



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 0686

HEARING DATE: JULY 18, 2012

Filing Date: January 10, 2012 (Conditional Use Authorization);
January 17, 2012 (Environmental Evaluation)

Case No.: **2012.0033CE**

Project Address: **55 Laguna Street**

Historic Landmark: Nos. 257, 258 & 259 - Richardson Hall, Woods Hall & Woods Hall Annex

Zoning: RM-3 (Residential, Mixed, Medium Density), NC-3 (Moderate-Scale Neighborhood Commercial), and Laguna-Haight-Buchanan-Hermann Streets SUD (Special Use District) Zoning Districts; 40-X, 50-X, and 85-X Height and Bulk District

Block/Lot: 0857/ 001 & 001a
0870/ 001, 002, & 003

Applicant: Steven Vettel, Farella Braun + Martell LLP
235 Montgomery Street, 17th Floor
San Francisco, CA 94104

Staff Contact Shelley Caltagirone - (415) 558-6625
shelley.caltagirone@sfgov.org

Reviewed By Tim Frye – (415) 558-6325
tim.frye@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

ADOPTING FINDINGS FOR THE PROPOSED PROJECT AT 55 LAGUNA STREET (LOTS 001 AND 001A IN ASSESSOR'S BLOCK 0857 AND LOTS 001-003 IN ASSESSOR'S BLOCK 0870), LOCATED WITHIN RM-3 (RESIDENTIAL, MIXED, MEDIUM DENSITY), NC-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL), AND LAGUNA-HAIGHT-BUCHANAN-HERMANN STREETS SUD (SPECIAL USE DISTRICT) ZONING DISTRICTS AND A 40-X, 50-X, AND 85-X HEIGHT AND BULK DISTRICTS .

PREAMBLE

WHEREAS, on January 10, 2012 and on January 17, 2012, Steven Vettel, Farella Braun + Martell LLP, (Project Sponsor) filed applications with the San Francisco Planning Department (hereinafter "Department") for a Conditional Use Authorization and Environmental Evaluation to adaptively re-use the San Francisco Normal School/State Teacher's College campus, including demolition of the Richardson Hall Administration Wing and Middle Hall; rehabilitation of Richardson Hall, Woods Hall, and Woods Hall Annex; construction of six (6) infill buildings; and the introduction of new interior pathways and landscaping, including re-location of the Sacred Palm.

WHEREAS, Mitigation Measure HR-3 of the 55 Laguna Street Mixed Use Project Final Environmental Impact Report (FEIR) calls for a preservation architect to “assist with ensuring the compatibility of the new structures with the National Register-listed San Francisco Normal School/State Teacher’s College Historic District and the retained individual historic resource buildings in terms of their location, scale, massing, fenestration pattern, details, and materials, so as not to detract from the character of the historic district or the setting of the retained individual historic resource buildings.

WHEREAS, the project is also required by the Conditional Use (CU) Authorization issued under Case File No. 2004.0773E!CMTR to seek guidance from the Historic Preservation Commission (hereinafter “Commission”) to create compatible infill design at the site.

WHEREAS, the Project Sponsor’s preservation architect, Page & Turnbull, evaluated the proposed infill buildings and submitted a Compatibility Analysis Report documenting their findings to the Commission.

WHEREAS, on July 18, 2012, the Department presented the Project to the Commission for review of the proposed new construction for the 55 Laguna Street Mixed Use Project with the intent to forward comments to the Planning Commission prior to the scheduled August 16, 2012 Conditional Use Authorization hearing.

WHEREAS, in reviewing the Project, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

THEREFORE BE IT RESOLVED that the Historic Preservation Commission has reviewed the proposed new construction at 55 Laguna Street, and the Commission found that the project generally achieves compatibility with the character of the San Francisco Normal School/State Teacher’s College Historic District and the individual landmarks on the site with the exception of the following elements:

- The Open House Building is not compatible. The Commission recommended modifying the building’s massing and articulation at the upper floors to mitigate its large scale, which is incompatible with the campus buildings.
- The Amenities Building is not compatible. There was a range of opinion among the Commissioners regarding how to modify the area, including removal of the building, reduction of the scale, revision of the architecture in a more contextual style, and relocation of the building farther from the Woods Hall entry.
- The circular stair feature at the terminus of the mews is not compatible. The Commission recommended removal of the structure and replacement with an open stair.

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Recording Secretary to transmit this Resolution, and other pertinent materials in the Case File No. 2012.0033CE, to the Planning Commission.

I hereby certify that the Historical Preservation Commission **ADOPTED** the foregoing Resolution on July 18, 2012.

Linda D. Avery
Commission Secretary

AYES: Commissioners Chase, Hasz, Johns, Martinez, Matsuda, and Wolfram

ABSENT: Commissioner Damkroger

ADOPTED: July 18, 2012