deco style, particularly the

streamlined massing of Richardson Hall, as well as some WPA-era murals, glass block fenestration, and some interior ornament.

Middle Hall, the oldest building on the campus, was originally built in 1924 as a gymnasium. Additional classroom and office space were added within an addition built on the east side of the building in 1989. It is a one-and-a-half-story building located behind Woods Hall. Woods Hall, constructed in 1926, is a two-story, L-shaped building located at the northwest corner of the upper terrace, with wings extending along both Buchanan and Haight streets. Attached to the east side of Woods Hall is Woods Hall Annex, which was constructed in 1935 with funds and technical assistance provided by the Works Progress Administration (WPA). It is located along Haight Street and positioned near the northeast corner of the lower terrace. Richardson Hall, constructed in 1930, is a two-story, L-shaped building located at the southeast corner of the lower terrace, at the corner of Hermann and Laguna streets. Richardson Hall contains the campus power plant and a two-story auditorium and it also features an attached single-story "addition," known as the "Administration Wing" or "Annex," that was constructed in 1924.

In April 2008, the San Francisco Board of Supervisors adopted Ordinance 68-08 adding Planning Code Section 249.32, the *Laguna, Haight, Buchanan and Hermann Streets Special Use District (SUD)* to the Planning Code. The purpose of the special use district was to facilitate a mixed-use development at the former UC Berkeley Extension site. At the time of the hearings in 2008, the proposal included the following project components: (1) approximately 330 market-rate dwelling units, (2) approximately 110 units of affordable senior housing, (3) approximately 12,000 square feet of community facility space, and (4) approximately 5,000 square feet of neighborhood-serving retail space. All of this would be provided in a maximum of 10 buildings on the property. The special use district also included approximately 90,690 square feet of parking in two underground garages for a total of approximately 310 spaces and approximately 42,000 square feet of publicly accessible open space, created by the reintroduction of the Waller Street right-of-way, a community garden, and other open space distributed throughout the site (in addition to private and common open space for residents).

Under the current proposal, the market-rate housing to be developed would consist of approximately 330 (approximately 275,000 square feet) rental apartments in five new buildings built over two subterranean garages.² The program also includes the renovation of Woods Hall and Woods Hall Annex, with the former to be used for residential uses and the latter as a community center. Additional site improvements include construction of a public park (Waller Park), a community garden, several patio/courtyards, and a landscaped pedestrian mews (Palm Lane). It is intended that the new buildings will be of Type III or Type V (wood-frame) construction. In addition to the residential buildings would be a new "Amenity Building," located in the courtyard between Building 1B and Woods Hall.

² Most of the proposed new buildings are divided into separate sections above the basement level, creating the appearance of 10 new buildings: Buildings 1A (two sections), 1B (two sections), 2C, 2D, 2E (two sections), the Openhouse Building, and the Amenity Building.

The affordable senior housing (“Senior Development”) to be developed by Mercy Housing and Openhouse at 55 Laguna Street would include three primary program components: approximately 109 units of housing – primarily one-bedroom apartments designed for seniors, a Senior Activities and Outreach Center, and offices for Openhouse operations. The Senior Development would consist of two buildings: renovation of the existing Richardson Hall (34,000 square feet) into 39 housing units, retail, and ancillary uses; and construction of a new, approximately 63,000 square-foot, freestanding apartment building containing 70 units. Pending further development, the intent is that the new building would be of Type III metal-frame construction and would be Group R-2 use (apartments) under the California Building Code.

The proposed new buildings are designed in a modernist idiom and constructed of contemporary, industrially produced materials such as concrete, aluminum, cement board, brick, and glass. They are massed as orthogonal volumes that step down in tiers to conform to the steep topography of the site, as well as to avoid overshadowing their historic neighbors. Though the buildings are quite large, they are broken up into smaller volumes, which are in turn articulated with different materials and fenestration types. Where new construction adjoins a historic building, compatible materials, colors, and window types, would be used to ensure a harmonious visual relationship. Where new construction does not adjoin historic buildings it would be more contemporary in nature, using cement board, aluminum ribbon windows, and architectural elements such as balconies, and glass railings to distinguish the new from the old.

IV. Regulatory Framework

A. San Francisco Planning Department Architectural Quality Survey (1976 Survey)

Between 1974 and 1976, the San Francisco Planning Department completed an inventory of architecturally significant buildings throughout San Francisco. An advisory review committee composed of architects and architectural historians assisted in the final determination of ratings for the roughly 10,000 buildings surveyed. The unpublished survey consists of sixty volumes of survey data on file at the San Francisco Planning Department. Both contemporary and older buildings were surveyed, but historical associations were not considered. Typically each building was assigned a numerical rating ranging from “0” (contextual importance) to “5” (individual significance of the highest degree). The inventory assessed only architectural significance, which was defined as a combination of the following characteristics: design features, urban design context, and overall environmental significance. When completed the 1976 Architectural Quality Survey was believed to represent the top 10 percent of the city’s building stock. Furthermore, in the estimation of survey participants, buildings rated “3” or higher represented approximately the top 2 percent of the city’s architecture. The survey was adopted in 1977 by the San Francisco Board of Supervisors under Resolution No. 7831. The Planning Department has been directed to use the survey although the methodology is inconsistent with CEQA Guidelines PRC 5024.1(g).

The San Francisco Planning Department surveyed three of the buildings that comprise the former UC Berkeley Laguna Extension campus: 229 Haight Street (Woods Hall and Woods Hall

Annex) and 55 Laguna Street (Richardson Hall). The survey forms for Woods Hall and Woods Hall Annex give the buildings average marks in the areas of “relationship with surrounding buildings” and “architectural design valuation,” with ratings of 2 given in most categories. However, the summary rating, which was given by the outside body of reviewers, gave the buildings an overall summary rating of 3, placing them within the top tier of buildings in San Francisco. A note on the tally sheet says: “Has an eccentricity of style which enlivens the area.”³ Meanwhile, the survey forms for 55 Laguna Street gave Richardson Hall a summary rating of 2, a decision that the outside reviewers apparently concurred with. Notes on the survey form mention the relief sculptures above the Hermann Street entrance as well as the murals inside Woods Hall Annex by Reuben Kadish.⁴

B. Hayes Valley Survey

In 1996, architectural historian William Kostura surveyed the Hayes Valley neighborhood as part of the NEPA-mandated environmental compliance work for the reconstruction of the San Francisco Housing Authority’s Hayes Valley housing project at Buchanan and Haight streets.⁵ The boundaries of Kostura’s survey area included Octavia Street to the east, Duboce Avenue and Market Street to the south, Grove Street to the north, and Fillmore Street to the west. Following the completion of an intensive-level survey involving field work and archival research, Kostura identified the potential Hayes Valley Residential Historic District. The historic district boundaries were highly irregular (**Figure 2**) as they were drawn to include only Victorian and Edwardian-era residential properties. Large institutional properties, including the UC Berkeley Laguna Extension campus, were deliberately excluded from the district boundaries. The period of significance is not clearly identified in Kostura’s documentation, though he clearly aimed to exclude properties constructed after 1925, judging them to be “...so different in scale and in architectural treatment as to be fundamentally different in character from those of earlier decades.”⁶

The California Historical Resources Commission determined the Hayes Valley Residential Historic District to be eligible for listing in the National Register in 1997. As a National Register-eligible district, it was subsequently listed in the California Register.

C. Market and Octavia Survey

In 2006, the San Francisco Planning Department hired Page & Turnbull to complete the Market and Octavia Area Plan Survey. This survey, whose boundaries spanned several neighborhoods near the center of the city, included a large portion of Hayes Valley. As part of its work, Page & Turnbull revised Kostura’s Hayes Valley Residential Historic District findings, updating the period of significance and evaluating a broader range of property types. The geographical area examined by Page & Turnbull was significantly larger than the area surveyed by Kostura,

³ San Francisco Planning Department, Architectural Quality Survey Forms for 229 Haight Street.

⁴ San Francisco Planning Department, Architectural Quality Survey Forms for 55 Laguna Street.

⁵ Because the project made use of federal Housing and Urban Development (HUD) funds, review of the project under Section 106 of the National Historic Preservation Act was required.

⁶ William Kostura, *Hayes Valley Potential Historic Districts* (undated manuscript on file at the Koshland History Center, San Francisco Public Library), 2.

extending it east from Octavia Street (the eastern boundary of the 1997 historic district) to Franklin Street. Upon concluding its work, Page & Turnbull prepared an update for the Hayes Valley Residential Historic District. In this DPR D (District) form, Page & Turnbull expanded the district boundaries and re-designated several-dozen formerly non-contributing properties as contributing.

The former UC Berkeley Laguna Extension campus was unaffected by the Market and Octavia Survey and it was not brought into the expanded Hayes Valley Residential Historic District. Although it is surrounded by the district on three sides, the former campus is an institutional property type that is incompatible with the residential character of the historic district.



Figure 2. Boundaries of Hayes Valley Historic District (gray), APE (orange outline), and project site (solid orange)
 Source: Christopher VerPlanck

D. Page & Turnbull Historic Resource Evaluation for UC Laguna Extension Campus

In 2005, Page & Turnbull prepared an extensively researched Historic Resource Evaluation (HRE) for the former UC Berkeley Laguna Extension campus. The report, which was co-written by the author of this HPSR, was required as part of the CEQA review process for a residential adaptive reuse project proposed by Mercy Housing (a partner in the current proposed project) and A.F. Evans Development. Similar to today, the proposed project called for the demolition of Middle Hall and Richardson Hall Annex, the restoration of Richardson Hall, Woods Hall, and Woods Hall

Annex; and the construction of a mixture of market-rate and subsidized senior housing in several new buildings.

The Page & Turnbull HRE was the first report to comprehensively study the former campus, delving into its history, and analyzing its potential significance. The HRE found three of the four buildings on the campus: Richardson Hall, Woods Hall, and Woods Hall Annex, eligible for listing in the National Register and the California Register. The HRE also found these three buildings eligible as San Francisco City Landmarks. The HRE concluded that Middle Hall did not retain sufficient integrity to be listed and that the campus as a whole did qualify for designation because it was never completed according to the original master plan.

E. National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's comprehensive inventory of historic resources. Administered by the National Park Service, the National Register includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. Typically, any resource over fifty years of age may be eligible for listing in the National Register if it meets any one of the four eligibility criteria and if it retains historic integrity.

In 2007, a local historic preservation advocacy group called Friends of 1800 Market hired architectural historians Vincent Marsh and Carol Nawi to prepare a National Register nomination for the former UC Berkeley Laguna Extension campus. Building on information contained within the Page & Turnbull HRE, the National Register nomination added information about the WPA murals within Richardson Hall and Woods Hall Annex and better-documented the landscape, which in addition to the "Sacred Palm" consists of several surface parking lots bounded by retaining walls and planting strips. The National Register nomination determined that the entire campus was eligible for listing in the National Register under Criterion A (Events), with a period of significance spanning the years 1924-1957. The boundaries of the district and its contributors are shown in **Figure 3**. The Historical Resources Commission concurred with the nomination's findings and the property was consequently listed in the National Register in 2008. As a result, the campus has a California Register Status Code of "1S," meaning that it is an "Individual property listed in NR by the Keeper. Listed in the CR."⁷

The only other National Register-listed property within the APE is the U.S. Mint at 155 Hermann Street (listed 1988).

⁷ California Office of Historic Preservation, "California Historical Resource Status Codes," (August 2003).

F. Article 10 of the San Francisco Planning Code

San Francisco City Landmarks are buildings, properties, structures, sites, districts, and objects of “special character or special historical, architectural or aesthetic interest or value and are an important part of the City’s historical and architectural heritage.”⁸ Adopted in 1967 as Article 10 of the San Francisco Planning Code, the San Francisco City Landmark program recognizes the significance of listed buildings and protects them from inappropriate alterations and demolition through review by the San Francisco Historic Preservation Commission. There are approximately 260 individually landmarked properties and 11 designated historic districts in San Francisco that are subject to Article 10. The Article 10 designation process originally used the Kalman Methodology, a qualitative and quantitative method used to evaluate historic properties. As of 2000, Article 10 was amended to use National Register significance criteria.

In 2007, concurrent with its efforts to list the former UC Berkeley Laguna Extension campus in the National Register, Friends of 1800 Market hired Roland-Nawi Associates to prepare a landmark designation case report to list the former San Francisco State Teachers’ College property under Article 10 of the Planning Code. The San Francisco Landmarks Preservation Advisory Board (now the Historic Preservation Commission) did not agree that the campus as a whole retained integrity, largely because the original campus master plan was never carried out. Instead of designating the entire property, the Landmarks Preservation Advisory Board designated three individual buildings as local landmarks: Richardson Hall (Landmark No. 256), Woods Hall (Landmark No. 257), and Woods Hall Annex (Landmark No. 258). Middle Hall, which is a contributor to the National Register district, was not designated as a City Landmark, due largely to integrity concerns.

There are three buildings within the Secondary APE that are designated under Article 10 of the Planning Code, including the Nightingale House, at 201 Buchanan Street (Landmark No. 47-designated October 1, 1972); and the McMorry-Lagen Houses at 188 and 198 Haight Street (Landmark No. 164-designated November 6, 1983).

⁸ San Francisco Planning Department, *Preservation Bulletin No. 9 – Landmarks* (San Francisco: January 2003).

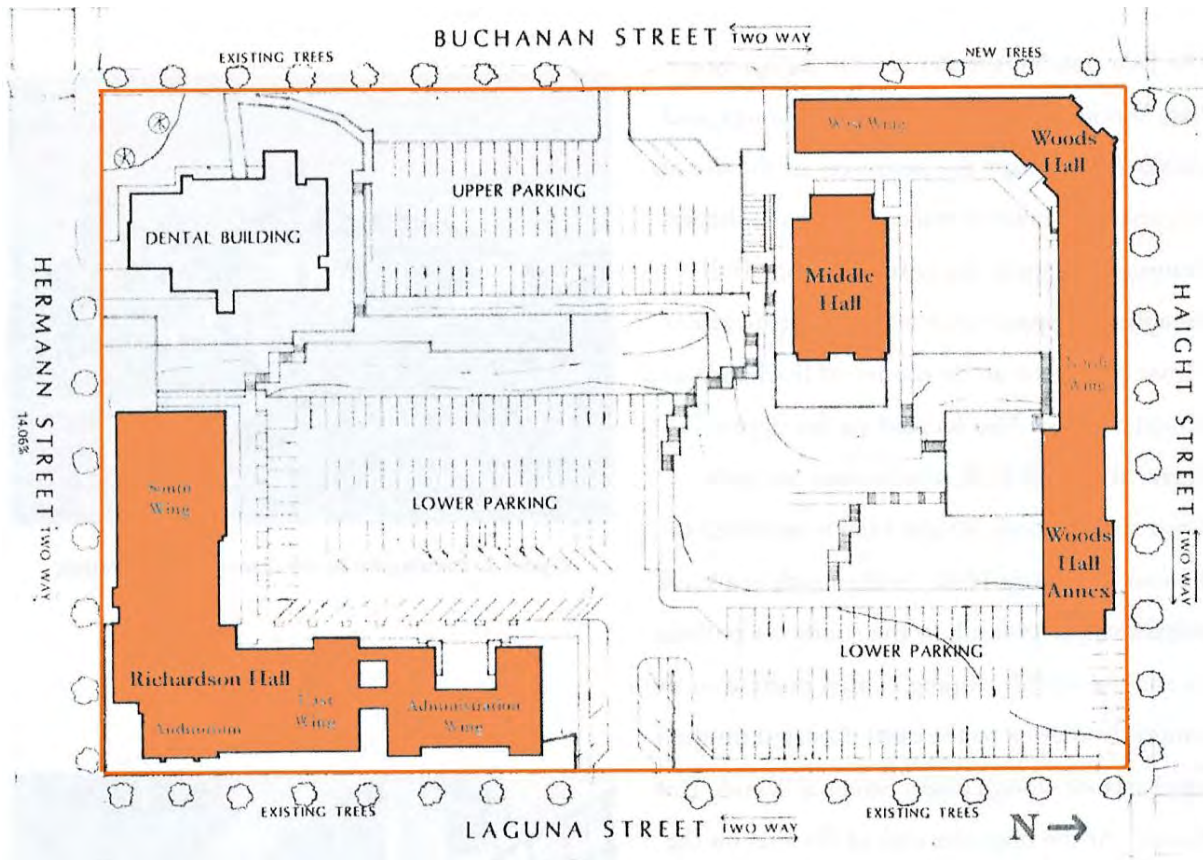


Figure 3. Site plan of former UC Berkeley Extension campus, with boundaries of National Register Historic District in orange. Footprints of contributors are highlighted in orange.
Source: UC Berkeley; annotated by Christopher VerPlanck

V. Public Participation and Coordination

A. Summary of Outreach to Local Preservation Groups

On January 24, 2012, Christopher VerPlanck sent letters of enquiry to the following historic preservation organizations and historical societies: the California Historical Society, San Francisco Architectural Heritage, and the National Trust for Historic Preservation (**See Appendix Item B**). On March 28, 2012, Mr. VerPlanck mailed a similar letter to Save the Laguna Street Campus. In these letters we described the property, the proposed undertaking, and included a brief history of the property. We then asked if the organizations had any information on the property or other properties within the APE and invited their comments pursuant to 36 CFR 800.4. Copies of the letters are attached within the Appendix Item B. To date no responses have been received.

B. Summary of Outreach to Native American Tribes

On January 24, 2012, Christopher VerPlanck sent a letter of enquiry to representatives of the Muwekma Ohlone Tribe in San José, California (**See Appendix Item B**). In this letter we described the property, the proposed undertaking, and included a brief history of the property. We then asked if members of the tribe had any information on the property or other properties within the APE and invited their comments pursuant to 36 CFR 800.4. A copy of the letter is attached within Appendix Item B. To date no responses have been received.

VI. Resources Identified

A. General Site Description

The former UC Berkeley Laguna Extension campus was described in detail in the 2005 Page & Turnbull HRE. Aside from vandalism and lack of maintenance, conditions of the landscape and most of the buildings have not changed appreciably since then. To avoid repetition with the 2005 HRE, this HPSR provides only brief descriptions of each of the five major buildings on the campus (Richardson Hall, Richardson Hall Annex, Middle Hall, Woods Hall, and Woods Hall Annex) and summarizes only what has changed since 2005. This section also provides information on the site itself, including its landscaping and hardscaped elements, such as surface parking lots, terraces, retaining walls, stairs, gates, fences, lighting, and other associated structures and objects. Essentially abandoned for a decade, the physical condition of the site and its buildings ranges from fair to very poor. Although most of the buildings appear to be structurally sound (with the exception of Richardson Hall Annex), it is largely due to their rugged concrete construction and durable finish materials. However, prolonged water intrusion and vandalism have taken their toll on interior finish materials, which are heavily damaged in Woods Hall and Richardson Hall Annex.

Context

The former UC Berkeley Laguna Extension campus is located at 55 Laguna Street in San Francisco's Hayes Valley neighborhood. It is surrounded by residential properties, including several large 1930s-era apartment buildings to the south, east, and north; as well as several dozen well-preserved Victorian and Edwardian-era single-family and multiple-family dwellings.

Site

The former campus comprises two city blocks bounded by Haight Street to the north, Laguna Street to the east, Hermann Street to the south, and Buchanan Street to the west. Waller Street, which formerly bisected the campus from east-to-west, was closed to traffic in April 1922 and merged with the rest of the campus.⁹ The campus occupies Assessor Parcels 0857/001 and 001A and 0870/001 and 002. Assessor Parcel 0870/003 is occupied by the UCSF Dental Clinic, which is not part of the historic campus and not part of the proposed project.

The former campus slopes steeply downhill from west to east, and also from north to south. Consequently, the campus has been graded into two terraces, including the upper terrace (the location of Woods Hall, Woods Hall Annex, Middle Hall, and the upper parking lot) and the lower terrace (the location of Richardson Hall and Richardson Hall Annex, entrance driveway, and lower parking lot). A heavily planted berm, held into place by concrete and stone retaining walls, separates the two levels (**Figure 4**). Three concrete stairs with metal pipe railings connect the two terraces at the south, central, and northern portions of the campus. These all appear to date from the UC Berkeley period of occupancy (post 1957). Concrete retaining walls constructed in 1927, and articulated by cast-cement quoins at regular intervals, line much of the campus' Laguna Street frontage. These retaining walls wrap the northeast corner of the campus and extend partway up Haight Street.

Over two-thirds of the former campus is devoted to surface parking. The upper parking lot is accessed from Buchanan Street along the former Waller Street right-of-way. It holds about 70 vehicles and is sandwiched between Woods and Middle Halls to the north and the UCSF Dental Clinic to the south. The parking lot is bounded by chain link fencing and features two untended planting beds along its west side. The lower parking lot is much larger, housing approximately 185 vehicles in two separate sections accessed by the main driveway from Laguna Street. Several deciduous trees fill planter strips on either side of the drive and on islands within the parking lots.

⁹ San Francisco Office of the Assessor-Recorder, Assessor Parcel Maps for Blocks 857 and 870.



Figure 4. Landscaped berm between upper and lower terraces, 2012

Source: Christopher VerPlanck



Figure 5. Planted area south and west of Middle Hall

Note "Sacred Palm" at center-left, 2012

Source: Christopher VerPlanck

There are several small formally landscaped areas within the former UC Berkeley Laguna Extension campus, although most of these areas are untended, making it difficult to determine what was intentionally planted and what has "volunteered." The most significant landscaped areas that remain include an ivy and olive tree-covered embankment between the upper and lower parking lots. This feature extends from Hermann Street to Middle Hall and is the dominant landscape feature of the campus. Steeply sloping areas bounding Middle Hall to the south and east also contain some landscaping, including ivy-covered slopes, a large Canary palm (nicknamed the "Sacred Palm"), several eucalyptus trees, as

well as other deciduous and evergreen trees and plantings (Figure 5). The area between Middle Hall and Woods Hall, which was originally a landscaped quadrangle, features some remnant landscaping, including several redwood trees. The perimeter of the campus is partially lined by street trees, including eucalyptus along Buchanan Street, olives along Laguna Street, eucalyptus and ficus along Haight Street, and various deciduous trees and conifers along Hermann Street.

Richardson Hall

Richardson Hall wraps around the southeast corner of the site, extending partway up Hermann Street and along Laguna Street to the Waller Street right-of-way. Visible from the prominent intersection of Market, Guerrero, Laguna, and Hermann streets, the southeast corner of the building, with its molded auditorium, boiler room, and smokestack, exerts a strong presence on the local skyline. Built in 1930, the main portion of Richardson Hall (historically known as the "Training School Wing") is two stories over a partial basement. Like the rest of the campus, Richardson Hall is designed in a blend of the Spanish Colonial Revival and Art Deco styles. It is

constructed of poured-in-place concrete finished in smooth-textured stucco tinted a buff hue. The gable roof is clad in red clay tiles.

The primary façade of Richardson Hall faces south toward Hermann Street. It is seven bays long, and due to the steep grade of Hermann Street, it is a full two stories higher at its east end than at its west end. Its easternmost bay is a blank retaining wall that conceals the boiler room in the basement. The primary entrance is one bay in to the west and housed within a protruding gable-roofed pavilion (**Figure 6**). The entrance itself is flanked by a pair of chamfered columns that support an entablature surmounted by a pair of sculpted figures – one male and one female – who support a book illuminated by a torch, a traditional symbol of learning and enlightenment. To the right of the entrance is a grille window containing glass blocks. The main entrance contains a pair of 1950s-era aluminum doors (now boarded up) with aluminum hardware. The rest of fenestration on this façade consists of steel industrial windows with operable awning sashes.



Figure 6. Primary entrance to Richardson Hall, 2012
Source: Christopher VerPlanck

The secondary façade of Richardson Hall faces east toward Laguna Street; it is five bays long (**Figure 7**). The first floor level is a concrete retaining wall, articulated by cast-cement quoins, that encloses the basement level. Above this, at the first floor level, a balustrade encloses a walkway that extends along the east side of Richardson Hall. The majority of this elevation is plain and articulated only by a grid of steel industrial windows with operable awning sashes. The southwest corner encloses the auditorium and vent stacks for the basement boiler; it is composed of various geometrical volumes that are handled in such a way that they give this part of the building a bold, sculptural effect with Art Deco lines. The auditorium itself is articulated as a gable-roofed volume with a recessed blind arcade at the apex of the gable facing Laguna Street.



Figure 7. East façade of Richardson Hall, 2012
Source: Christopher VerPlanck



Figure 8. North façade of Richardson Hall, 2012
Source: Christopher VerPlanck

The north façade of Richardson Hall faces the lower parking lot, which according to original site plans, was to have been a hardscaped quadrangle (Figure 8). This elevation is moderately ornamented with features that blend the Spanish Colonial Revival and Art Deco styles. The first floor features a partial arcade element demarcated by piers capped by diamond-shaped capitals. These bays contain large multi-light steel industrial windows, although the windows on the first floor level are boarded up. The second floor is set back slightly from the first floor, forming a narrow balcony. Resembling the first floor (apart from not having an arcade), the second floor level is punctuated by several large steel windows. The easternmost bay on this elevation features an Art Deco-style, gable-roofed “belfry” that conceals mechanical equipment. The belfry is articulated by grills containing glass blocks and a series of four extruded piers that rest on corbels. In between the corbels are narrow vertical steel industrial windows.



Figure 9. West façade of Richardson Hall, 2012
Source: Christopher VerPlanck

The west façade of Richardson Hall also faces the lower parking lot. It resembles the north façade, albeit in a more restrained ornamental scheme (Figure 9). Five bays long, the west façade features a grid of rectangular steel industrial windows divided by concrete piers and capped by triangular capitals. The windows on the first floor level are boarded up. A non-historic, one-story addition is located at the northwest corner of this elevation.

The interior of Richardson Hall consists almost entirely of classrooms and offices located on either side of a central double-loaded corridor that extends along the central axis of the L-shaped building. The basement contains the boiler room, storage, and other functional, back-of-house spaces. Two pairs of toilet rooms (one men’s and one women’s) are located at the northeast and southwest corners of the first floor level. Stairs provide access to the second floor level at the northeast and the southwest corners of the building, as well as near the junction of the upper and lower legs of the “L”-shaped plan. A large double-height auditorium is located at the southeast corner of the first floor.

Although the original floor plan remains legible, the classrooms, offices, and the auditorium of Richardson Hall were remodeled after 1957 and presently feature utilitarian gypsum board and plaster wall finishes, dropped “T-bar” ceilings, and resilient tile or carpeted flooring. The central corridor and stairs at both the first and second floor levels retain more historic fabric, in particular the distinctive groin vaulted corridor located near the main entrance. This area leads to a barrel-vaulted corridor ornamented with murals executed by Larry Boyce, circa 1980. An older WPA mural is located above a double-door in this area. This mural, which depicts an angel, is by Jack Moxom and it was painted ca. 1935. The auditorium, though it retains its original layout, was entirely remodeled ca. 1957.

Richardson Hall Annex



Figure 10. East façade of Richardson Hall Annex, 2012
Source: Christopher VerPlanck

Richardson Hall Annex adjoins Richardson Hall to the north; the two buildings are joined at two locations with landscaped courtyards alternating with connecting hyphens. Constructed in 1924, the structure actually predates the rest of Richardson Hall by six years. Similar to Richardson Hall, the Annex is constructed of poured-in-place concrete and it also sits atop a concrete podium and retaining wall that conceals the basement from view. In contrast to the rest of Richardson Hall, the Annex is only one-story above the basement. From Laguna Street it reads as an entirely separate building because of a setback between it and the rest of

Richardson Hall as well as its distinctive combination hip-and-gable roof.

The east façade of Richardson Hall Annex that faces Laguna Street is set back from the retaining wall, with a narrow walkway located between the façade and a steel balustrade/railing (**Figure 10**). This façade is five bays wide and articulated as a pair of gable-roofed pavilions flanking a slightly recessed hipped-roof section. The east façade features a variety of window types, including segmental-arched openings with tiled relief murals (in the corner pavilions) and boarded-up rectangular openings that formerly contained multi-light wood casements. Most appear to have been destroyed by vandals.

The north façade of Richardson Hall Annex faces the driveway that enters the site. It is articulated by two groups of eight rectangular window openings that originally contained multi-light wood casements. They are now boarded up.

The west façade of Richardson Hall Annex roughly mirrors the east façade (**Figure 11**). As the location of the primary entrance, it is the building's primary façade. Similar to the east façade,



Figure 11. West façade of Richardson Hall Annex, 2012

Source: Christopher VerPlanck

the west façade consists of two projecting gable-roofed corner pavilions flanking a hip-roofed section where the main entrance is located. The flanking wings partially enclose a paved patio. The corner pavilions feature arched openings capped by tiled murals. The north wing is punctuated by a non-historic pedestrian entrance accessed by a ramp. The south pavilion features a pair of multi-light wood casement windows. Circular louvered vents outlined in red clay tile are located above the openings in each of the corner pavilions. The recessed central portion has been heavily altered; it contains a band of ca. 1957 glazed aluminum doors and sidelights. A wood trellis, which probably also dates from

the late 1950s, shelters a hardscaped patio in front of the primary entrance. Aluminum letters on the wall above the entrance partially spell out the name of the building: "R CHARDSON HALL."

The south façade of Richardson Hall Annex faces a small landscaped courtyard between it and Richardson Hall. From within this courtyard the hyphen that connects the two structures is visible. The west wall of the hyphen is articulated by three multi-light wood casement windows.

The interior of Richardson Hall Annex has been largely destroyed since the Page & Turnbull HRE was published in 2005. Since the 1957 remodel, the first floor had featured a central lobby with offices behind and a lounge to the north. The lounge, which once featured a copper-clad 1950s-era fireplace, was totally destroyed by vandals who cut it up and removed it through the roof. As a result, rainwater got in and the roof collapsed. The lobby is still relatively intact, though most of the doors and windows have been destroyed.

Middle Hall

Originally built in 1924 as a gymnasium for the San Francisco State Teachers' College, Middle Hall is located south and west of Woods Hall. The oldest extant building on the former UC Berkeley Laguna Extension campus, Middle Hall set the tone for the later buildings with its Spanish Colonial Revival styling. Middle Hall has undergone the most extensive alterations of the former campus, including the construction of two large additions on the east façade, as well as substantial interior remodeling completed in 1989. Middle Hall is built of reinforced-concrete with steel industrial sash windows and a red clay tile roof.



Figure 12. Historic stair and entrance to Middle Hall, 2012
Source: Christopher VerPlanck



Figure 13. Oblique view of Middle Hall from southwest
Source: Christopher VerPlanck

As the location of the building's historic main entrance(s), the south façade of Middle Hall is its primary façade. The south façade is also the most highly ornamented of the four façades. It has a grand bifurcated-run stair that flanks the main entrance, which originally provided access to offices and classrooms in the basement. Above this entrance is a cast-cement plaque depicting a male discus thrower (**Figure 12**). Surmounting the stair, at the upper terrace level, is a wrought-iron balustrade and a solid concrete retaining wall. Recessed several feet behind it is another heavily ornamented entrance that historically provided access to the gymnasium.

The highly embellished entry sequence was placed on the south façade because of the steeply sloping site, which allowed for above-grade access to both levels. The south façade also faced what was supposed to become a landscaped quadrangle at the center of the campus. The rest of the south façade is concrete, finished in stucco, with three large steel industrial windows with operable pivot sashes (**Figure 13**). The granite cornerstone is located at the lower-left corner of the south façade; it reads: "ANNO DOMINI MCMXXIV."

The west façade of Middle Hall has been the location of the primary entrance to Middle Hall for at least two decades. It is quite simple, consisting of a gable-roofed volume with a one-story shed-roofed wing. Both floor levels are punctuated by steel multi-light industrial windows. The shed-roofed section is clad in red clay tiles like the rest of the building.

The north façade of Middle Hall is similar to the upper level of the south façade but it is only one-story and contains no entrances. Instead, a band of three large steel industrial windows extends across the upper portion of this façade. A 1980s-era mural, probably painted by the French-American International School of San Francisco, still exists on this wall (**Figure 14**).

The east façade of Middle Hall is partially concealed by later additions, including a boxy 1980s-era addition punctuated by two pedestrian doors and six newer anodized aluminum windows.

Middle Hall was occupied for years by the French-American International School. Although the school continued to use the historic gymnasium, the former classrooms, offices, and training rooms on the first floor were gutted and remodeled in the 1990s and early 2000s, as well as the former locker rooms in the one-story shed-roofed wing. The interior of the gymnasium itself is quite intact. Measuring 79'-5" by 59'-4", it features wood wainscoting to a height of 7', with plaster above. The floor is maple and the ceiling features four riveted 10-panel fink trusses and the exposed roof sheathing (**Figure 15**). The rest of the interior of Middle Hall retains a low degree of integrity.



Figure 14. North façade of Middle Hall, 2012
Source: Christopher VerPlanck

Woods Hall

Woods Hall wraps around the corner of Buchanan and Haight Streets; its primary entrance is oriented at a 45 degree angle to the intersection, with classroom wings extending partway down both streets. Woods Hall Annex (described separately) is attached to the east wall of the east (Cowell) wing. Constructed in 1926, Woods Hall is the largest of the remaining buildings on the former UC Berkeley Laguna Extension campus. Constructed of reinforced-concrete, the two-story building is designed in the Spanish Colonial Revival style. The concrete walls are finished in smooth stucco and the roof is clad in red clay tiles. Due to the change in grade between the street and the interior of the property, the street façades are only one-story above grade at the corner of Haight and Buchanan streets, whereas the interior courtyard façade is a full two stories.



Figure 15. Gymnasium inside Middle Hall
Source: Christopher VerPlanck

Of the historic buildings on the campus, Woods Hall is the most traditional in terms of its architectural vocabulary. The most notable section of the exterior is the central entrance pavilion, which faces northwest toward the intersection of Buchanan and Haight streets. The pavilion functions as a connector between the two classroom wings (Cowell and Herbst). It visually anchors the building to its site and draws attention to its ornate, almost Baroque, design that contrasts with the austere classroom wings (**Figure 16**). The pavilion houses the main entrance, which is recessed within a barrel-vaulted vestibule. The entrance is partially screened behind a freestanding concrete wall surmounted by two terra cotta urns. The wall conceals a short run of stairs and a ramp that lead down to the primary entrance. The entrance is flanked by paired Tuscan pilasters that support a broken entablature. The barrel vault, which is flush with the wall plane, springs from the entablature. The area above the vault was at one time embellished with a WPA marble mosaic by artist Maxine Albro. The mural, which depicted various flora and fauna, as well as an open book, was either removed or covered by paint and/or stucco. The entrance itself is glazed and protected behind a cast metal frame. The frame, which consists of foliate ornament, is capped by a sculptural motif crowned by an open book and vegetal motifs (**Figure 17**). Decorative coach light fixtures illuminate the entrance.



Figure 16. Entry pavilion of Woods Hall, 2012
Source: Christopher VerPlanck



Figure 17. Main entrance to Woods Hall, 2012
Source: Christopher VerPlanck

The flanking street façades of both Cowell (east) and Herbst (west) wings of Woods Hall are more restrained in comparison with the entry pavilion.

With their sparse fenestration, these façades appear almost defensive in character. Herbst Wing, which extends along a portion of Buchanan Street, is six bays long. Due to the downward slope of the street, the northernmost corner is only one-story above grade, whereas the southern end is two stories above grade. Aside from narrow molded window sills and a narrow cornice line, Herbst Wing is essentially unornamented. It is articulated by widely spaced, punched window

openings containing double-hung wood sashes (**Figure 18**). Cowell Wing is very similar to Herbst Wing in terms of its architectural vocabulary, although due to the steeper slope along Haight Street, the easternmost corner of the building is almost three stories above grade in contrast to the western corner, which is only one story above grade (**Figure 19**).



Figure 18. Herbst Wing, Woods Hall, 2012
Source: Christopher VerPlanck



Figure 19. Cowell Wing, Woods Hall, 2012
Source: Christopher VerPlanck

The courtyard-facing façades of Woods Hall are much more open and less defensive in character than those facing either Buchanan or Haight streets. In contrast to the street façades, which range from one to three-stories above grade, the courtyard façades are a consistent two stories. The architectural centerpiece of the courtyard façades of Woods Hall is the entry pavilion, which with its belfry, appears to be a full three stories in height (**Figure 20**). The primary entrance to the building from the courtyard is located in this pavilion. Sheltered beneath a non-historic wood-framed porch, the entrance contains a pair of non-historic glazed metal doors (now boarded-up). Above this, a molded belt course divides the first and second floor levels. The second floor level features four rectangular window openings containing double-hung wood sash windows (now boarded-up). Above this, at the “third floor” level, is a recessed niche containing a pair of Composite order columns supporting a shallow barrel vault. The courtyard façades of the flanking Herbst and Cowell wings are both equally simple; both are stuccoed with minimal detailing aside from extruded sills and a narrow cornice (**Figure 21**). Matching belfry-like chimneys are located midway

along the ridgebeams of both wings. The window openings are grouped functionally and contain wood double-hung sashes (Herbst Wing) and non-historic aluminum windows (Cowell Wing).

The interior of Woods Hall is for the most part quite utilitarian, consisting of double-loaded corridors flanked by classrooms on the first and second floors. The only notable space within the

interior is the main lobby, located just inside the entry pavilion. This double-height space has been altered, probably in the 1960s, when it likely lost its mural cycle by artist John Emmett Gerrity. Completed as a WPA commission, the murals covered all eight walls of the lobby. Since the interior of Woods Hall was last surveyed by the author of this report, it has been broken into many times and vandalized. In addition, broken windows have allowed water to get into the building. Consequently it is very badly damaged and in poor condition.



Figure 20. Courtyard entry pavilion of Woods Hall, 2012

Source: Christopher VerPlanck



Figure 21. Courtyard (east) façade of Herbst Wing, 2012

Source: Christopher VerPlanck

Woods Hall Annex

Woods Hall Annex is attached to the east wall of Woods Hall. Built in 1935 by the WPA as a public works project, Woods Hall Annex is two-stories over a partial basement. It is constructed of reinforced-concrete and designed in a similar blend of Spanish Colonial Revival and Art Deco features as other buildings on the former UC Berkeley Laguna Extension campus. Built as a training facility for science teachers, the structure has always functioned as a separate building from the rest of Woods Hall. The separateness of Woods Hall Annex is further exacerbated by the steep grade change between Buchanan and Laguna streets, resulting in there being only one connection between the two buildings.

The primary façade of Woods Hall Annex faces north toward Haight Street. It is largely windowless and, like Woods Hall, somewhat defensive in its architectural qualities (**Figure 22**). Its main entrance, the building's principal architectural feature, is centered within a projecting pavilion that is buttressed to the east and west by rectangular concrete volumes. The entrance itself is flanked by a pair of engaged Romanesque columns that support a cast stone arch enclosing a blind pediment. The original doors have been replaced with non-historic metal counterparts. The upper portion of the entry pavilion contains a pair of wood casement windows housed within deeply recessed openings. The rest of the north façade, heavily obscured by ficus and olive trees, is windowless aside from a pair of wood casement windows.

In contrast to the north façade, the south façade of Woods Hall Annex, which faces the interior courtyard, is amply fenestrated. Largely functional in appearance, the south façade is dominated by a grid of rectangular window openings containing non-historic aluminum sashes (**Figure 23**). Due to the steeply sloping site, the east end of the building is a full story higher than the west end. It is in this area that Woods Hall Annex displays its most important feature – a recessed entrance vestibule surmounted by a large oriel containing a multi-light steel industrial window. This window illuminates the interior staircase that contains Reuben Kadish's mural, "A Dissertation on Alchemy."



Figure 22. North façade of Woods Hall Annex, 2012
Source: Christopher VerPlanck



Figure 23. South and east façades of Woods Hall Annex, 2012
Source: Christopher VerPlanck

The interior of Woods Hall Annex consists of a single-loaded corridor along the north wall and classrooms on the south side of the building. In contrast to Woods Hall, the interior of Woods Hall Annex has not been as heavily altered; indeed, it retains much of its historic materials and finishes, including a barrel-vaulted corridor on the second floor (Figure 24), as well as several original water fountains in their original niches, and molded plaster ornament rendered in the Spanish Colonial Revival style. The most significant interior feature of Woods Hall Annex is its east stairwell. Made of concrete and displaying influences of the Late Moderne style, the second-floor landing contains Reuben Kadish’s mural “A Dissertation on Alchemy.” Widely considered to be one of the artist’s best surviving works, it is also one of only two remaining WPA murals known to remain on the former campus (Figure 25). Like Woods Hall, the interior of Woods Hall Annex has been heavily vandalized and contains extensive water damage.



Figure 24. Second floor corridor in Woods Hall Annex, 2012
 Source: Christopher VerPlanck



Figure 25. “Dissertation on Alchemy” by Reuben Kadish, 2012
 Source: Christopher VerPlanck

B. Historic Context

Hayes Valley

When Spanish explorers first arrived in what is now San Francisco in 1769, the area that is now Hayes Valley was a shallow valley containing groves of coast live oaks and coastal sage scrub. Due to its several springs and streams it was comparatively lush in comparison with the rest of the northern San Francisco Peninsula. Because of its ample water, firewood, and protection from harsh onshore winds, Hayes Valley was the location of at least one Ohlone settlement. Records on file at the Northwest Information Center at Sonoma State University attest to the existence of prehistoric middens (deposits of shells, tools, and sometimes burials) within Hayes Valley.

Neither the Spanish nor the Mexican settlers who lived in what is now San Francisco settled Hayes Valley, though they likely used it for cattle grazing, harvesting firewood, and obtaining fresh water. The American conquest of California in 1847-48, and especially the ensuing Gold Rush, ushered in tremendous changes as thousands of Americans and Europeans inundated San Francisco.

In 1849, Colonel Thomas Hayes acquired 160 acres of land within the area of the city that now bears his name. His landholding – called the Hayes Tract – did not align with the cardinal points of the compass, instead inscribing a square whose coordinates are marked by the present-day intersections of Turk and Laguna streets, Fulton and Polk streets, Franklin and Mission streets, and Oak and Webster streets. What is now the UC Berkeley Laguna Extension campus actually sits just south of the boundaries of the Hayes Tract (**Figure 26**). By 1856, what is now Hayes Valley had become part of the much larger Western Addition neighborhood, a large swath of the city bounded by San Francisco Bay to the north, Larkin Street to the east, Duboce Avenue to the south, and Divisadero Street to the west.¹⁰

Colonel Thomas Hayes was typical of the adventurous and entrepreneurial spirit that had lured thousands of “Forty-niners” to San Francisco. Born in Ireland in 1823, Hayes immigrated to the United States as a young man. Before coming to California in 1849, he was a politician in New York and a fierce advocate for Irish independence. After trying his hand at gold mining, Hayes invested his time and energy in buying and selling San Francisco real estate. Initially he tried farming some of the bottom lands of the Hayes Tract but found that too difficult on account of the area’s cool climate and rough topography.¹¹ Witnessing the rapid growth that was pushing urban development out toward his land, in 1857, Hayes obtained a franchise from the state legislature to build a steam railroad line out along Market Street, and then along what is now

¹⁰ William Kostura, *Hayes Valley Housing Historic Context Statement* (Unpublished manuscript in the Koshland History Center, San Francisco Public Library, 1995), 1.

¹¹ *Ibid.*

Hayes Street to the center of his property. This franchise was acquired by the Market Street Railroad in 1860 and construction was completed by July of that year.¹²



Figure 26. Map of the Hayes Tract; note northern portion of project site in orange
Source: San Francisco Public Library

¹² William Kostura, *Hayes Valley Housing Historic Context Statement* (Unpublished manuscript in the Koshland History Center, San Francisco Public Library, 1995), 2.

With rail service in place, Thomas Hayes surveyed his tract in three surveys that took place in 1859, 1860, and 1861. It is widely agreed that most of the buyers of land in the Hayes Tract were fellow speculators and not individual settlers, resulting in residential development taking at least another decade or so to take off. Other individuals, now mostly unknown to history, purchased other 160-acre tracts around the Western Addition and subdivided their holdings much as Hayes had done.¹³ Nevertheless, development in what is now Hayes Valley remained comparatively sparse into the early 1870s. An undated lithograph, likely dating to around 1865, shows Hayes Valley when it was still a semi-rural suburb of San Francisco. Although the gridded streets of the Western Addition had been laid out in the mid-180s, it is clear that they were little more than sandy tracks over the hills. Most development was clustered along Market Street (**Figure 27**).

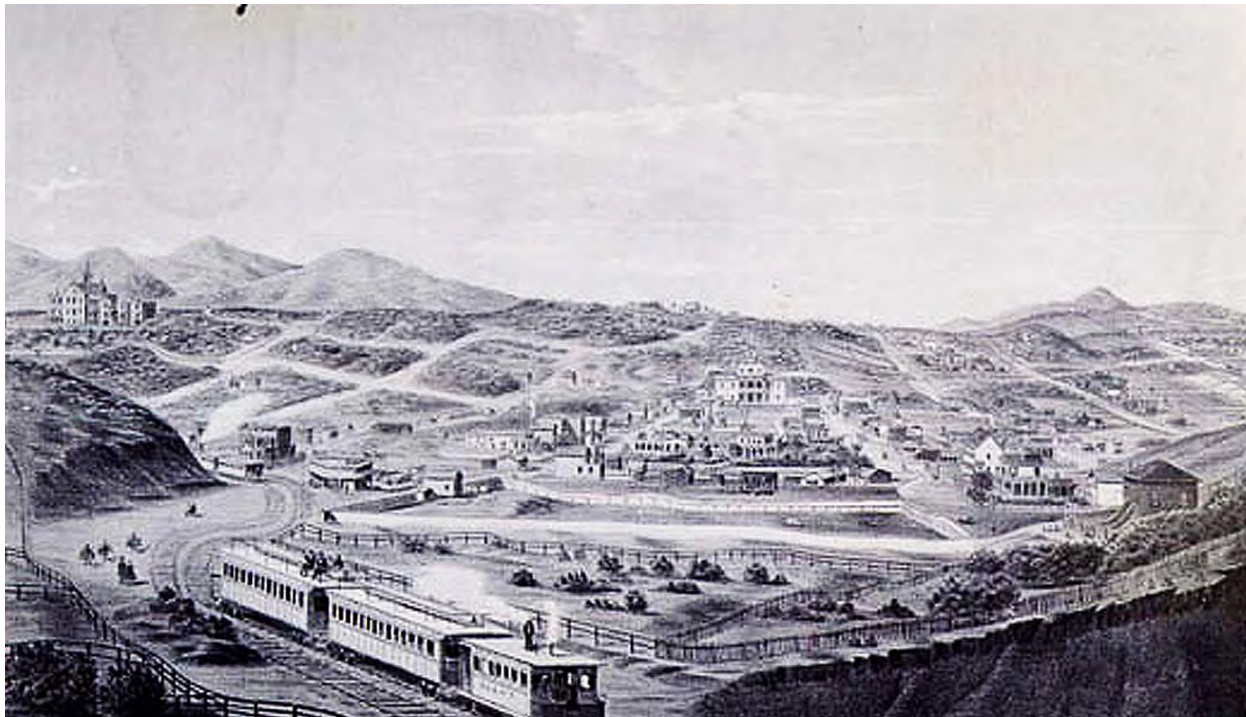


Figure 27. Undated lithograph of Hayes Valley, ca. 1865

Note Protestant Orphan Asylum at upper-left-hand corner of the image

Source: Francisco Historical Photograph Collection, San Francisco Public Library

¹³ William Kostura, *Hayes Valley Housing Historic Context Statement* (Unpublished manuscript in the Koshland History Center, San Francisco Public Library, 1995), 2.

The 1869 Coast Survey and Geodetic Map indicates that the core of Hayes Valley, including the APE, was moderately built-up by that time. In addition to the single-family dwellings and flats there were several commercial and institutional uses, the most notable of which was the Protestant Orphan Asylum. Built between 1853 and 1854 on the blocks bounded by Haight, Laguna, Hermann, and Buchanan streets, this facility occupied what would eventually become the UC Berkeley Laguna Extension campus.

By the mid-1870s, mass rowhouse development began to occur in Hayes Valley as merchant builders, such as The Real Estate Associates (TREA), began developing the area with hundreds of Italianate-style single-family dwellings. In comparison with the South of Market Area and much of the Mission District, during this time Hayes Valley evolved into a middle-to-upper-middle class district, with pockets of working-class residents living closer to Market Street and Van Ness Avenue. As demonstrated by William Kostura, by 1880, 80 percent of the residents of a selected area within Hayes Valley were “white collar” workers, including lawyers, merchants, owners of retail stores, a stock broker, and a saloon keeper. By this time the population of the area was predominantly American-born, though there were also sizable populations of Irish and German immigrants.¹⁴

The 1906 Earthquake and Fire severely impacted Hayes Valley. Although direct earthquake damage was light and primarily limited to fallen chimneys, some entirely masonry buildings, such as the Protestant Orphan Asylum, were heavily damaged. Hayes Valley also narrowly avoided succumbing entirely to the fires that gutted nearly everything east of Van Ness Avenue. Indeed, the “Ham and Eggs Fire” that started because of a kitchen fire at Hayes and Gough streets, burned virtually everything south of McAllister Street, between Van Ness Avenue and Octavia Street. At Market Street the fires came within a few hundred feet of the Protestant Orphan Asylum. The eastern boundary of the APE is two blocks west of the fire line, with older 1870s and 1880s-era construction predominating within the APE and post-1906 construction located not far outside the APE.¹⁵

Protestant Orphan Asylum

Founded in 1851, the Protestant Orphan Asylum was the first orphanage established on the West Coast. Originally located in a cottage on Folsom Street, in 1853, the Common Council (now the Board of Supervisors) gave the orphanage \$30,000 to build a new facility on Laguna Street, just south of the Hayes Tract. The orphanage acquired two city blocks bounded by Laguna, Hermann, Buchanan, and Haight streets and built a two-story brick orphanage described as a “handsome and commodious edifice,” with a capacity of 250 orphans (**Figure 28**).¹⁶ A photograph taken of the orphanage in 1868 illustrates that a large addition had been built south of the original 1854 orphanage. This structure appears to have been three-and-a-half stories in height, built of brick, and capped by an elaborate belfry. The photograph indicates that the site

¹⁴ William Kostura, *Hayes Valley Housing Historic Context Statement* (Unpublished manuscript in the Koshland History Center, San Francisco Public Library, 1995), 3.

¹⁵ Page & Turnbull, *Hayes Valley Residential Historic District Update* (San Francisco: 2008), 11.

surrounding the addition had been freshly graded, suggesting that it had been completed recently. The entire Protestant Orphanage Asylum occupied the northwest corner of the Primary APE, occupying what is now the site of Woods and Middle Halls.



Figure 28. Protestant Orphan Asylum, 1868

Source: San Francisco Historical Photograph Collection, San Francisco Public Library

The Sanborn Fire Insurance Company maps (Sanborn maps) published for Hayes Valley in 1886 show the Protestant Orphan Asylum occupying two city blocks (**Figure 29**). The block bounded by Laguna, Waller, Buchanan, and Haight streets contained the main asylum building, built 1854 (including the ca. 1868 addition), as well as several one-story, wood-frame sheds used for storage, equipment repair, and coal storage. The eastern portion of this block, where the lower parking lot is now located, had a garden. Meanwhile, the block bounded by Laguna, Waller, Buchanan, and Hermann streets contained a one-story, wood-frame schoolhouse with an unusual V-shaped footprint. This structure was located where the upper parking lot is now located. The rest of this topographically challenging block remained undeveloped.

¹⁶ Jean Kortum, *Hayes Valley* (Unpublished manuscript in the Koshland History Center, San Francisco Public Library, 1992), 4.

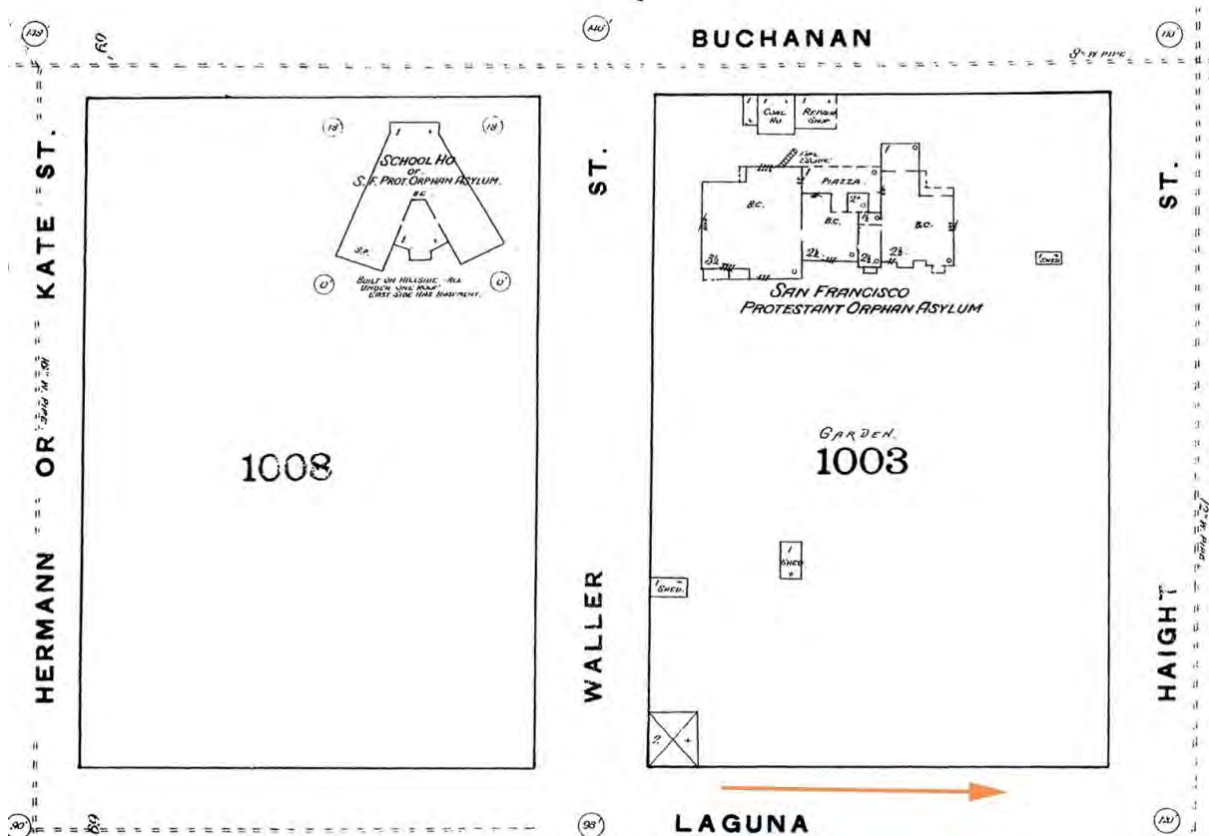


Figure 29. Map 59a, 1886 Fire Insurance Company maps showing the campus of the Protestant Orphan Asylum
 Source: San Francisco Public Library; annotated by Christopher VerPlanck

Gradually the areas surrounding the Protestant Orphan Asylum filled up with hundreds of Victorian rowhouses and flats built on narrow 25' or 30'-wide lots. The 1886 Sanborn maps indicate that the surrounding blocks were mostly built out. The only exceptions included several steep, difficult-to-build lots and a few large unsubdivided landholdings that were presumably owned by speculators waiting for the price of land to appreciate high enough to justify development. According to research conducted by William Kostura, Hayes Valley was a largely middle-income residential district inhabited principally by English-speaking, white collar residents employed in downtown San Francisco. By this time the majority of householders were foreign-born, though large numbers were British or Canadian-born, with sizable populations of German and Irish residents. The remaining 40 percent of Hayes Valley residents were American-born and either "old-stock" Anglo-Americans or the children of immigrants.¹⁷

Heavily damaged in the 1906 Earthquake, the Protestant Orphan Asylum was repaired and partially rebuilt in its present location. The 1915 Sanborn maps indicate that the main brick orphanage building had been salvaged (**Figure 30**). In 1908, the Protestant Orphan Asylum sold

¹⁷ William Kostura, *Hayes Valley Housing Historic Context Statement* (Unpublished manuscript in the Koshland History Center, San Francisco Public Library, 1995), 3.

the southern part of its campus – the block bounded by Laguna, Waller, Buchanan, and Hermann streets – to the San Francisco Normal School, possibly to fund the reconstruction of its own facilities. Now confined to the block bounded by Laguna, Haight, Buchanan, and Waller streets, the 1915 Sanborn maps indicate that the Protestant Orphan Asylum had been entirely rebuilt, with the main orphanage located where Woods Hall and Middle Hall are now located. Several wood-frame sheds were located along Buchanan Street, which like the rest of the campus was lined by an 8'-high stone wall. A chapel was located along Waller Street, and the eastern portion of the heavily terraced campus featured several structures, including a woodworking shop, a toilet room, an infirmary, and a laundry/heating plant.

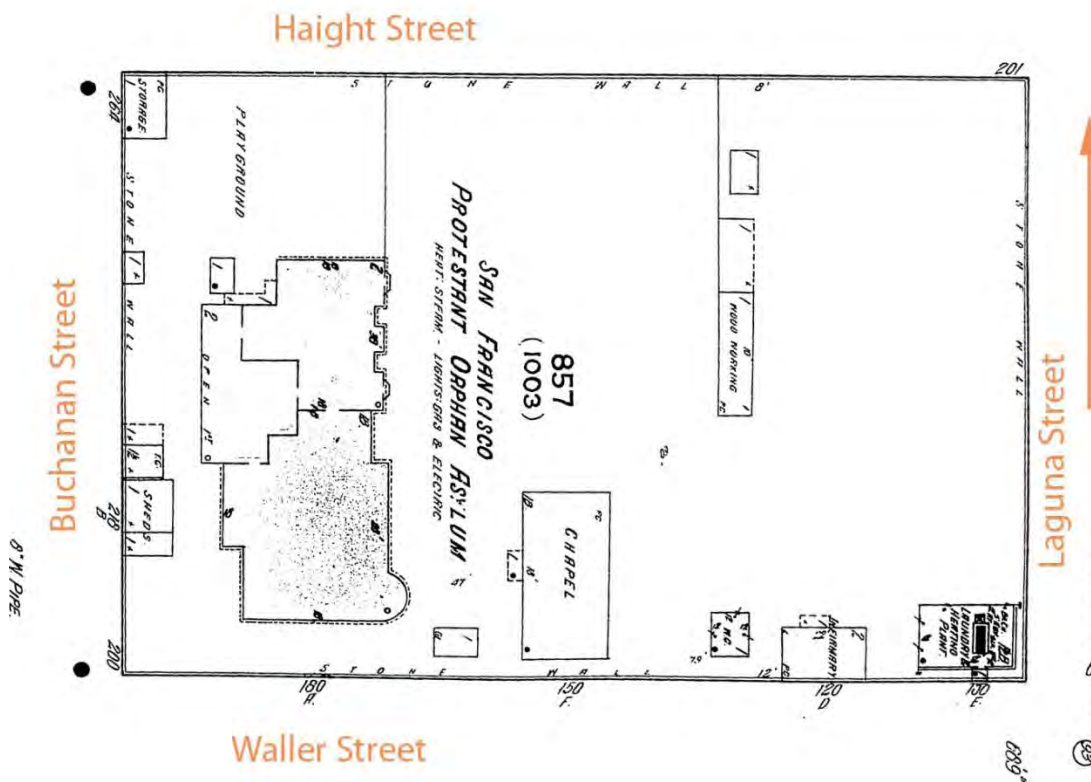


Figure 30. Map 343, 1915 Sanborn Fire Insurance Company map showing Protestant Orphan Asylum
 Source: San Francisco Public Library; annotated by Christopher VerPlanck

The 1915 Sanborn maps indicate that the San Francisco State Normal School had repurposed the former orphanage school as a classroom building. The school augmented its campus with a new, two-story-over-basement, wood-frame classroom and administration building built at the southwest corner of the lot, where the UCSF Dental Clinic is now located. The Sanborn maps also show several one-story classroom buildings lining portions of Buchanan and Waller streets (Figure 31).

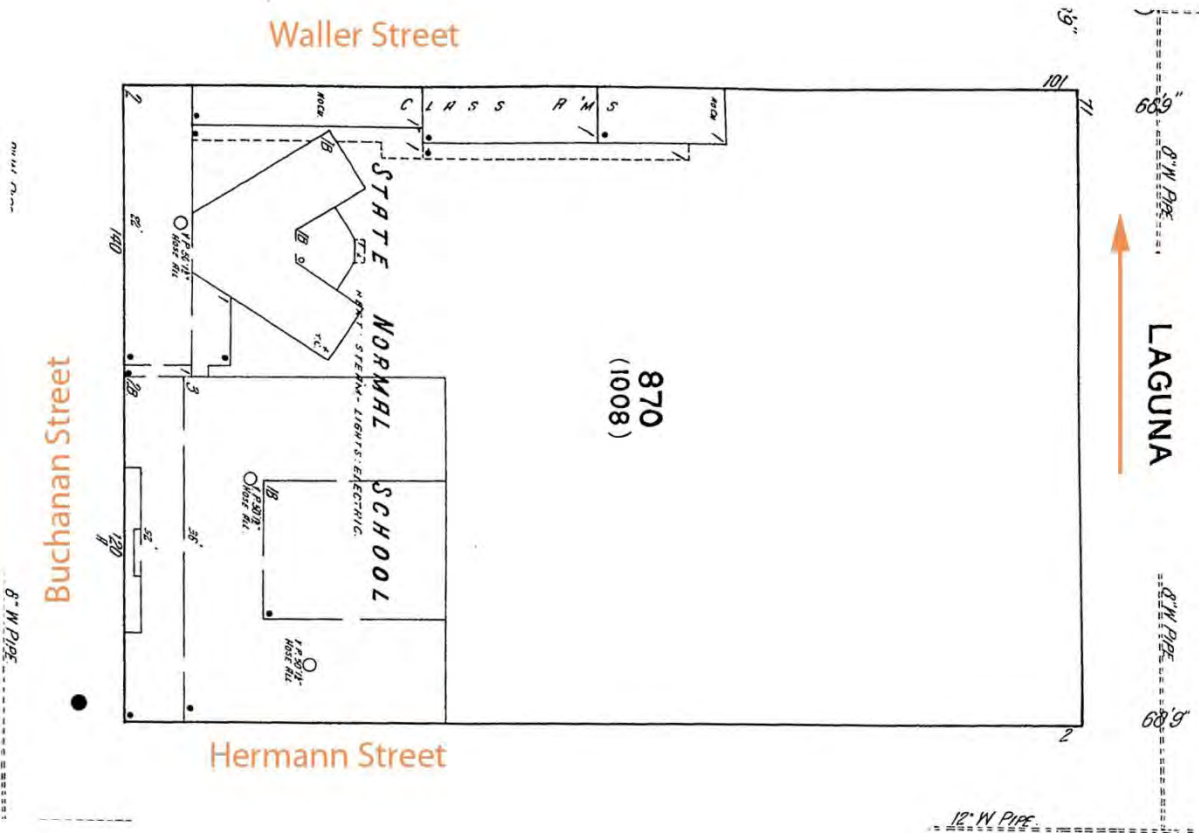


Figure 31. Map 344, 1915 Sanborn Fire Insurance Company map showing San Francisco State Normal School campus
 Source: San Francisco Public Library; annotated by Christopher VerPlanck

California State Normal School

At first higher education lagged in gold-obsessed California. Many of the Forty-niners did not intend to remain once they had made their fortune and consequently had little interest in doing anything to improve California. During the first couple of decades after the Gold Rush, California (at least Northern California) remained a male-dominated society with proportionately fewer families than more established states “Back East.” As this demographic balance began to correct itself during the 1860s and 1870s, with greater numbers of families from the eastern states and Europe, as well as increasing rates of family formation, Californians began to demand the educational infrastructure that marked the development of a fully civilized society.

The establishment of high-quality “normal” schools, or teachers’ colleges, was a critical building block in the advancement of a self-sustaining public school system in the state. Consequently, the state legislature founded the first California State Normal School in San Francisco on May 2, 1862. Preceding the University of California by six years, the normal school was the first state-

sponsored institution of higher learning in California.¹⁸ The California State Normal School led a peripatetic existence for its first few years. Never funded to the degree that it could build its own campus, the school was at first located in the basement of San Francisco High School. Over the next few years it moved around continuously, taking up residence in a variety of repurposed buildings, including an old music hall on 4th Street, an assembly hall at Post and Kearny streets, and finally, a small wood-frame dwelling next-door to Lincoln Grammar School at 5th and Market streets (**Figure 32**). In 1871, the California State Normal School outgrew its quarters and moved to San Jose.¹⁹



Figure 32. Lincoln Grammar School, 1872

Note wreckage of demolished California State Normal School next door

Source: www.sfgenealogy.com

Although San Francisco lost its state-funded normal school, teacher training courses remained available at Girls' High School, located on Powell Street, between Sacramento and Clay streets. Girls' High School, which had offered teacher training courses since 1867, saw increasing demand for its courses, and in 1899, the state legislature authorized the conversion of Girls' High School into a state-funded normal school. Named the San Francisco State Normal School, the new state-funded institution instantly became the biggest normal school in California, graduating 425 teachers in its first year of operations.²⁰

¹⁸ Donald R. Gerth, "History of the California State Colleges," in *An Invisible Giant: The California State Colleges* (San Francisco: Jossey-Bass, Inc., 1970), 8.

¹⁹ Arthur Chandler, *The Biography of San Francisco State University* (San Francisco: Lexikos Press, 1986), 15.

²⁰ *Ibid.*, 27.

By all accounts the San Francisco State Normal School thrived in its new location between 1899 and 1906. Led by Dr. Frederic Lister Burk, the school soon became a top-ranked American teachers' college with a growing reputation for instructing prospective teachers to develop the proper "teacher's personality." This, as well as the school's unique pedagogical style, gained it a reputation of being an innovative and progressive institution.²¹ However, like the rest of the city, the San Francisco State Normal School was put to the test by the 1906 Earthquake and Fire, which destroyed its campus in downtown San Francisco. The school temporarily relocated to Oakland after the disaster. Remaining there for two years, in 1908, the San Francisco State Normal School acquired the southern half of the old Protestant Orphan Asylum. The school occupied what had been the orphanage school, a unique V-shaped wood-frame building designed in the Eastlake style (**Figure 33**). The school also built a series of one-story classroom buildings along Buchanan and Waller streets, and a large U-shaped, Mission Revival-style classroom and office building at the corner of Hermann and Buchanan streets.²²

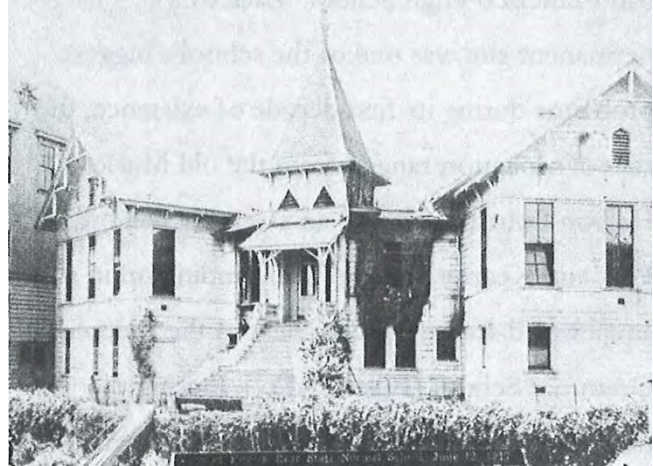


Figure 33. San Francisco State Normal School in the old Orphan Asylum School, 1917
Source: (Chandler, 44).

San Francisco State Teachers' College

After the First World War, the San Francisco State Normal School began to offer general liberal arts courses in addition to teacher education classes. Reasons for the changes are not known, but most likely related to changes in teacher education pedagogy that focused less on classroom management and more on creating a body of well-rounded teachers to instruct the state's youth. Along with the changes in the academic program came a new name – San Francisco State Teachers' College – and ambitious plans to rebuild its San Francisco campus, which by 1921 also included the block bounded by Laguna, Haight, Buchanan, and Waller streets (the former orphanage block). In 1922, the State Bureau of Architecture hired famed architect Bernard Maybeck to prepare a preliminary master plan for the campus. Maybeck, a leading figure in the First Bay Region Tradition and an instructor at UC Berkeley, developed a conceptual master plan consisting of a series of classroom buildings and retaining walls along the Laguna and Haight Street edges of the property. The designs of the individual buildings, though not fully fleshed out, superficially resembled Maybeck's own Palace of Fine Arts from the 1915 Panama Pacific International Exposition.²³ Although obviously never built, Maybeck's design for the San Francisco State Teachers' College embodied several characteristics that were eventually

²¹ Arthur Chandler, *The Biography of San Francisco State University* (San Francisco: Lexikos Press, 1986), 27.

²² Sanborn Fire Insurance Company, 1915 Sanborn Maps.

²³ "New Teachers' School to be Finest in U.S.," *San Francisco Chronicle* (November 7, 1922), 7.

incorporated into the campus as it was built, including the closing of Waller Street, the use of retaining walls to create a podium atop which several of the buildings were constructed, and building forms that conform to the steep grades of the site. The arched entry portal of Woods Hall also shows its indebtedness to Maybeck.

The actual design of the San Francisco State Teachers' College campus fell to State Architect George B. McDougall.²⁴ McDougall's plan called for the gradual build-out of the campus over several decades, beginning with the most easy-to-develop (i.e., level) parts of the challenging site. He worked in partnership with State Teachers' College President (or "headmaster") Frederic Burk, who helped him to lay out the classrooms and departments within the individual buildings. Local newspapers described the proposed new campus as "beautiful, imposing, healthful, and efficient" – a far cry from the overcrowded, ramshackle, and inefficient ad hoc campus that San Francisco State Teachers' College occupied, most of it nineteenth-century buildings inherited from the Protestant Orphan Asylum. When completed the new campus would accommodate 800 student teachers and up to 400 elementary school students. Programs would include elementary, kindergarten, and junior high certification; and music, art, physical education, speech, public health and hygiene, visual education, home economics, dramatics, reading, mathematics, and science instruction.²⁵

Gymnasium (Middle Hall) - 1924

The first phase of the new master-planned San Francisco State Teachers' College campus was estimated to cost \$750,000. Unfortunately, only \$100,000 of this amount had been appropriated from the state treasury. With existing – albeit rickety – classroom buildings in place, President Burk elected to build a gymnasium as the first component of the new campus. The former Protestant Orphanage complex was demolished to make way for the new building. On March 4, 1924, the granite cornerstone of the gymnasium (Middle Hall) was laid in an impressive ceremony attended by many dignitaries, including Governor William "Friend" Richardson, Superintendent of Public Works Will C. Wood, President Frederic Burk, as well as several district supervisors and local officials (**Figure 34**). Following a program of patriotic songs and speeches, Superintendent Wood spoke of the cornerstone ceremony as the culmination of President Burk's many years of hard work and dedication.²⁶



Figure 34. Middle Hall Cornerstone, 2012
Source: Christopher VerPlanck

²⁴ "Road Engineer to Head State Public Works," *San Francisco Chronicle* (July 28, 1921).

²⁵ "New Teachers' School to be Finest in U.S.," *San Francisco Chronicle* (November 7, 1922), 7.

²⁶ "Corner Stone at Teachers' College Laid," *San Francisco Chronicle* (March 5, 1924).

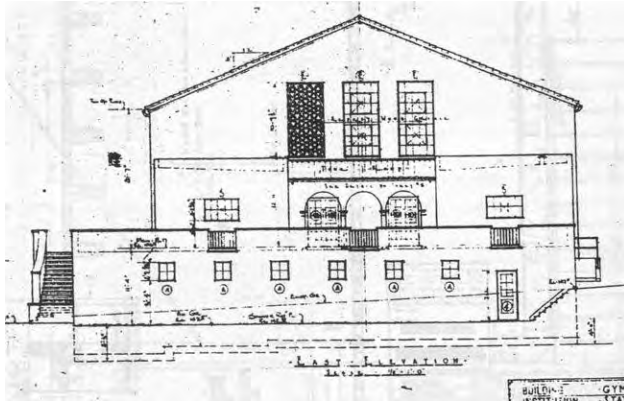


Figure 35. Gymnasium (Middle Hall), east façade
Architectural drawing set by G.B. McDougall, 1924

The gymnasium, which did not yet have a name, was completed on June 3, 1924 at a cost of \$100,000. State Architect George McDougall and his staff designed it as a two-and-a-half-story, reinforced-concrete building styled in the Spanish Colonial Revival idiom (Figure 35). Designed modestly without extraneous ornament, the building nonetheless featured an impressive entrance facing south toward the existing campus buildings. The building was cleverly inserted into the upper terrace, allowing students to enter the building at two levels at grade, with the lower entrance accessing the basement

and the upper entrance providing direct access to the gymnasium. In addition to locker rooms, the basement level originally contained several classrooms, showers and bathroom facilities, a laundry room, examination room, and storage. The north façade faced an undeveloped area that would eventually become the only fully realized quadrangle – one of several planned for the campus at build-out.

Kindergarten Training Building (Richardson Hall Annex) - 1924

Toward the autumn of 1924, an additional appropriation funded the construction of a second new building – the Kindergarten Training Building (now Richardson Hall Annex). Built atop a high podium and retaining wall at the southwest corner of Laguna and Waller streets, the one-story-over-basement, H-plan, reinforced-concrete classroom building was also designed in the Spanish Colonial Revival style. As originally designed, the interior contained four classrooms, a shop, two offices, and two toilet rooms – all opening off the building’s double-loaded corridor.²⁷ It also had an outdoor patio, partially enclosed by a pair of flanking wings on the west side of the building.

Science Building (Woods Hall) - 1927

Two years later, in 1926, plans got underway to enlarge the growing San Francisco State Teachers’ College campus with a new Science Building (now Woods Hall). According to plans drawn up by State Architect George B. McDougall, the two-story, reinforced-concrete, L-plan classroom and laboratory building would be constructed at the southeast corner of Haight and Buchanan streets, with wings extending downhill along both streets. Also designed in the Spanish Colonial Revival style, the new Science Building featured a grand entrance facing the intersection of Haight and Buchanan streets, as well as an Art Deco-influenced belfry facing the interior courtyard. In contrast, the street façades of the flanking wings were designed in an almost utilitarian mode closely resembling the early pueblo and mission architecture of Spanish California. The almost windowless street façades gave the exterior an austere and almost

²⁷ Page & Turnbull, Inc., *Historic Resource Evaluation – UCB Laguna Extension Campus, San Francisco, California* (San Francisco: December 13, 2005), 29.

defensive quality that looks like real adobe construction, though constructed of reinforced-concrete and stucco.²⁸

Completed in 1927 on a tight budget of only \$225,000, the only part of the new Science Building that received any substantial decorative treatment was the primary entry pavilion (**Figure 36**). Partially concealed behind a screen wall capped by a pair of urns, the entry pavilion contained a barrel-vaulted vestibule, a decorative cast iron grill, pairs of cement plaster pilasters, and geometric grillwork partially concealing windows behind. With its over-scaled classical ornament and bold arched opening, the entry pavilion of the Science Building closely resembles Bernard Maybeck's original 1922 drawings for the San Francisco State Teachers' College campus.²⁹

According to the original plans, the Science Building was to be used as a classroom and laboratory building, containing approximately 20 classrooms, faculty offices, three internal stairways, and toilet rooms. Although the interior of the building has been extensively remodeled several times, the main lobby (identified as the central corridor on original plans), remains substantially intact, retaining its original exposed roof rafters and suspended light fixtures.

Training School (Richardson Hall) – 1929-30

Two years after the completion of the Science Building, San Francisco Teachers' College broke ground on a fourth major new building on the growing campus – the Training School (now Richardson Hall). The Training School was where student teachers would gain hands-on teaching experience. Costing \$200,000 to build, the two-story-over-basement building was also designed by State Architect George B. McDougall. Incorporating both Spanish Colonial Revival and Art Deco details, the L-shaped building would wrap around the southeast corner of the campus, incorporating the existing boiler room, with a wing extending uphill along Hermann Street and another along Laguna Street, where it would link up with the existing Kindergarten Training Building.³⁰ The Training School embodies the Art Deco style more explicitly than any of McDougall's other buildings on the campus, especially the stepped bezel moldings of the

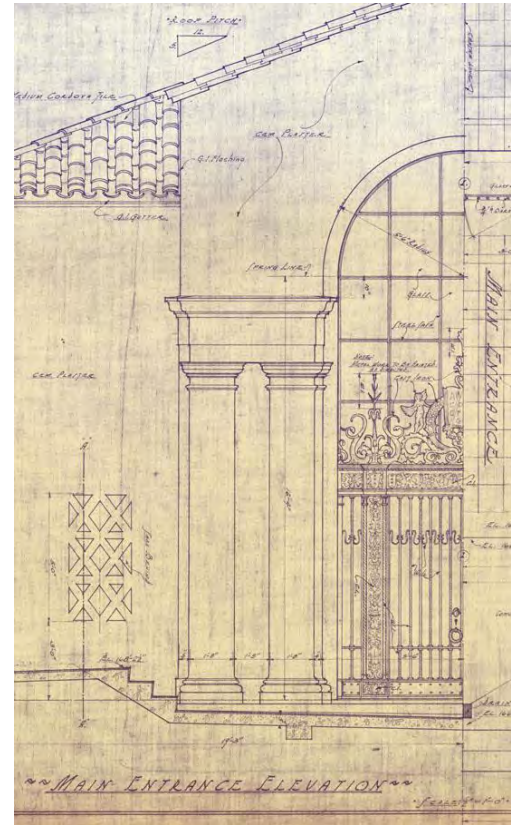


Figure 36. Detail of entry pavilion of Science Building (Woods Hall)
Architectural drawing set by G.B. McDougall, 1927

²⁸ "Training Future Teachers," *San Francisco Chronicle* (November 18, 1928).

²⁹ "Training Future Teachers," *San Francisco Chronicle* (November 18, 1928).

³⁰ Page & Turnbull, Inc., *Historic Resource Evaluation – UCB Laguna Extension Campus, San Francisco, California* (San Francisco: December 13, 2005), 31.

auditorium at the southeast corner of the building, the cast cement ornament at the main entrance on Hermann Street, and the corner belfry facing the interior of the campus.

Similar to the Science Building, the new Training School would have an elaborate main entrance. Facing Hermann Street, the entrance is surmounted by a sculptural group consisting of a seated man and woman flanking an open book illuminated by the lamp of knowledge. Also resembling the Science Building is the Training School's important position in the campus. Anchoring the southeast corner of the campus much like the Science Building straddles its northwest corner, the two buildings act as bookends, staking their claim to the most important locations on the site and making the campus appear to be much more complete than it actually was.

To accommodate the substantial change in grade between Laguna and Buchanan streets, McDougall designed the new Training School to sit atop a raised concrete basement/podium facing Laguna Street. The nearly windowless basement, concealed behind a concrete retaining wall built in 1929 by F.C. Amoroso & Son, enclosed the 1927 boiler room, which had to be incorporated into the new Training School.³¹ Taking full advantage of this uniquely awkward condition, McDougall pulled the first and second floors of the new Training School back from the outer edge of the retaining wall, creating a handsome hardscaped terrace atop the podium. He also, as mentioned previously, seamlessly incorporated the smokestack for the boiler room into the design of the building, gracefully disguising it within the stepped massing of the auditorium. When completed in 1930, the Training School Wing contained a total of 24 classrooms on its two upper floors, a large lecture hall/auditorium at the southeast corner, faculty offices and conference rooms, three stairs, and multiple toilet rooms. As mentioned, the new building was physically linked to the Kindergarten Training Building, which both aesthetically and functionally became a subsidiary wing of the new Training School.

Science Building (Woods Hall) Annex – 1935

Student enrollment continued to climb even after the onset of the Depression in 1929. Steadily running out of room in the Science Building, San Francisco State Teachers' College President Dr. Alexander C. Roberts announced plans to construct a two-story-over-basement classroom and laboratory addition costing \$156,000. The new addition was designed by the Department of Public Works, Division of Architecture and the drawings were signed by W.B. Daniels. The building was to contain laboratories and lecture halls for the Physics, Botany, Chemistry, and Zoology departments, as well as an "animal house," school store, toilet rooms, and offices.³² Although \$121,000 had already been earmarked for the building by the state, the remaining \$35,000 needed to build it was rejected by the State Financial Director, who overturned all financing for permanent construction on the San Francisco campus in August 1932.³³

Due to the state's ongoing fiscal crisis, plans for the new Science Building Annex continued to be put on hold for several years during the Hoover Administration. The election of Franklin D.

³¹ "S.F. Firm Bids Low on College Contract," *San Francisco Chronicle* (September 25, 1929).

³² "New Wing for Teachers' College," *San Francisco Chronicle* (October 16, 1931).

³³ "State Opposes Fund for New Building Here," *San Francisco Chronicle* (August 11, 1932).

Roosevelt in 1932 ushered in tremendous changes. In response to the inactivity of his Republican predecessor, in January 1933, President Roosevelt spearheaded major financial reforms and established new public works programs, including the Civilian Conservation Corps (CCC), Public Works Administration (PWA), and the Works Progress Administration (WPA). Leveraging grants from the WPA, San Francisco State Teachers' College was finally able to complete the Science Building Annex in 1935. The completed Annex contained four laboratories (two for the Physics Department and two for the Chemistry Department), a dark room, offices, storage rooms, and a basement boiler room.

The Science Building Annex was designed to harmonize with the rest of McDougall's San Francisco State Teachers' College campus. Similar to the Science Building, the Science Building Annex presented a heavy, almost fortified, character toward Haight Street. Designed in a simplified Spanish Colonial Revival vocabulary, the exterior of the building resembles a Mexican hacienda, with its imitation adobe walls, punched windows, and red clay tile roofing. The only real ornamental detailing is the main entrance on Haight Street, which features a semi-circular arched portal outlined with molded voussoirs and battered moldings designed to resemble stone. In contrast to the forbidding Haight Street façade, the south façade that faces the interior quadrangle is much more welcoming, with ample fenestration and an elaborate oriel window at the southeast corner of the building (Figure 37).

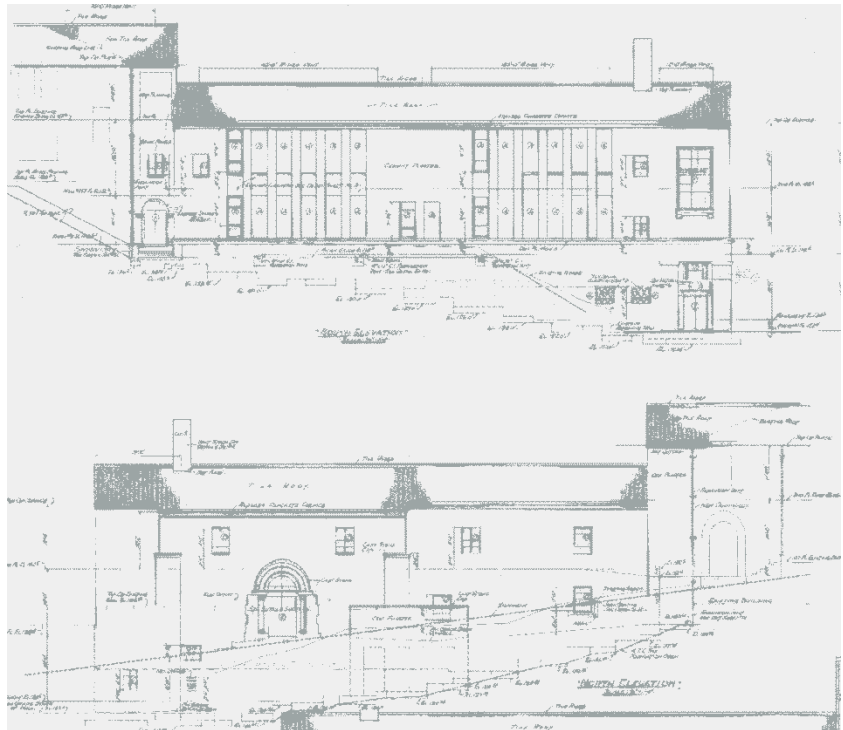


Figure 37. Elevations showing north and south (upper) and north (lower) façades of the Science Building (Woods Hall) Annex
Architectural drawing set by W.B. Daniels, 1931

WPA Murals

Funds for construction were not the only contribution of the WPA to the San Francisco State Teachers' College campus. Under the aegis of the Federal Arts Project (FAP), the WPA paid for the services of several renowned artists who created at least five murals throughout the campus, making it one of the most important sites of WPA activity in San Francisco during the 1930s. Artists responsible for these murals included Reuben Kadish, Hebe Daum Stackpole, Maxine Albro, Jack Moxom, and John Emmett Gerrity. Reuben Kadish contributed a mural called "A Dissertation on Alchemy" at the top of the stairwell in the east end of the Science Building Annex (now Woods Hall Annex). This mural is still extant. Dutch immigrant artist Hebe Daum Stackpole painted a large mural of children playing in the connector between the Kindergarten Training School (now Richardson Hall Annex) and the Training School (now Richardson Hall). This mural is no longer extant. Maxine Albro contributed an elaborate mosaic above the entrance to the Science Building (now Woods Hall). This mural depicted human, animal, and vegetal motifs. This mural was either removed or covered at an unknown date. Jack Moxom painted an angel above a door in the Training School. This mural is still extant. Finally, John Emmett Gerrity painted a mounted canvas mural, abstract in nature, within the central rotunda of the Science Building. It is unknown whether it was removed or painted over.³⁴

Landscape and Site Improvements

The construction of landscaping and other site improvements on the campus of San Francisco State Teachers' College faced many challenges. In addition to the site's steep grades, the property was littered with several "temporary" wood-frame structures, sheds, and other structures – many left over from the Protestant Orphan Asylum. One of the first steps taken by the administration toward realizing a unified campus plan was to close the single block of Waller Street that bisected the campus and to incorporate its right-of-way. This was accomplished in 1922 in advance of the construction of the Gymnasium.³⁵ Except for a driveway accessing the property from Laguna Street, Waller Street was entirely vacated between Buchanan and Laguna streets.

Other site improvements took place along with the construction of the five individual buildings of the San Francisco State Teachers' College campus. Before any buildings could be built on Laguna Street, a concrete retaining wall had to be constructed. The 1929 retaining wall, which still exists, is articulated as a series of panels bracketed by cement plaster quoins. Running along the top of the retaining wall is a hardscaped terrace. Also associated with the Training School project was the boiler plant, which was built on the northwest corner of Hermann and Laguna streets in 1927 and subsequently incorporated into the Training School. Sanborn maps from this era also show another boiler plant dating from the Protestant Orphan Asylum's ownership of the property. This structure, which was located at the northwest corner of Laguna and Waller streets, appeared on Sanborn maps as late as 1950. A 1938 aerial photograph shows the San Francisco State Teachers' College in detail. In addition to the five concrete buildings designed by

³⁴ Carol Roland, *Landmark Designation Report: San Francisco Normal School/San Francisco State Teachers' College* (San Francisco: 2007), 21.

³⁵ San Francisco Board of Supervisors, Resolution No. 19812 (April 6, 1922).

the State Division of Architecture between 1924 and 1935, one can see the old boiler plant on Laguna Street, just north of the former Waller Street right-of way, the three-story classroom and administration building constructed by the State Normal School ca. 1908, at the southwest corner of the campus, as well as a pair of one-story, wood-frame classroom structures located within the southwestern quadrant of the campus (**Figure 38**).

The 1938 aerial photograph also shows the beginnings of some preliminary landscaping efforts. One can see the outlines of at least two quadrangles within the interior of the site. At the northwestern part of the campus, between the Science Building (Woods Hall) and the Gymnasium (Middle Hall) was a lawn surrounded by paved walkways. To the east was a paved plaza and planting beds to the south of the Science Building Annex (Woods Hall Annex). To the east of the Science Building Annex was a tennis court and additional planting beds – both built in 1935. Other landscaped or semi-landscaped areas include the patio to the west of the Kindergarten Training Building (Richardson Hall Annex), the terrace to the north and east of the Kindergarten Training Building, and the terrace on



Figure 38. Section of 1938 Aerial showing San Francisco State Teachers' College
Source: David Rumsey; annotated by Christopher VerPlanck

the east side of the Training School (Richardson Hall). In addition, a line of trees or hedges demarcates line between the upper and lower terraces. The steeply sloping area of fill deposited above what had been Waller Street in 1924 to build the Gymnasium appears to be informally landscaped, with some shrubs and foot trails. There also appears to be at least one palm south of the Gymnasium, approximately where the "Sacred Palm" is now located. With the exception

of the northeast section of the lower parking lot (which was then the tennis court), the rest of the level areas of the campus that are now surface parking lots were hardscaped playgrounds.

San Francisco State College

Even with planning underway for the Science Hall Annex, officials at San Francisco State Teachers' College were considering the possibility of moving to a larger campus on the outskirts of the city. As early as 1932, officials acquired an option on some acreage belonging to the Spring Valley Water Company near Lake Merced in the city's southwest corner. Another potential site included a 41-acre reservoir property owned by the City at Ocean and Phelan avenues (now the San Francisco City College parking lot). For a while this latter site seemed viable, and by the terms of an agreement developed between the college and the City, San Francisco State College would trade its Hayes Valley campus with the City in exchange for the Phelan Avenue parcel. The City would then convert the campus into a playground and recreation center for resident of Hayes Valley.³⁶

The proposed land swap fell through in 1933. And without state money available to purchase the lands at Lake Merced, San Francisco State Teachers' College resumed its plans to build out the Hayes Valley campus. Reflecting its expanding educational program, which by the mid-1930s included liberal arts courses, in 1935 the State Department of Education renamed it "San Francisco State College." By this year enrollment was over 1,500, almost double its intended capacity of 800-850 students. It had also gone co-educational, with men first admitted in 1935. With five newish permanent concrete buildings completed over the previous decade, administrators began planning to replace the hazardous ca. 1908 "firetraps," as they were described, that still occupied much of the campus. In November 1936, Dr. Alexander C. Roberts, president of San Francisco State College, lobbied the State Legislature for an appropriation of almost \$750,000 to replace the remaining frame buildings (described by Dr. Roberts as a "blot on the landscape") with new concrete structures to match those designed by State Architect McDougall.³⁷

Dr. Roberts was not the only one tired of the temporary structures. In 1936, after several small fires, students cut class to stage a protest, carrying placards that read: "Down with the firetraps! Down with the shacks!"³⁸ As described above, at least four or five of these structures remained from ca. 1908, including the Administration Building at Hermann and Buchanan streets (now the location of the UCSF Dental Clinic), as well as several barn-like structures referred to not-so-affectionately as "the shacks" (**Figure 39**). By March 1937, Dr. Roberts received assistance from his fellow state college presidents, who generously waived their promised state appropriations so that San Francisco could finally rebuild the rest of its awkward campus.³⁹

³⁶ "Trade of Teachers' College Site for City Reservoir Land Proposed," *San Francisco Chronicle* (December 17, 1932).

³⁷ "S.F. College Seeks Funds for Buildings," *San Francisco Chronicle* (November 23, 1936).

³⁸ *Ibid.*

³⁹ "State Colleges Waive Claims to Give S.F. First Call on Coin," *San Francisco Chronicle* (March 31, 1937).



Figure 39. San Francisco State College, 1937; view along Buchanan Street showing the old Administration Building (background) and one of the “shacks” (foreground)

Source: San Francisco Historical Photograph Collection, San Francisco Public Library

San Francisco State College’s efforts to obtain funding paid off in 1938. In August of that year, the college received allocations from the state totaling \$1 million. The funds were earmarked for a new six-story administration building to be constructed at the corner of Hermann and Buchanan streets. President Roberts also applied for \$818,181 from the PWA to build a new cafeteria and library, which would both lose their homes upon demolition of the old Administration Building. The sense of urgency was palpable, with enrollment reaching almost 2,000 and fires frequently breaking out in “the shacks.” San Francisco State College was reaching a breaking point.⁴⁰

Lake Merced Site

Although it seemed that President Roberts had given up hopes of relocating the campus to the outskirts of the city, in March 1939, State Senator Jack Shelley of San Francisco asked the Senate to approve an emergency appropriation of \$300,000 to purchase the former Spring Valley Water Company tract at Lake Merced, which the college had intended to purchase seven years earlier. With enrollment surging to 2,046 in 1939, the acquisition of this 57-acre tract would be critical to the future of the college. The land was then in use for agricultural purposes, but it was the single-largest undeveloped tract left within San Francisco city limits and not surprisingly, it was also hungrily eyed by residential developers (**Figure 40**).

⁴⁰ “College Gets State Funds,” *San Francisco Chronicle* (September 25, 1938).



Figure 40. Future site of San Francisco State College at Lake Merced, 1939
 Source: San Francisco Historical Photograph Collection, San Francisco Public Library

In addition to the monetary appropriation, Senator Shelley sponsored a bill to allow San Francisco State College to sell its Hayes Valley campus to help pay for construction of a new campus at Lake Merced. In his testimony before the Senate Finance Committee Shelley stated:

The present facilities of the college are woefully inadequate, crowded, and a disgrace to the city and State. City authorities have condemned some of the buildings as firetraps, a constant menace to the students.⁴¹

Senator Shelley’s proposals were opposed by several of San Francisco’s Assembly delegation, including Assemblymen Ray Williamson and Dan Gallagher. Both stated that the Hayes Valley campus was ideally located from a public transportation standpoint and that the Lake Merced site was too far away from where most students lived. Assemblyman Gallagher also stated: “Many apartment house owners and merchants would be seriously injured in my district if the college is removed.”⁴² In addition, several Republican senators from the Central Valley opposed the appropriation’s emergency provisions. Nevertheless, the proposal was endorsed by the San Francisco Board of Supervisors on March 22, 1939 and approved by the Senate the next day.⁴³ On June 6, 1939, the Assembly’s Ways and Means Committee approved Shelley’s bill, and on

⁴¹ “S.F. State College: Senate Gets Fund Bill,” *San Francisco Chronicle* (March 15, 1939).

⁴² *Ibid.*

⁴³ “S.F. College: Senate Votes Funds,” *San Francisco Chronicle* (March 24, 1939).

June 20, 1939, the Assembly passed the bill as well, allowing San Francisco State College to sell its Hayes Valley campus and purchase the Lake Merced site.⁴⁴

Upon approval of the Shelley Bill, San Francisco State College was for once in an enviable position. In addition to the \$300,000 it had gotten from the state to purchase the property at Lake Merced, the college had around \$400,000 from an earlier appropriation made in 1937. Sale of the Hayes Valley campus was expected to net around \$450,000 and the college had a pending grant from the PWA for approximately \$1 million.⁴⁵ In July 1939, President Roberts announced that he had requested an additional grant of \$1.5 million to complete grading, landscaping and other site improvements, and a new stadium at the Lake Merced site.⁴⁶ San Francisco State College received title to the property on September 27, 1939 and work was expected to begin shortly thereafter.⁴⁷ The initial build-out was anticipated to cost \$3 million and take a-year-and-a-half.

Groundbreaking for the new Lake Merced campus took place on October 30, 1939. Governor Olson turned the first spade of dirt for the new physical education center. The ceremony was attended by most of the college's 2,500 students, State Senator Jack Shelley, all nine of San Francisco's Assemblymen, and various other state and local dignitaries. Unfortunately, with war clouds on the horizon, much of the expected funding never came through and for a time the only facilities at Lake Merced were athletic fields. This state of affairs lasted until the end of World War II, when construction resumed. Unfortunately for the students, they remained stuck with the same overcrowded facilities and dangerous conditions at the Hayes Valley campus. Furthermore, rationing of construction materials prevented any major construction or remodeling at the Hayes Valley campus during the war. Students and faculty coped the best they could; historic photographs show students studying and enjoying themselves at school dances, relaxing in the sun around the "Sacred Palm," and various other activities.

After World War II, San Francisco State College enrolled over 2,500 students in a facility designed to accommodate only 850. Build-out of the Lake Merced campus was again delayed, this time by a battle between the college and land developers Henry and Ellis Stoneson, who planned to construct over 1,000 residential units in the area. In a compromise agreement, College President J. Paul Leonard negotiated the purchase of 31 additional acres from the Stonesons, enlarging the campus to 86 acres.⁴⁸ Plans again got underway, with State Architect Anson Boyd and his staff charged with the task of revising pre-war campus plans. The initial idea was to hold on to the Hayes Valley campus and repurpose it as a satellite business school. Meanwhile, the Lake Merced campus would be built out as a modern college campus accommodating up to 5,000 students. Boyd's plan included a total of 16 new buildings, with another five planned for the future as enrollment increased. Groundbreaking took place at the

⁴⁴ "State College: Assembly Unit Approves Sale," *San Francisco Chronicle* (June 7, 1939).

⁴⁵ Ibid.

⁴⁶ "State College: Olson Signs Bills for Lake Merced Site," *San Francisco Chronicle* (July 12, 1939).

⁴⁷ "State College to Get Site Title Wednesday," *San Francisco Chronicle* (September 26, 1939).

⁴⁸ "School Site Compromise," *San Francisco Chronicle* (February 18, 1948).

Lake Merced campus in June 1949.⁴⁹ Taking a little over a decade to complete, the new San Francisco State College campus was completed in the summer of 1960.

San Francisco State College would maintain two campuses throughout the 1950s, with the Hayes Valley campus renamed the “Downtown Campus.” On the Downtown Campus, the Gymnasium (Middle Hall) had been converted into a library. Classrooms occupied every available room in the former Science Building (renamed Anderson Hall), Anderson Hall Annex, and the former Training School and Annex (renamed Burk Hall). Meanwhile, the college leased space in several other buildings throughout San Francisco to accommodate instruction space and living quarters for students.⁵⁰ The 1950 Sanborn maps provide much useful information about the configuration of the Downtown Campus after World War II (**Figures 41 and 42**). All of the ca. 1908 buildings remained in place. In addition, the maps show several additional one-story “temporary” classrooms distributed throughout the campus. Four of these were located in the landscaped quadrangle between Anderson (Woods Hall) Hall and the Library (Middle Hall). Other temporary structures included a recreation hall east of Middle Hall, a nursery school, and the old Protestant Orphan Asylum heating plant at Laguna and Waller streets.

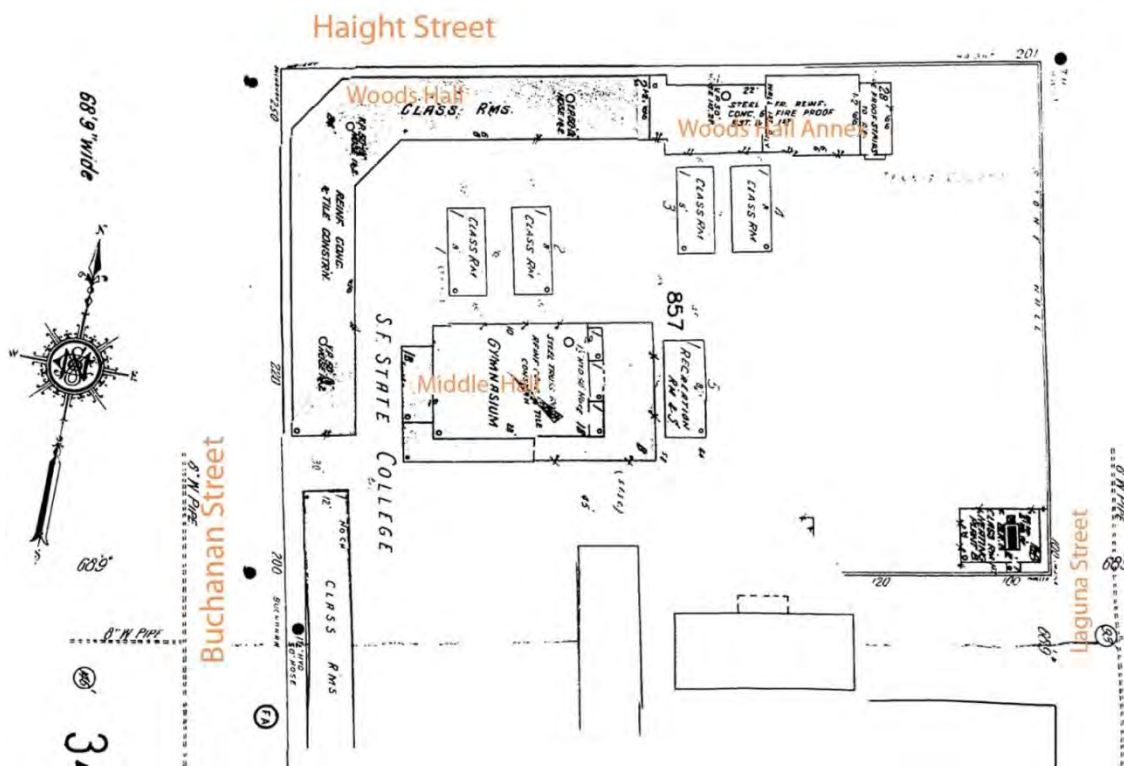


Figure 41. Map 343, 1950 Sanborn Fire Insurance Company map showing the Downtown Campus (north)
 Source: San Francisco Public Library; annotated by Christopher VerPlanck

⁴⁹ “S.F. State College Building is Begun,” *San Francisco Chronicle* (June 8, 1949).

⁵⁰ *Ibid.*

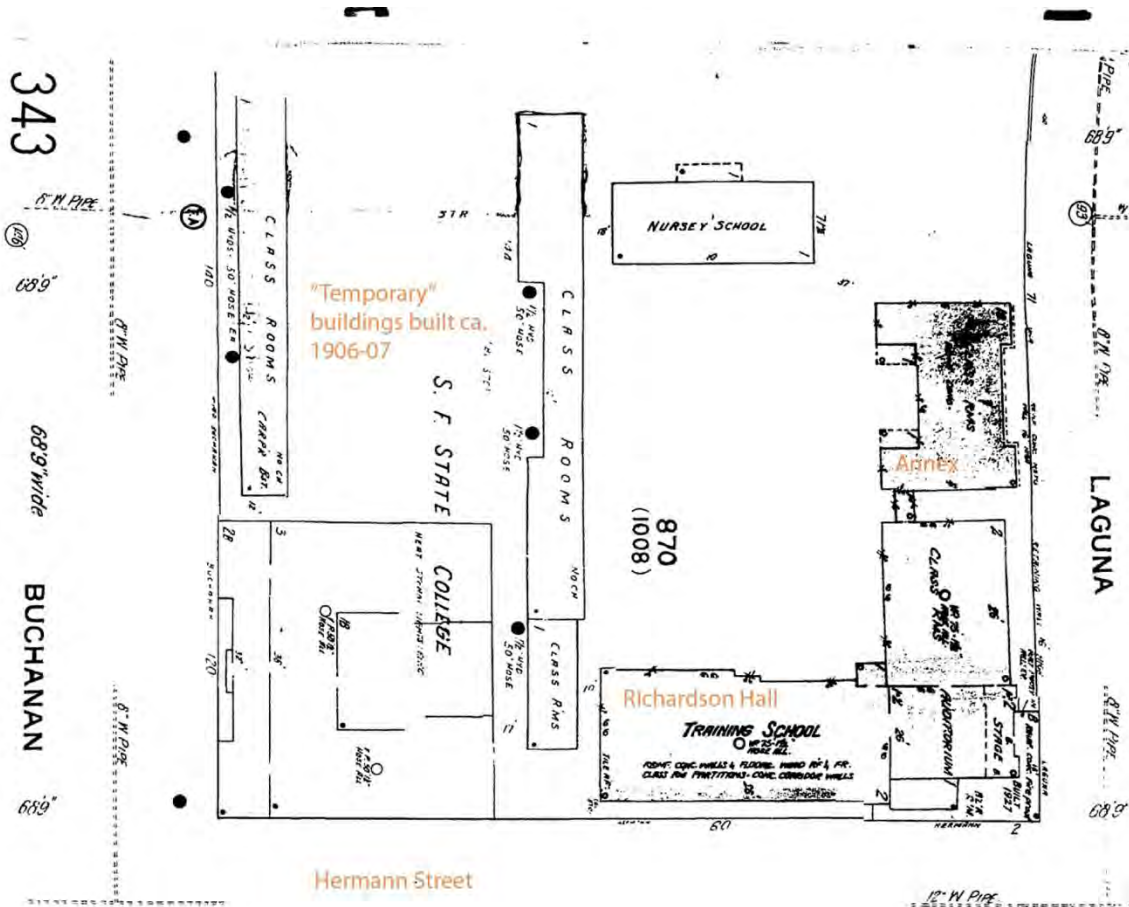


Figure 42. Map 344, 1950 Sanborn Fire Insurance Company map showing the Downtown Campus (south)
 Source: San Francisco Public Library; annotated by Christopher VerPlanck

In regard to landscaping and site improvements, the 1950 Sanborn maps do not provide that much information, though they indicate that the concrete retaining wall continued to run along Laguna Street, all the way from Hermann to Haight Street, with a break at Waller Street, which was used as a driveway into the site. At Haight Street the retaining wall turned west where it then went uphill. The tennis court appears where it did in the 1938 aerial photograph, between Anderson (Woods) Hall Annex and Laguna Street. A note on the map below the tennis court says “stone hill,” suggesting that much of the interior of the campus remained un-landscaped.

Between 1950 and 1957, not many changes were made to San Francisco State University’s Downtown Campus. With the Lake Merced Campus underway, the Downtown Campus continued to be used as a business school and for overflow classroom and office space. As various buildings were completed at Lake Merced, entire departments moved out of the Downtown Campus, so that by 1957 conditions were quiet for the first time since campus development began in earnest in the early 1920s.

Although no solid census data is available yet, a search of San Francisco City Directories reveals that the number of people listed as students (or without any occupation listed) began to decrease toward the mid-1950s as the Downtown Campus began to reduce its operations and as students began moving away from the Hayes Valley neighborhood. The closure of the campus in the mid-1950s was probably a blow to local landlords and business owners who had depended on students to rent their apartments and stop at their stores for decades.

San Francisco State College's Downtown Campus remained in use until 1957 when its remaining departments were removed to the main campus at Lake Merced. That same year, San Francisco State College transferred its Downtown Campus to the University of California, Berkeley in exchange for a building the University owned at 540 Powell Street. By this time most of the temporary buildings had been removed with the exception of the ca. 1908 Administration Building. A photograph taken from the intersection of Laguna and Hermann streets in 1957 shows a portion of the campus. Visible in the frame are Richardson Hall (then Burk Hall) and the ca. 1908 Administration Building at the upper-left-hand corner of the shot. **(Figure 43).**



Figure 43. San Francisco State College's Downtown Campus, 1957
Source: San Francisco Historical Photograph Collection, San Francisco Public Library

University of California, Berkeley Extension

Even before it acquired the former San Francisco State College Downtown Campus in 1957, the University of California, Berkeley (UC Berkeley) had maintained an “Extension” campus in downtown San Francisco, most recently at 547 Powell Street. Extension campuses were intended to accommodate students who lived far from the flagship campus and also to provide evening and weekend classes to working professionals. Once UC Berkeley assumed control of the property in 1957, the Regents of the University of California hired architect Ward Thomas to draw up plans to rehabilitate the campus to suit its needs. According to the 1957 drawing set, Thomas’ plans included the following scope of work.

- Conversion of Burk Hall Annex (Richardson Hall Annex) into a new Administration Building. This work, which was necessitated by the demolition of the ca. 1908 Administration Building at Hermann and Buchanan streets, involved gutting the interior, installing a new faculty lounge in the north wing, construction of information/registration counters in the central pavilion, and remodeling the toilet rooms. On the exterior Ward’s drawings removed the doors, columns, and shed roof from the primary entrance and inserted a new wooden pergola and planting beds in the patio area.
- Substantial interior remodel of Burk Hall (Richardson Hall), including removing most ornamental plaster work from the interior of the classrooms and the auditorium. In addition, specialized laboratories and other spaces were converted into general-purpose classrooms.
- Substantial interior remodel of Anderson Hall (Woods Hall), including removing laboratories and other specialized interior spaces and their replacement with classrooms.
- The site plan included converting the former asphalt-covered playgrounds into surface parking lots. Around the same time concrete stairs with steel pipe railings were built to link the upper and lower terraces.⁵¹

The former San Francisco State College campus at 55 Laguna Street remained UC Berkeley’s San Francisco Extension campus from 1958 until 2002. During the 1960s Burk Hall was renamed Richardson Hall (including the Annex) and Anderson Hall was renamed Woods Hall (including the Annex). Richardson Hall was renamed after Governor William “Friend” Richardson, governor of California from 1923 until 1927. Woods Hall may have been named for State Superintendent of Instruction, William C. Wood, although the source of the name remains uncertain. During the four decades that the campus served as UC Berkeley’s “Laguna Extension” campus, the University made few exterior changes to the physical plant aside from the construction of the

⁵¹ California State Division of Architecture, “Renovation of Former San Francisco State College Buildings,” (1957).

UCSF Dental Clinic in the late 1970s on the site of the former San Francisco State College Administration Building.⁵²

In 1973, UC Berkeley leased the upper portion of the Hayes Valley campus to the French-American International School. The school converted Woods Hall and Woods Hall Annex into classrooms, remodeling the interior of Woods Hall extensively. In 1989, the French-American International School hired the architecture firm of Ripley Associates to remodel the old Gymnasium/Library into a combination gymnasium and classroom building. During this time the basement was gutted and remodeled and an addition constructed on the east façade. The building was renamed Middle Hall.⁵³

In 2002, UC Berkeley closed its Laguna Extension campus, consolidated its operations downtown, and entered into negotiations with developers to redevelop the campus with market-rate and subsidized housing. Due to neighborhood opposition and fluctuations in the housing market, these plans failed to materialize. Consequently the campus has remained vacant for a decade.

C. Historic Properties Listed in the National Register of Historic Places

The National Register of Historic Places (National Register) is the nation's most comprehensive inventory of historic resources. Administered by the National Park Service, the National Register includes buildings, structures, sites, objects, and districts that possess historic, architectural, engineering, archaeological, or cultural significance at the national, state, or local level. Typically, resources over fifty years of age can be determined eligible for listing in the National Register if they meet any one of the four significance criteria and if they retain sufficient historic integrity. Resources under fifty years of age can be determined eligible if it can be demonstrated that they are of "exceptional importance" or if they are contributors to a potential historic district. National Register criteria are defined in depth in *National Register Bulletin Number 15: How to Apply the National Register Criteria for Evaluation*. There are four eligibility criteria under which a structure, site, building, district, or object can be determined eligible:

Criterion A (Event): Properties associated with events that have made a significant contribution to the broad patterns of our history;

Criterion B (Person): Properties associated with the lives of persons significant in our past;

Criterion C (Design/Construction): Properties that embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant distinguishable entity whose components lack individual distinction;

⁵² Page & Turnbull, Inc., *Historic Resource Evaluation – UCB Laguna Extension Campus, San Francisco, California* (San Francisco: December 13, 2005), 40.

⁵³ *Ibid.*, 41.

Criterion D (Information Potential): Properties that have yielded, or may be likely to yield, information important in prehistory or history.

A resource can be significant on the national, state, or local level to American history, architecture, archaeology, engineering, or culture.

Integrity

Once a resource has been identified as being potentially eligible for listing in the National Register, its historic integrity must be evaluated. The National Register recognizes seven aspects or qualities that, in various combinations, define integrity. These aspects are: location, design, setting, materials, workmanship, feeling and association. In order to be eligible for listing, these aspects must closely relate to the resource's significance and must be intact.

There are two properties located within the boundaries of the APE that are listed in the National Register. They are the San Francisco State Teacher's College campus at 55 Laguna Street (listed 2008) and the United States Mint at 155 Hermann Street (listed 1988). In addition, the Hayes Valley Residential Historic District, a portion of which is located within the Secondary APE, was formally determined eligible for listing in the National Register in 1997.

D. Archaeological Resources

According to a letter dated December 15, 2011 from Lisa Hagel of the Northwest Information Center at Sonoma State University to Jennifer Bowden of ESA, there is one major recorded archaeological site adjacent to the APE – the Auxiliary Water Supply System, constructed by the San Francisco Fire Department between 1908 and 1913. Designed to remedy the disastrous water pressure problems that hampered firefighters' efforts to contain the fires that occurred in the wake of the 1906 Earthquake, the Auxiliary Water Supply System was built to deliver water by high pressure to various points throughout the city. The system includes one reservoir at Clarendon Heights, two storage tanks, two pump stations, 172 cisterns, and approximately 135 miles of pipes. A portion of the pipe passes below-ground through the northern part of the Secondary APE.

VII. Findings

A. Summary of Historic Status of Resources within the Area of Potential Effect

The APE is quite rich in historical resources. The U.S. Mint and the former UC Berkeley Laguna Extension campus are both listed in the National Register. In addition, there are five City Landmarks within the APE, including three buildings on the site of the former campus: Richardson Hall, Woods Hall, and Woods Hall Annex; the Nightingale House at 201 Buchanan Street; and the McMorry-Lagen Houses at 188 and 198 Haight Street. The National Register-eligible and California Register-listed Hayes Valley Residential Historic District encompasses many of the residential properties within the APE. In addition, there is the potential discontinuous California Register-eligible San Francisco State Teachers' College Vicinity Apartment Historic. This district is wholly located within the APE. Finally, VerPlanck Historic Preservation Consulting has identified several contributors to the Hayes Valley Residential Historic District that we also believe to be individually eligible for listing in the National Register.

VerPlanck Historic Preservation Consulting created the following table (**Table 1**) to summarize the existing historic status of every property within the APE that is a) developed, and b) has a structure on it built before 1967. Most properties within the APE already have California Historical Resource Status Codes. We did not change any of these status codes. However, for contributors to the Hayes Valley Residential Historic District that we thought may be eligible for individual listing in the National Register, we added a secondary status code of "2B" to the right-hand column.⁵⁴

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As described in the Research Methodology Section in Chapter II, the entire APE has been surveyed in three cultural resource inventories: the 1996 Hayes Valley Survey by William Kostura, the 2006 Market and Octavia Survey by Page & Turnbull, and the 2008 Hayes Valley Survey Update, also by Page & Turnbull. The first time that the entire APE was systematically documented did not occur until 2006. In the Market and Octavia Survey Page & Turnbull prepared DPR 523 A forms for every property within the APE that was developed before 1962 and that was not already listed in the National Register or a City Landmark. Properties within the APE not surveyed by Page & Turnbull included the Nightingale House, at 201 Buchanan Street (designated a City Landmark in 1972); the U.S. Mint, at 155 Hermann Street (listed in the National Register in 1998); the UC Laguna Extension campus, at 55 Laguna Street (determined eligible for the National Register in 2006); 133 Buchanan Street (a vacant lot); 295 Buchanan Street (constructed 1962); 214 Haight Street (constructed ca. 1965); 140 Laguna Street (constructed 1988); 201 Laguna Street (constructed 1990); the San Francisco Housing Authority property, at Haight and Buchanan streets (constructed 1999); and 1930 Market Street (1958).⁵⁵

⁵⁴ Note, CL stands for City Landmark, NR stands for National Register, CR stands for California Register, HVHD stands for Hayes Valley Historic District, and SFTCHD stands for San Francisco State Teachers' College Historic District.

⁵⁵ It is not known why Page & Turnbull did not prepare a DPR 523 A form for 1930 Market Street as it was age-eligible at the time that the Market and Octavia Survey was completed.

Table 1

No.	Address	APN	CL?	Listed in NR?	Listed in CR?	Contributor to HVHD?	Contributor to SFSTCHD	Status Code
1	78 Buchanan St.	0872009	No	No	No	No	Yes	5D3
2	109 Buchanan St.	0869009	No	No	No	No	No	6L
3	117-119 Buchanan St.	0869008	No	No	No	No	No	6L
4	133 Buchanan St.	0869006	No	No	No	Yes	No	2D2
5	135 Buchanan St.	0869005	No	No	No	Yes	No	2D2
6	141-145 Buchanan St.	0869044, 045, 046	No	No	No	Yes	No	2D2
7	149-153 Buchanan St.	0869003	No	No	No	Yes	No	2D2
8	155 Buchanan St.	0869002	No	No	No	Yes	No	2D2
9	201 Buchanan St.	0858002	Yes	No	Yes	Yes	No	2D2
10	235 Buchanan St.	0858032	No	No	No	No	No	6Z
11	295 Buchanan St.	0858031	No	No	No	No	No	6Z
12	300 Buchanan St.	0851013	No	No	No	No	Yes	5D3
13	175-179 Haight St.	0856017 A	No	No	No	Yes	No	2D2
14	180-184 Haight St.	0852010	No	No	No	Yes	No	2D2, 2B
15	185 Haight St.	0856017	No	No	No	Yes	No	2D2, 2B
16	188 Haight St.	0852033	Yes	No	Yes	Yes	No	2D2, 2B
17	191-193 Haight St.	0856016	No	No	No	Yes	No	2D2, 2B
18	198 Haight St.	0852034	Yes	No	Yes	Yes	No	2D2, 2B
19	218 Haight St.	0851010	No	No	No	Yes	No	3CD
20	220-224 Haight St.	0851011	No	No	No	Yes	No	3CD
21	226-228 Haight St.	0851012	No	No	No	Yes	No	3CD
22	319-321 Haight St.	0858030	No	No	No	Yes	No	3CD
23	55 Hermann St.	0872012	No	No	No	No	Yes	5D3
24	65 Hermann St.	0872013-24	No	No	No	No	No	6Z
25	77 Hermann St.	0872010	No	No	No	No	Yes	5D3
26	100 Hermann St.	0869010	No	No	No	No	No	3CS
27	155 Hermann St.	0873001	No	Yes	Yes	No	No	1S

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No.	Address	APN	CL?	Listed in NR?	Listed in CR?	Contributor to HVHD?	Contributor to SFSTCHD	Status Code
28	10-14 Laguna St.	0871021	No	No	No	No	No	6L
29	16 Laguna St.	0871010	No	No	No	No	Yes	5D3
30	50 Laguna St.	0871012	No	No	No	No	Yes	5D3
31	55 Laguna St.	0857001, 001A & 0870001, 002, 003	Yes	Yes	Yes	No	No	1S
32	100 Laguna St.	0856012	No	No	No	Yes	No	2D2
33	126-130 Laguna St.	0856013	No	No	No	Yes	No	2D2
34	148-150 Laguna St.	0856015	No	No	No	Yes	No	3CD
35	3 Laussat St.	0858003 A	No	No	No	No	No	6L
36	11 Laussat St.	0858037	No	No	No	No	Yes	2D2
37	1884-1886 Market St.	0871006	No	No	No	No	No	6Z
38	1890 Market St.	0871007	No	No	No	No	No	6Z
39	1896-1898 Market St.	0871008	No	No	Yes	No	No	3S
40	1900 Market St.	0872001	No	No	Yes	No	Yes	3CB
41	1930 Market St.	0872002	No	No	No	No	No	6Z
42	73-77 Waller St.	0871017-20	No	No	No	Yes	No	2D2, 2B
43	80 Waller St.	0856028	No	No	No	Yes	No	2D2, 2B
44	86 Waller St.	0856011 A	No	No	No	No	No	6L
45	201 Waller St.	0869001	No	No	Yes	No	No	3CS
46	210 Waller St.	0858003	No	No	No	Yes	No	2D2
47	216-218 Waller St.	0858039	No	No	No	Yes	No	2D2

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VerPlanck Historic Preservation Consulting prepared DPR 523 A forms for all age-eligible (any property constructed before 1967) properties within the APE that were either deliberately skipped or missed by Page & Turnbull in 2006, including the U.S. Mint, at 155 Hermann Street; the Nightingale House, at 201 Buchanan Street; 295 Buchanan Street; and 1930 Market Street (See Appendix Item C).

By the terms of its contract with the San Francisco Planning Department, Page & Turnbull only prepared DPR 523 B forms for approximately 10 percent of the properties that it surveyed within the Market and Octavia survey area, including only three properties within the APE: 1896-1898

Market Street (Fred Beaudry Building), 1900 Market Street (Allen Arms Apartments), and a single-family dwelling at 86 Waller Street.

In 2010, four years after the Market and Octavia Survey was completed, the San Francisco Planning Department hired Kelley & VerPlanck Historical Resources Consulting (Kelley & VerPlanck) to prepare 523 B forms for a select number of properties within the Market and Octavia survey area. Kelley & VerPlanck prepared 523 B forms for the following properties: 109 Buchanan Street, 235 Buchanan Street, 10-14 Hermann Street, 65 Hermann Street, 100 Hermann Street, 1884-1886 Market Street, 1890 Market Street, and 201 Waller Street.

As part of the Section 106 Review for the 55 Laguna project, VerPlanck Historic Preservation Consulting prepared DPR 523 B forms for all properties within the APE that did not have one, a total of 31 properties (**See Appendix Item C**).⁵⁶ With the exception of 295 Buchanan Street and 1930 Market Street, all the properties we recorded already had California Historical Resource Status Codes.⁵⁷ We did not change any existing status codes, though we identified seven existing contributors to the Hayes Valley Residential Historic District that appear individually eligible for listing in the National Register:

- 180-184 Haight Street
- 185 Haight Street
- 188 Haight Street
- 191-193 Haight Street
- 198 Haight Street
- 73-77 Waller Street
- 80 Waller Street

B. Integrity of Resources within the Area of Potential Effect

The Hayes Valley Residential Historic District does contain many fine examples of Victorian and Edwardian-era residential construction and the integrity level for most buildings within the APE is high. Although some contributors to the district bear evidence of misguided façade “improvements” dating back to the middle of the twentieth century, most escaped intact, and others have been painstakingly restored. There remain several properties that have had most of their façade ornament stripped and although recognizable as nineteenth-century residential structures, they do not retain sufficient integrity to be listed in the National Register. Several of these properties that have compromised integrity were nonetheless added as contributors to the Hayes Valley Residential Historic District in Page & Turnbull’s 2008 update, including 218 and 220-224 Haight Street and 148-150 Laguna Street. Although we disagree with these findings, we did not change the status codes.

⁵⁶ We did not prepare 523 A or B Forms for the project site, at 55 Laguna Street, because a full set was prepared by Roland-Nawi Associates in 2007 for Richardson Hall, Woods Hall, Woods Hall Annex, Middle Hall, and the UCSF Dental Clinic.

⁵⁷ The California Historical Resource Status Codes are taken from the San Francisco Planning Department’s Market and Octavia Survey database.

C. Finding of Effect

The proposed project, which is described in detail in Chapter III above, includes the construction of 440 dwelling units, including 109 units of affordable senior housing, on the site of the former UC Berkeley Laguna Extension campus at 55 Laguna Street. Mercy Housing and Openhouse would build the affordable housing units within the rehabilitated Richardson Hall and in a new structure at the corner of Laguna and Waller streets. Wood Partners would construct 330 units of housing in the rehabilitated Woods Hall as well as six new buildings within the center of the existing campus. Wood Partner would also rehabilitate Woods Hall Annex as a community center. New public parkland would be introduced along the Waller Street right-of-way and a little over 90,000 square feet of parking would be built below grade in the center of the site. In addition to the six new residential buildings would be a small “Amenity Building” constructed in the courtyard between Woods Hall and Building 1B.

The Secretary of the Interior’s Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings (the Rehabilitation Standards and the Guidelines, respectively) provide guidance for reviewing work to historic properties.⁵⁸ Developed by the National Park Service for reviewing certified rehabilitation tax credit projects, the Standards have been adopted by local government bodies across the country for reviewing proposed work to historic properties under local preservation ordinances. The Rehabilitation Standards are also used for evaluating impacts to projects under Section 106 of the National Historic Preservation Act.

The Rehabilitation Standards are a useful analytic tool for understanding and describing the potential impacts of changes to historical resources. Rehabilitation is the *only* one of the four treatments (the others are Preservation, Restoration, and Reconstruction) that allows for the construction of an addition or other alteration to accommodate a change in use or program.⁵⁹

The first step in analyzing a project’s compliance with the Rehabilitation Standards is to identify the resource’s character-defining features, including characteristics such as design, materials, detailing, and spatial relationships. Once the property’s character-defining features have been identified, it is essential to devise a project approach that protects and maintains these important materials and features – meaning that the work involves the “least degree of intervention” and that important features and materials are safeguarded throughout the duration of construction.⁶⁰ It is critical to ensure that new work does not result in the permanent removal, destruction, or radical alteration of any significant character-defining features.

⁵⁸ U.S. Department of Interior National Park Service Cultural Resources, Preservation Assistance Division, *Secretary of the Interior’s Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings*, 1992. The *Standards*, revised in 1992, were codified as 36 CFR Part 68.3 in the July 12, 1995 Federal Register (Vol. 60, No. 133). The revision replaces the 1978 and 1983 versions of 36 CFR 68 entitled *The Secretary of the Interior’s Standards for Historic Preservation Projects*. The 36 CFR 68.3 *Standards* are applied to all grant-in-aid development projects assisted through the National Historic Preservation Fund. Another set of *Standards*, 36 CFR 67.7, focuses on “certified historic structures” as defined by the IRS Code of 1986. The *Standards* in 36 CFR 67.7 are used primarily when property owners are seeking certification for federal tax benefits. The two sets of *Standards* vary slightly, but the differences are primarily technical and non-substantive in nature. The *Guidelines*, however, are *not* codified in the Federal Register.

⁵⁹ *Ibid.*, 63.

⁶⁰ *Ibid.*

It is important to note that the Rehabilitation Standards do not prevent modifications or limited alteration of historic structures or landscape features. The Rehabilitation Standards do allow for the modification of historic structures and landscapes where necessary, so long as the material integrity of the property is not permanently impaired.

Due to the nature of the proposed project, which involves rehabilitating three historic buildings and the demolition of one historic building and a portion of another, as well as the construction of a substantial number of new units in six new buildings within the National Register-listed San Francisco State Teachers' College Historic District, we have divided our analysis into three sections where this may be helpful:

- Direct (physical) impacts to historic buildings and landscape features within the project site (Primary APE)
- Indirect (visual and spatial) impacts to historic buildings and landscape features within the project site (Primary APE)
- Indirect (visual and spatial) impacts to other historic resources surrounding the project site (Secondary APE)

The following section evaluates the project for compliance with each of the ten Rehabilitation Standards.

Rehabilitation Standard 1: A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces and spatial relationships.

Discussion: The former UC Berkeley Laguna Extension campus would be converted from educational to residential use, with ancillary community open space, community center space, and a limited amount of commercial space at the corner of Laguna and Hermann streets. This reuse, which involves the rehabilitation of three historic buildings and the construction of six new buildings, represents an intensification of use over existing and historic conditions. However, the introduction of residential uses to the site is not inherently incompatible with either the site or its environment. The existing historic structures could be converted to residential use without significantly altering their exteriors. In fact, the historic buildings that are to be reused as part of the project – Richardson Hall, Woods Hall, and Woods Hall Annex, would undergo few significant exterior alterations as a result of the proposed new uses. The only significant physical changes include the construction of new storefronts in the concrete retaining wall beneath Richardson Hall and the addition of windows to the auditorium volume of Richardson Hall. The physical and visual impacts to the site that *would* result from the project derive less from the proposed new use than from the density of what is being proposed.

Conclusion: The proposed project complies with Rehabilitation Standard 1 as a compatible new use for a former college campus, as well as a use that is by definition compatible with the surrounding largely residential Hayes Valley neighborhood.

Rehabilitation 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 the property will be avoided.

Discussion of Direct Physical Impacts to the Project Site: The proposed project would rehabilitate Richardson Hall, Woods Hall, and Woods Hall Annex for residential and community use. Richardson Hall Annex and Middle Hall – both contributors to the San Francisco State Teachers’ College National Register historic district – would be demolished. The interiors of the three buildings that are to be retained would be reconfigured to accommodate the proposed new residential units. With the exception of Woods Hall Annex, the interiors of the other two historic buildings that would be rehabilitated as part of the proposed project – Richardson Hall and Woods Hall – have already been extensively altered and no longer retain integrity from the period of significance (1924-1957). Existing classroom partitions, stages, blackboards, and other interior features characteristic of their former use would be removed from the interiors of the three buildings. New partitions, finishes, and toilet rooms and kitchen facilities would be installed in their place. Some existing partition walls would be retained where they line up with the proposed walls of the new residential units.

The exteriors of the three historic buildings would be retained and restored, with few significant alterations. Exterior alterations, where they occur, mostly consist of new sconces and handrails near the entrances, several new doors where egress standards must be met, and new windows and storefronts in select locations. The most significant of these proposed changes would be the insertion of six commercial storefronts within the Laguna Street retaining wall beneath Richardson Hall, as well as another storefront on Hermann Street. These storefronts would be located at the center of the existing retaining wall bays and would not impact the historic cement plaster quoining that demarcates each bay. The retaining wall along Laguna Street, between Waller and Haight streets, would be removed altogether. The third major physical change would be and the insertion of six new windows within the exterior of the auditorium at Laguna Street, and at least four additional windows on Hermann Street.

Discussion of Indirect Visual Impacts to the Project Site: The proposed project would result in the construction of six new residential buildings within the existing UC Berkeley Laguna Extension campus. The heights of these proposed buildings, which range from three to seven stories, contrast with the existing historic buildings in terms of their height, bulk, and massing. None of the historic buildings exceed three stories above-grade in any location. The historic buildings are horizontally massed buildings with hipped and gable roofs. In contrast, the proposed new buildings are massed orthogonally with flat roofs and squared-off parapets. In many locations the new buildings would be located within close proximity (within 10’) of the existing historic buildings, dramatically changing existing and historic visual and spatial characteristics within the former campus.

Discussion of Indirect Visual Impacts to the Secondary APE: The proposed project would change visual and spatial relationships within the Secondary APE but this impact is partially offset by the fact that the project site is not located within the boundaries of the Hayes Valley Residential Historic District. Furthermore, because of the long-term presence of the San Francisco State Teachers' College in the neighborhood, private developers have constructed several large apartment buildings to house students at the college, including the seven contributors to the potential San Francisco State Teachers' College Vicinity Apartments District. The presence of these large buildings from the 1920s and 1930s gives the immediate context of the former campus a denser and more urban character than the rest of the Hayes Valley Residential Historic District. The proposed new residential buildings are comparable in size and massing to the 1920s and 1930s-era buildings that partially surround the site.

Conclusion: Although what exists now represents a much lower density than what had been anticipated in the original San Francisco State Teachers' College Master Plan of 1922-23, the National Register nomination documented the campus as it exists and not how it was supposed to be. Therefore, the existing character of the campus is low-rise and low-density, with the two major building complexes (Richardson Hall and Woods Hall, Woods Hall Annex, and Middle Hall) occupying only the northwest and southeast corners of a campus. Otherwise the campus is given over to surface parking lots with very limited amounts of formal landscaping. The introduction of a significant amount of new housing within the former campus, including the demolition of one National Register contributor (Middle Hall) and a portion of another (Richardson Hall Annex), would replace the existing low-density character of the campus with a much more urban and high density feel that is frankly more in keeping with the large concrete apartment buildings along Hermann and Laguna streets that it is with the existing campus. The proposed project would destroy the feeling of the property as a former college campus and would likely result in its delisting from the National Register.

The conversion of the campus to high-density residential use would not compromise the eligibility of the surrounding properties within the Secondary APE as contributors to the Hayes Valley Residential Historic District. First, the former UC Berkeley Laguna Extension campus is not located within either this district, or the potential San Francisco State Teachers' College Vicinity Apartments District. Second, the immediate vicinity of the campus is already characterized by a mixed pattern of residential development, including two and three-story Victorian and Edwardian-era flats and single-family dwellings punctuated by much larger concrete apartment buildings from the 1920s and early 1930s.

In conclusion, the proposed project does not comply with Rehabilitation Standard 2 because it would remove and alter historic features and spatial relationships that characterize the former UC Berkeley Laguna Extension campus.

Rehabilitation 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.

Discussion: The historic buildings that are to be rehabilitated as part of the proposed project would be restored with few significant exterior changes, with the net effect that they would largely look the same upon the completion of the project as they did during the period of significance. No conjectural features or other elements from other historic properties would be added to the buildings or to the site.

Conclusion: The proposed project complies with Rehabilitation Standard 3 because it would not add any conjectural features or elements from other historic properties.

Rehabilitation Standard 4: Changes to a property that have acquired historic significance in their own right will be retained and preserved.

Discussion: Aside from the demolition of the ca. 1908 Administration Building and several “temporary” wood-frame structures, as well as some modifications to the exterior of Richardson Hall Annex and Middle Hall, the former UC Berkeley Laguna Extension campus has not undergone many substantial exterior alterations since UC Berkeley took it over in 1957. Ca. 1958 UC Berkeley made several other changes to the site, including remodeling the interior of Richardson Hall and Woods Hall and the conversion of the existing hard-top playgrounds into surface parking lots. These changes were all made after the period of significance (1924-1957) and have not gained historic significance in their own right either historically or aesthetically.

Two changes to the campus that have gained significance in their own right are the two extant murals –Sam Moxon’s “Angel” in Richardson Hall and Reuben Kadish’s “A Dissertation on Alchemy.” These would be retained, protected during construction, and restored through the auspices of sponsor partnership with the University of California and private and public art endowments.

Conclusion: The proposed project complies with Rehabilitation Standard 4 because it will not remove any changes to the property that have gained significance in their own right.

Rehabilitation Standard 5: Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

Discussion: For the most part, the historic buildings, retaining walls, and other structures of the former UC Berkeley Laguna Extension campus are built of mass-produced materials. These materials, including the stucco-coated concrete, steel industrial windows, red clay tile roofing, and cast cement detailing are all durable and attractive materials that are in keeping with 1920s and 1930s-era construction. On the buildings that would remain – Richardson Hall, Woods Hall, and Woods Hall Annex, these materials would be retained and preserved as they are. With the exception of the corner of Laguna and Hermann streets, where new windows and storefronts

would penetrate the blank walls of Richardson Hall's auditorium and retaining wall, the exterior concrete and stucco walls of the buildings would remain unchanged. All extant steel industrial sash windows would also be retained and restored, as well as the red clay roof tiles, which would be removed during construction and reinstalled afterward. Decorative sculpture work, including the figural group above the main entrance to Richardson Hall (Hermann Street) would be retained and preserved, as well as the decorative metal grill and urns at the main entrance to Woods Hall, at Buchanan and Haight streets. The partial-height wall between the urns would be cut to provide an unobstructed path of travel to this entrance. The decorative quoining around the entrance to Woods Hall Annex would also be retained and preserved.

Examples of artwork inside the historic buildings would also be retained, protected during construction, restored, and made available to the public afterward, including Reuben Kadish's "A Dissertation on Alchemy" in Woods Hall Annex and Jack Moxon's "Angel" mural in Richardson Hall. Other artwork that may still exist behind later layers of paint (including a mural by John Emmett Gerrity in the entrance hall of Woods Hall and an exterior mosaic by Maxine Albro above the main entrance to Woods Hall) would be protected and restored if testing by an architectural conservator reveals that they are still there.

Conclusion: The proposed project complies with Rehabilitation Standard 5 because distinctive materials, features, finishes, construction techniques, and examples of craftsmanship would be retained, protected during construction, and restored.

Rehabilitation 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.

Discussion: The remaining historic buildings of the former UC Berkeley Laguna Extension campus have been vacant for a decade. During this time they have been vandalized and water intrusion has become a major problem in most of the buildings. Nonetheless, the buildings' exteriors are built of durable materials such as concrete, stucco, and steel that can be retained and repaired rather than replaced. The proposed project calls for the retention and repair of the historic steel sash windows, repair of cement stucco finish and trim, and retention and reuse of the red clay roofing tiles. The windows are in generally good condition and can be reused with occasional missing or broken panes of glass replaced. The exterior walls are also generally in good condition. Any areas of damaged plaster would be patched to match the original in regard to texture and color. The roofing tiles would have to be temporarily removed to replace the existing roof sheathing. The tiles would be stored on site, protected, and reinstalled upon completion of the work. Any broken or missing tiles would be replaced in kind.

The interior spaces of the historic buildings vary in terms of condition, though few rise above fair. But with the exception of parts of the interior of Woods Hall Annex, these interior spaces have been extensively remodeled after the period of significance and are not significant. There

are, however, several interior spaces that do retain some historic materials and finishes from the period of significance, including the main lobby of Woods Hall, with its exposed rafters and purlins; the east stairwell in Woods Hall Annex, with its mural by Reuben Kadish; and the double-loaded corridor configuration of Richardson Hall, including the barrel and groin-vaulted sections on the first floor near the main Hermann Street entrance. The corridors of Woods Hall Annex also retain some historic vaulting, wall niches, water fountains, and finishes. Materials and features within these areas would be protected during construction and restored. Artistic works in any of these areas would be retained, protected during construction, and restored.

Conclusion: The proposed project complies with Rehabilitation Standard 6 because historic features would be repaired rather than replaced, except where the element is either missing or broken and not repairable. In these cases (mostly limited to red clay roofing tiles) the new materials would match the old as closely as possible.

Rehabilitation 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.

Discussion: The plans for the proposed project are still in schematic phase so no specifications have been developed. However, according to existing CEQA mitigation documents, the project sponsor would retain a qualified preservation architect and/or conservator to develop a plan to protect significant interior and exterior features during construction. As part of this plan, the preservation architect would identify the gentlest methods for cleaning historic materials and features without resorting to harmful chemical or physical treatments. Where cleaning is required, particularly on the exteriors of the buildings, the gentlest methods would be used, including pressurized washing using water and trisodium phosphate (TSP).

Conclusion: The proposed project complies with Rehabilitation Standard 7 because it would use the services of a qualified preservation architect to identify the least harmful methods for cleaning, consolidating, and repairing historic materials and features.

Rehabilitation Standard 8: Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Discussion: The project sponsor, in collaboration with the City, has developed a plan for treating potential archaeological resources should any be encountered as part of grading for new construction. The following program is excerpted from the draft CEQA mitigation measures developed as part of the proposed project.⁶¹

- A. In order to effectively focus and maximize the efforts to identify buried archeological deposits, the City will determine an area of direct impact (ADI)

⁶¹ Draft Mitigation Measures – 55 Laguna.

or project footprint that is limited to the exact locations of the proposed buildings as well as all associated features and utility placements. This ADI will have both a horizontal scope (surface coverage) and a vertical scope (depth of excavations for grading as well as footings, sub-floors, and utility installations).

- B. Prior to the initiation of project construction, and immediately after the removal of pavement, landscaping and other surface obscuring features, an archeological testing program consisting of archeological coring or geoprobing will be employed to investigate the potential for buried historic or cultural deposits or features within the ADI, or project footprint.
- C. In consultation with the SHPO, the city will determine if there are any buried archeological deposits that meet the criteria for the National Register of Historic Places based on the results and evaluation of the subsurface investigation. If there are, the City will further consult to determine whether further investigative, i.e., data recovery, measures are warranted.
- D. The City shall ensure that upon discovery of any Native American human remains and of associated or unassociated funerary objects, such things shall be treated in accordance with the provisions of California Public Resources Code (PRC) Sections 5097.94, 5097.98, and 5097.99, and the California Health and Safety Code Section 7050.5 or as provided at 36 CFR § 800.13(b)(2).
- E. The signatories to this PA acknowledge that archeological resources covered by this PA 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 PA are consistent with Section 304 of the NHPA and Section 6254.10 of the California Government Code.
- F. A copy of the results of any archeological investigation undertaken as a result of the Undertaking shall be submitted to the Northwest Information Center at Sonoma State University.

Conclusion: Based on the property's location, as well as the well-documented history of prior uses on the site, it is likely that historic or prehistoric archaeological resources may be encountered prior to construction. This draft mitigation plan accounts for a variety of contingencies and is adequate to ensure that any subsurface archaeological resources are protected and documented appropriately.

Rehabilitation 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 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.

Discussion of Direct Physical Impacts to the Project Site: The proposed project would rehabilitate Richardson Hall, Woods Hall, and Woods Hall Annex for residential and community use. Richardson Hall Annex and Middle Hall, both contributors to the San Francisco State Teachers' College National Register district, would be demolished. The project would result in the construction of six new residential buildings that range in height from three stories, at the intersection of Laguna and Haight streets, to seven stories, at the intersection of Laguna and Waller streets. The proposed project would re-grade the campus grounds, but the terraced configuration of the site would be kept.

As discussed above under Rehabilitation Standard 2, although the historic buildings that would be retained would be largely unchanged on their exteriors, certain interventions would be made to facilitate their reuse for residential purposes, including punching several new window openings into the blank exterior walls of Richardson Hall at the corner of Laguna and Hermann streets. Six new storefronts would also be punched into the retaining wall beneath Richardson Hall along Laguna Street, as well as one bay on Hermann Street. Furthermore, the section of the retaining wall along Laguna Street, between Waller and Haight streets, would be removed in its entirety.

The Secretary of the Interior's Guidelines for Rehabilitation recommend against "removing or relocating historic buildings on a site or in a complex of related historic structures....thus diminishing the historic character of the site or complex."⁶² As discussed above, the proposed project would remove one contributor (Middle Hall) to the National Register-listed property, as well as a portion of another (Richardson Hall Annex). Although specifically discouraged by the Rehabilitation Standards and Guidelines, the overall impact on the historic resource (the campus) is somewhat lessened by the fact that Middle Hall and Richardson Hall are the most heavily altered components of the campus. Indeed, the 2005 HRE by Page & Turnbull found that Middle Hall's integrity was insufficient for listing in the California Register or the National Register.⁶³ On the other hand, the author of the 2007 National Register nomination determined that Middle Hall had sufficient integrity to be listed in the National Register.⁶⁴ Therefore, in the final analysis, Middle Hall and Richardson Hall Annex are both contributors to the listed National

⁶² Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1995), 102.

⁶³ Page & Turnbull, Inc., *Historic Resource Evaluation – UCB Laguna Extension Campus, San Francisco, California* (San Francisco: December 13, 2005), 51.

⁶⁴ Carol Roland – Roland-Nawi Associates, *National Register of Historic Places, Registration Form – "San Francisco State Teachers' College,"* (Sacramento: 2007), 7-15.

Register historic district and their demolition would fail to comply with the Rehabilitation Standards.

The Rehabilitation Guidelines recommend preserving in place important archaeological resources, which the proposed project would do as demonstrated under Rehabilitation Standard 8. The Guidelines also recommend preserving important landscape features. According to the mitigation measures developed as part of the Planning Department's environmental review process, the project sponsor would retain a qualified arborist to oversee the relocation of the mature Canary palm known as the "Sacred Palm." This feature would be stored during construction and replanted in Waller Park upon completion of the project.⁶⁵

Discussion of Indirect Visual Impacts to the Project Site: The proposed project would significantly alter the existing site of the former UC Berkeley Laguna Extension campus. The construction of six new residential structures within the now undeveloped central portion of the campus would introduce new features that significantly change the relationship of the existing historic buildings to their site and to each other. In addition to disrupting historic spatial relationships, the new buildings would be much taller than the existing historic buildings. Although the project architects have done what they could to reduce the apparent size of the new buildings, mainly by stepping them down where they adjoin historic structures and breaking up their massing into smaller discrete sections, the proposed new buildings remain much larger than anything else on the site – both as it is presently configured as well as how it was in the past. In terms of style, the proposed new buildings would be designed in a contemporary modernist vocabulary with no applied ornament, vertical and horizontal ribbon windows, balconies, and contemporary finish materials including stucco, cement board, aluminum, brick, and glass.

The Secretary of the Interior's Guidelines for Rehabilitation recommend against "removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished."⁶⁶ Though the former UC Berkeley Laguna Extension campus has been compromised by the construction of the parking lots after 1957, UC Berkeley replaced existing hardscaped playgrounds and tennis courts and did not construct any new buildings, thereby avoiding major physical or spatial impacts. Even though the parking lots are not historic features and do not contribute to the sense of this being a historic college campus, they do not impede visual viewsheds and do not disrupt historic spatial relationships between the existing buildings. In comparison, the construction of six new buildings within the parcel would radically transform the open character of the campus as it exists today, blocking important visual connections between the remaining historic buildings and introducing a much more urban character to the underdeveloped site.

⁶⁵ Draft Mitigation Measures – 55 Laguna.

⁶⁶ Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1995), 102.

Although the original San Francisco State Teachers' College master plan of 1922-23 would have built out the campus in a much denser configuration than what exists today, the Depression and the Second World War, as well as the college's longstanding plans to construct a new campus at Lake Merced, quashed these plans. The interior of the campus was supposed to have eventually been landscaped with several small quadrangles, planting beds, trees, and lawns. Aerial photographs and Sanborn maps indicate that the interior of the campus has long been terraced and that the level sections of these terraces were never landscaped, with the exception of the quadrangle between Woods Hall and Middle Hall. Instead, most of the level areas were for many years hardtop playgrounds and tennis courts. These features were converted into surface parking lots (which they remain) after 1957 when UC Berkeley took over the property.

The 2007 National Register nomination describes the parking lots as an intrusion within the campus but correctly makes the case that the interior was never fully realized as a designed landscape. Furthermore, the nomination found the former campus eligible for listing under Criterion A (Events), with a period of significance spanning the years 1924-1957. As such, any major new construction, such as what is proposed, would significantly change the physical and spatial characteristics of the site, introducing large residential buildings where previously there were smaller temporary structures or hardscape.

Discussion of Indirect Visual Impacts to the Secondary APE: As described above, the proposed project would introduce a significant amount of new construction into a site that is – though not part of the Hayes Valley Residential Historic District – surrounded by it on three sides. The former UC Berkeley Laguna Extension campus was deliberately excluded from the Hayes Valley Residential Historic District because it is a non-residential property constructed after the end of the period of significance for the district. The dominant character of the Hayes Valley Residential Historic District is that of a well-preserved grouping of Victorian and Edwardian residential properties. The Secondary APE that surrounds the project site, much of it part of the Hayes Valley historic district, is different from the rest of district because it also contains several large concrete apartment buildings. Constructed in the late 1920s to house students enrolled at the San Francisco State Teachers' College, all seven are contributors to the potential San Francisco State Teachers' College Vicinity Apartment District. All but one is at least seven stories in height. These buildings line much of Hermann Street, a portion of Laguna Street between Hermann and Waller streets, as well as an outlier located at the northeast corner of Haight and Buchanan streets. These large apartment buildings give the Secondary APE a more urbanized character than the rest of the Hayes Valley Residential Historic District, making it better-suited to the type of mid-rise construction proposed for the project site.

The construction of six new residential buildings at the center of the former UC Berkeley Laguna Extension campus would not be incompatible with most of the surrounding properties in terms of scale, proportion, and massing. Due to the significant grade change between the northwest and southeast corners of the campus, the street façades of the new buildings facing Buchanan and Haight streets (where the majority of the Victorian and Edwardian-era buildings are located)

would be approximately the same height as their historic neighbors on the opposite side of the street. Their taller façades would therefore face the interior of the site, where it steps downhill toward both Buchanan and Hermann streets. Similarly, the taller sides of the buildings facing Laguna and Hermann streets would face the tallest apartment buildings within the APE; the height and massing of the new buildings would be comparable to these 1920s-era apartment buildings.

In regard to their design, the new buildings would be designed in a modernist idiom using contemporary materials, such as stucco and cement board cladding, as well as clear and tinted glazing within aluminum frames. These buildings would be clearly of this era and would not imitate the historic buildings that would be retained. In terms of their design vocabulary, the new buildings would make some references to the surrounding residential properties in that their façades would be articulated as a series of shallow projecting bays alternating with recessed sections containing stacked windows. Furthermore, some attempts have been made by the project architects to harmonize the new proposed buildings with the historic former campus, including using beige-tinted stucco on facades that adjoin historic buildings and repeating the punched, grid-like fenestration pattern of the south façade of Woods Hall on adjoining new construction. Other historic design features that would be incorporated into the new buildings include respecting the street edge pattern of development and using existing datum lines of the historic buildings, such as cornice lines, fenestration, and other horizontal features, to guide the façade design of the new buildings. The design approach for new buildings within the interior of the site is deliberately less referential to the historic buildings.

Conclusion: The proposed project does not comply with Rehabilitation Standard 9 because the work would disrupt historic materials and features and spatial relationships that characterize the property. The proposed project would not adversely affect the integrity of the National Register-eligible Hayes Valley Residential Historic District because the project site is not located within its boundaries and the proposed new buildings would be sited in such a way that they would not overwhelm the existing context.

Rehabilitation 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.

Discussion: While technically possible to remove the six new buildings proposed as part of the project, substantial regrading would be required to restore the site to its existing conditions, especially where subsurface parking lots would have to be backfilled at the center of the site. The reconstruction of Middle Hall, Richardson Hall Annex, the retaining wall along Laguna Street, and other site features would be prohibitive given the type of construction and detailing executed on the 1920s-era buildings.

Conclusion: The proposed project does not comply with Standard 10 because the essential form and integrity of the site would not be unimpaired if the new construction and other site improvements were removed in the future.

VIII. Conclusions

Developed between 1924 and 1935, in partial fulfillment of a campus plan developed by State Architect George B. McDougall, the former UC Berkeley Laguna Extension campus at 55 Laguna Street is listed in the National Register of Historic Places under Criterion A (Events), with a period of significance spanning the years 1924-1957. In addition, three of its five buildings are San Francisco City Landmarks: Richardson Hall, Woods Hall, and Woods Hall Annex. As a National Register-listed property, among whose character-defining features include is its sparse arrangement of buildings around an undeveloped core, most infill construction would compromise the integrity of the former campus. The proposed project would result in infill construction that is much larger than the existing historic buildings and that superficially bear little relationship to them. The proposed project would also demolish one contributor (Middle Hall) and a portion of another (Richardson Hall Annex). Though the proposed project would sensitively rehabilitate the remaining historic buildings, when considered in terms of its total physical and visual impacts on the site, the proposed project fails to comply with Rehabilitation Standards 2, 9, and 10. As such, the proposed project would have an adverse effect on National Register-listed properties in the Primary APE. Upon completion of the project, the former San Francisco State Teachers' College campus would no longer remain eligible for listing in the National Register. The proposed project, though it would introduce a significant new feature to the neighborhood, would not result in an adverse effect to the National Register-eligible Hayes Valley Residential Historic District, other individual National Register-listed properties, the potential San Francisco State Teachers' College Vicinity Apartments Historic District, or any other California Register-eligible properties within the Secondary APE.

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X. Appendix

A. Project Drawings

B. Consultation Letters

C. DPR 523 Forms