



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Resolution No. 702

HEARING DATE: February 6, 2013

Date: January 31, 2013
Case No.: 2004.0773E/CMTR / 2012.0033ACEF
Project Address: 55 Laguna Street
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 Districts
Block/Lot: 0857 / 001 and 001a; 0870 / 001, 002, and 003
Project Sponsor: Elisa Skaggs, Page & Turnbull, Inc.
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ADOPTING FINDINGS RELATED TO MITIGATION MEASURES HR-1 HABS LEVEL RECORDATION, HR-3 PRESERVATION ARCHITECT, AND HR-4 MURAL IDENTIFICATION, TESTING, AND PRESERVATION PROCEDURES OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED ADAPTIVE RE-USE 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

1. On January 17, 2008, the 55 Laguna Mixed Use Project Final Environment Impact Report (FEIR), Case No. 2004.0773E, was certified by the Planning Commission and an addendum to the EIR incorporating the current project was published on May 8, 2012.
2. On January 17, 2008, the Commission: adopted findings under the California Environmental Quality Act, Public Resources Code §§21000 *et seq.* (CEQA), the CEQA Guidelines, 14 Cal. Code. Regs. §§15000 *et seq.*, and Chapter 31 of the San Francisco Administrative Code, including a statement of overriding considerations; adopted a Mitigation Monitoring and Reporting Program (MMRP) for the proposed project, by Motion No. 17533; and, recommended approval of a General Plan amendment

and Planning Code and Zoning Map amendments to the Board of Supervisors. The Planning Commission also approved a Conditional Use Authorization for the proposed project.

3. On April 15, 2008, the Board of Supervisors took action to approve the project, and in so doing adopted the Planning Commission's CEQA approval findings as its own, adopted the MMRP, and adopted additional findings under the California Environmental Quality Act, which can be found on file with the Clerk of the Board of Supervisors in Files Nos. 071001, 071002, and 080319.
4. As part of the FEIR for the proposed project at 55 Laguna Street, several mitigation measures require review and comment by the San Francisco Landmarks Preservation Advisory Board (LPAB). In January 2009, the Historic Preservation Commission (HPC) was conveyed as per Charter Section 4.135, and has jurisdiction over the duties and responsibilities of the LPAB. The relevant parts of the MMRP that established as part of the FEIR are cited below:

- ***Mitigation Measure HR-1 HABS Level Recordation***

...[T]he project sponsor shall document the context of the National Register-nominated San Francisco State Teacher's College site, inclusive of the buildings, structures, landscape features, spatial relationships within the site, campus within its urban setting, and interiors, according to HABS Level II documentation standards.

- ***Mitigation Measure HR-3 Preservation Architect***

As part of project design development, the sponsor shall retain a qualified preservation architect to ... conduct historic window and door survey of the site prior to approval of construction drawings ... plan and oversee mural preservation...

- ***Mitigation Measure HR-4 Mural Identification, Testing, and Preservation Procedures***

... [T]he project sponsor, through their Preservation Architect shall design a plan to address protection of significant interior finishes, including murals, during construction. A conditions assessment and protection plan shall be prepared by a qualified architectural finishes conservator and submitted with the project proposal to ensure the safety of the contributing elements of the historic resource during the construction phase. Prior to any renovation efforts, the Preservation Architect shall prepare a plan to identify, retain, and preserve all WPA-era murals and/or mosaics at the project site, including Reuben Kadish's mural "A Dissertation on Alchemy" located in Woods Hall Annex, the "Angel" mural in Richardson Hall (by artist Bebe Daum), and others which may potentially exist beneath paint and/or plaster, such as a possible interior mural by John Emmett Gerrity or an exterior mosaic by Maxine Albro (both near the northwest entrance to Woods Hall.) Prior to any renovation efforts, the architectural finishes conservator retained for the project shall, as part of the plan, test and remove wall coatings to investigate the location and condition of any covered WPA-era murals and/or mosaics. If any such resources are located, including contributing decorative and sculptural elements, they shall also remain in place and be restored, through the auspices of sponsor partnership with the University of California,

private and public art endowments, as the San Francisco Environmental Review Officer (ERO) determines reasonably equitable and feasible.

5. On February 6, 2013, the Department presented the proposed mitigation materials to the Historic Preservation Commission for review and comment. The Commission's comments on the adequacy and content of the mitigation documents would be forwarded to the Environmental Review Officer for confirmation of compliance with the Mitigation Monitoring and Reporting Program (MMRP) established as part of the 55 Laguna Mixed Use Project Final Environmental Impact Report.

THEREFORE BE IT RESOLVED that the Historic Preservation Commission has reviewed the proposed mitigation documents for 55 Laguna Street and this Commission finds the work is in compliance with the Mitigation Monitoring and Reporting Program (MMRP) established as part of the 55 Laguna Mixed Use Project Final Environmental Impact Report and has provided the following comments:

- ***Mitigation Measure HR-1 HABS Level Recordation***
 - Regarding the documentation of Richardson Hall, further detail should be added to the building description, including but not limited to descriptions of the guardrail, the sculptural pediment above the entrance, and the owl detail. Also, a photograph of the south side of Richardson Hall looking east should be included.
- ***Mitigation Measure HR-3 Preservation Architect***
 - None.
- ***Mitigation Measure HR-4 Mural Identification, Testing, and Preservation Procedures***
 - None.

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 Nos. 2004.0773E!CMTR and 2012.0033ACEF to the Environmental Review Officer (ERO).

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission at its regularly scheduled meeting on February 6, 2013.

Jonas P. Ionin
Acting Commission Secretary

PRESENT: Damkroger, Hasz, Martinez, Matsuda, and Wolfram

ABSENT: Johns

ADOPTED: February 6, 2013