



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: June 13, 2012

TO: Architectural Review Committee, Historic Preservation Commission

FROM: Shelley Caltagirone, Preservation Staff, tel. (415) 558-6625

REVIEWED BY: Tim Frye, Preservation Coordinator

RE: 55 Laguna Street Mixed Use Project
Case No. 2012.0033ACE
Review and Comment on Infill Design Compatibility

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPERTY DESCRIPTION

55 LAGUNA STREET, San Francisco Normal School/San Francisco State Teacher's College, is located on two blocks bound by Laguna, Haight, Buchanan, and Hermann Streets. Assessor's Block 0857, Lots 001 and 001a and Assessor's Block 0870, Lots 001, 002, and 003. The property contains San Francisco Landmark Nos. 257, 258, and 259 - Burke-Richardson Hall (a.k.a. Richardson Hall), Anderson-Woods Hall (a.k.a. Woods Hall), and Anderson-Woods Hall Annex (a.k.a. Woods Hall Annex). The buildings contribute to the National Register-listed San Francisco Normal School/State Teacher's College campus. The site consists of five buildings on two city blocks bounded by Buchanan, Hermann, Haight, and Laguna Streets: Middle Hall (1924), Woods Hall (1926), Woods Hall Annex (1935), Richardson Hall (1930, with the Administration Wing constructed in 1924), and the Dental Building (1970). The campus was originally designed in the Spanish Revival style for the California State Normal School by the Office of the State Architect. The Master Plan for the campus was developed by George B. McDougall and construction spanned 1924-1935. The site is zoned RM-3 (Residential, Mixed, Medium-Density District)/ 40-X Height and Bulk District; and NC-3 (Moderate-Scale Neighborhood Commercial District)/ 85-X Height and Bulk District.

BACKGROUND

The 55 Laguna Mixed Use Project was previously reviewed under Case No. 2004.0773E!CMTR and received its entitlements in 2008-09. The property was then sold to the new owners in 2010 and the project sponsor submitted a revised project to the Planning Department for review in 2011.

The project site was first determined to be a historic resource as a National Register eligible historic district in the Historic Resource Evaluation Response dated June 15, 2006. The Department found that the "campus as a whole, and Richardson Hall, Woods Hall, and Woods Hall Annex individually, are significant under Criterion 1 (Events) and Criterion 3 (Architecture) and that the project did not meet the Secretary of the Interior Standards for Rehabilitation, which led to the production of the Environmental Impact Report (EIR). On February 21, 2007, the LPAB held a review and comment concerning the Draft EIR and initiated landmark designation of the 55 Laguna site. The LPAB voted 5-

1 (with two members absent) on April 18, 2007 in favor of recommending landmark designation of the campus *as a site with four contributing buildings*. The Planning Commission voted not to recommend the landmark designation of the campus *as a site* on June 7, 2007. In response to the Commission's decision, the LPAB voted unanimously (with two members absent) on June 20, 2007 to appeal the Commission's original recommendation to the Board of Supervisors. Upon appeal of the Commission's decision, Ordinance 216-07 was passed on September 11, 2007 approving the landmark designation of three *individual buildings* located within the campus - Richardson Hall, Woods Hall, and Woods Hall Annex. On October 3, 2007, the LPAB held a Review and Comment concerning the proposed nomination of the site to the National Register of Historic Places and the site was ultimately listed on the National Register on January 7, 2008.

On December 18, 2008, the LPAB held a hearing to review the design compatibility analysis and guidelines prepared as Mitigation Measure HR-3 of the EIR and a request for a Certificate of Appropriateness (CofA). At that hearing the LPAB took two votes on the design guidelines item: the first vote was to approve the historic building guidelines, and the second vote was to say that they were "not in agreement" with the new building guidelines. Therefore, the LPAB "agreed by consensus" on the design guidelines as required by the Mitigation schedule prior to approval of CofA. Although the LPAB voted to approve the CofA at the hearing, the Certificate was motion was not signed into affect by the Planning Director before the dissolution of the LPAB on December 31, 2008 and the action become void. The project received approval of the Certificate of Appropriateness request on May 18, 2012.

PROJECT DESCRIPTION

Adaptive re-use of the San Francisco Normal School/State Teacher's College campus, including demolition of 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.

OTHER ACTIONS REQUIRED

The project requires Conditional Use Authorization by the Planning Commission, scheduled to be heard on July 26, 2012, and by Board of Supervisors action for the creation of Waller Park, not yet scheduled. The new building component of the 55 Laguna Mixed Use project also requires design review and comment by the full Historic Preservation Commission prior to the future Conditional Use Authorization hearing, scheduled to be heard on July 18, 2012.

REQUESTED ACTION

Mitigation Measure HR-3 Preservation Architect, Part 1 of the EIR calls for a preservation architect to:

...assist with ensuring the compatibility of the new structures with the NR historic district and the retained individual historic resource buildings in terms of their location, scale, massing, fenestration pattern, details, and materials, so as not to detract from the character of the NR historic district or the setting of the retained individual historic resource buildings.

In compliance with the mitigation, design guidelines were produced in 2008 and the project team has worked with their preservation architect, Page & Turnbull, to develop infill design that will follow the principle of Standard 9 of the Secretary of the Interior Standards.

New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

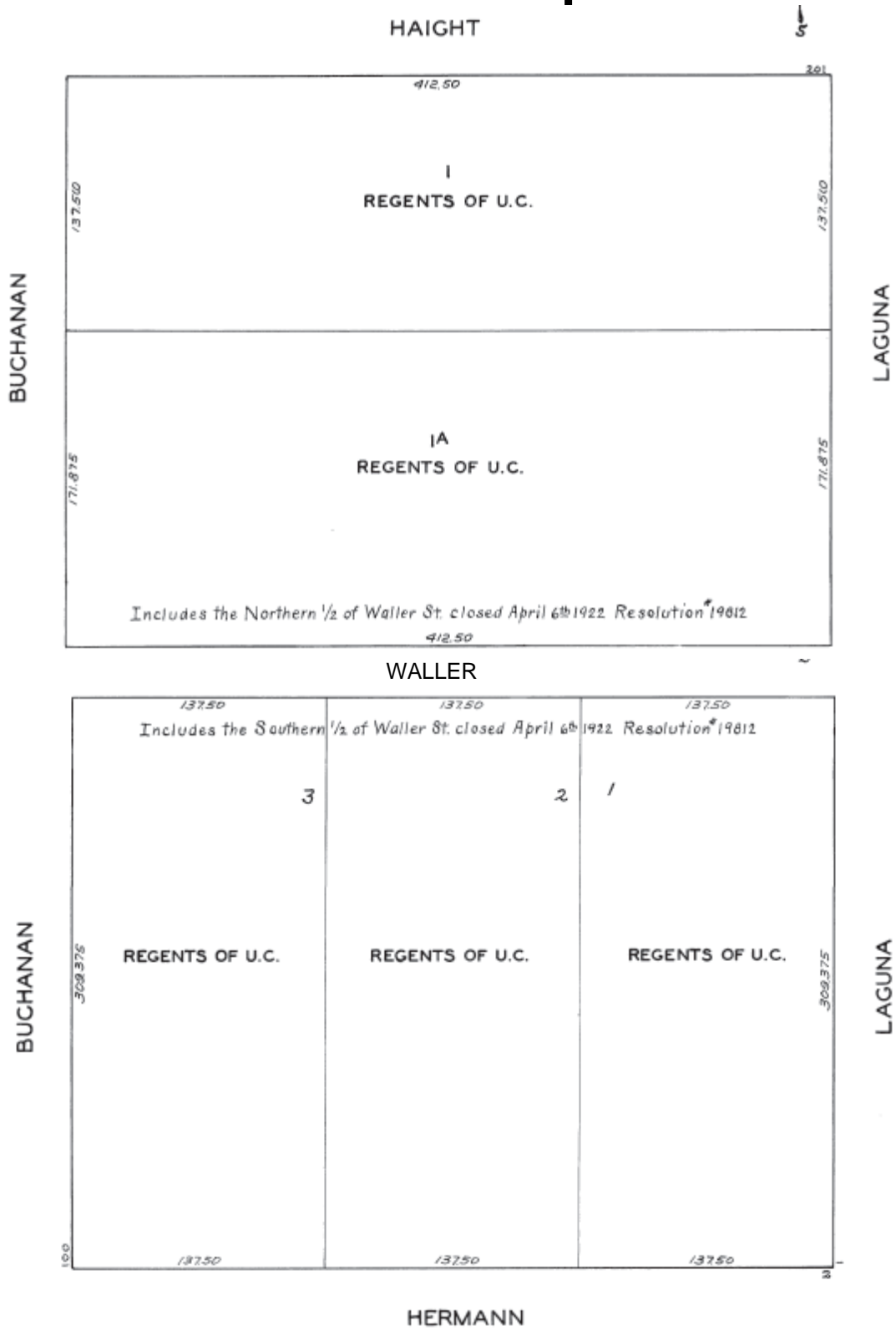
The project is also required by the Conditional Use (CU) Authorization to seek guidance from the Historic Preservation Commission on creating compatible infill design at the site. Therefore, the Project Sponsor is seeking preliminary comments from the Architectural Review Committee on the following to fulfill the requirements of the CU Authorization and Mitigation Measure HR-3:

1. Is the overarching design concept for creating compatible new construction at the site clearly articulated? What are the most critical elements of the design concept for creating compatible infill design?
2. What are the elements of the new construction that create compatibility with the historic site and buildings? What are the elements of the new construction that create differentiation with the historic site and buildings? Is there an appropriate balance of compatibility and differentiation in the infill design?
3. Specifically, ARC comments are requested on the following components of the proposed infill construction:
 - o The corner of Laguna and Haight Streets
 - o The Open House building
 - o The Commons Building and stair structure adjacent to Woods Hall

ATTACHMENTS

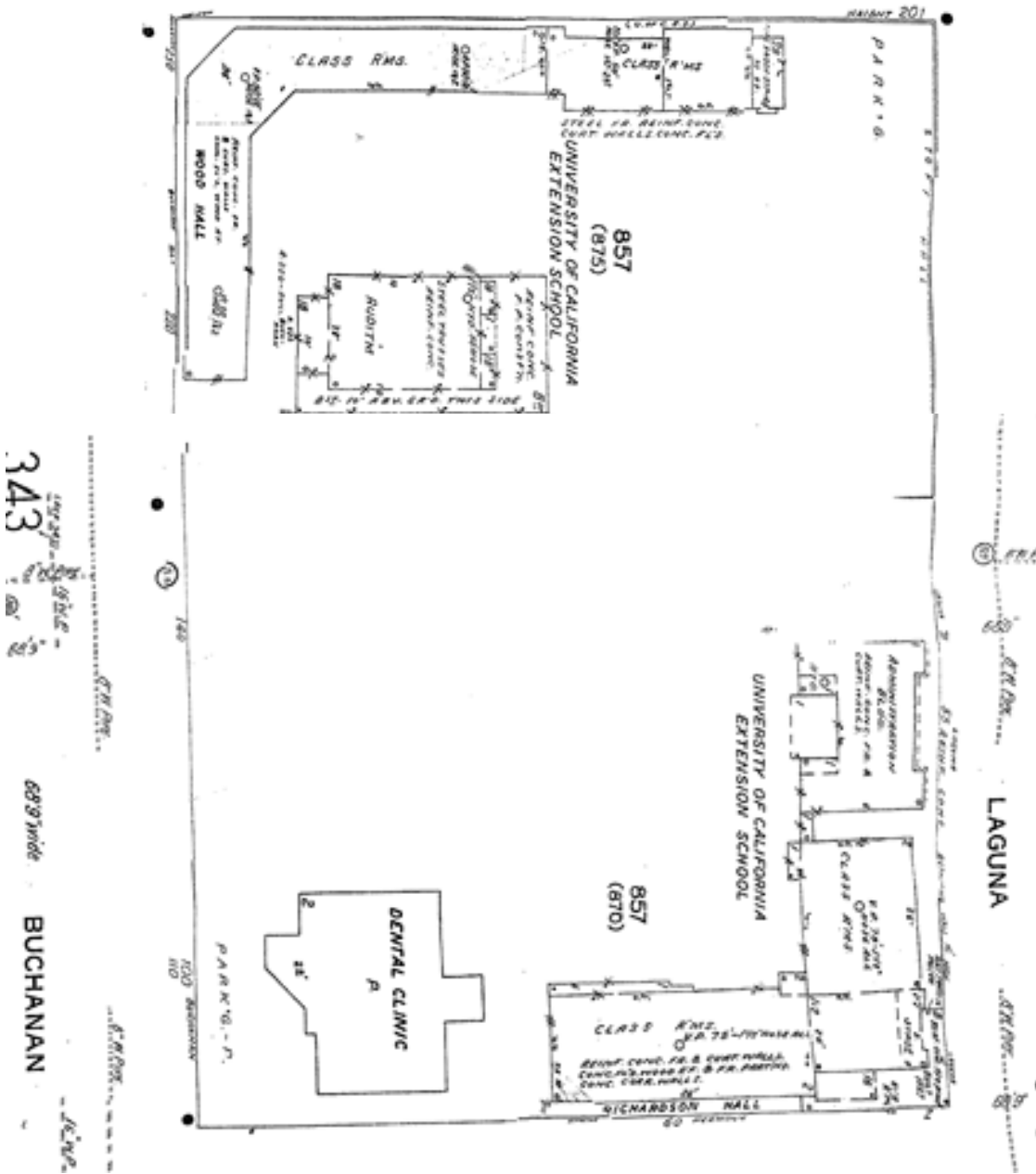
Parcel Map
Sanborn Map
Aerial Photograph
Zoning Map
Architectural Packet

Parcel Map



Certificate of Appropriateness Hearing
 Case Number 2012.0033A
 55 Laguna Street

Sanborn Map*



*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



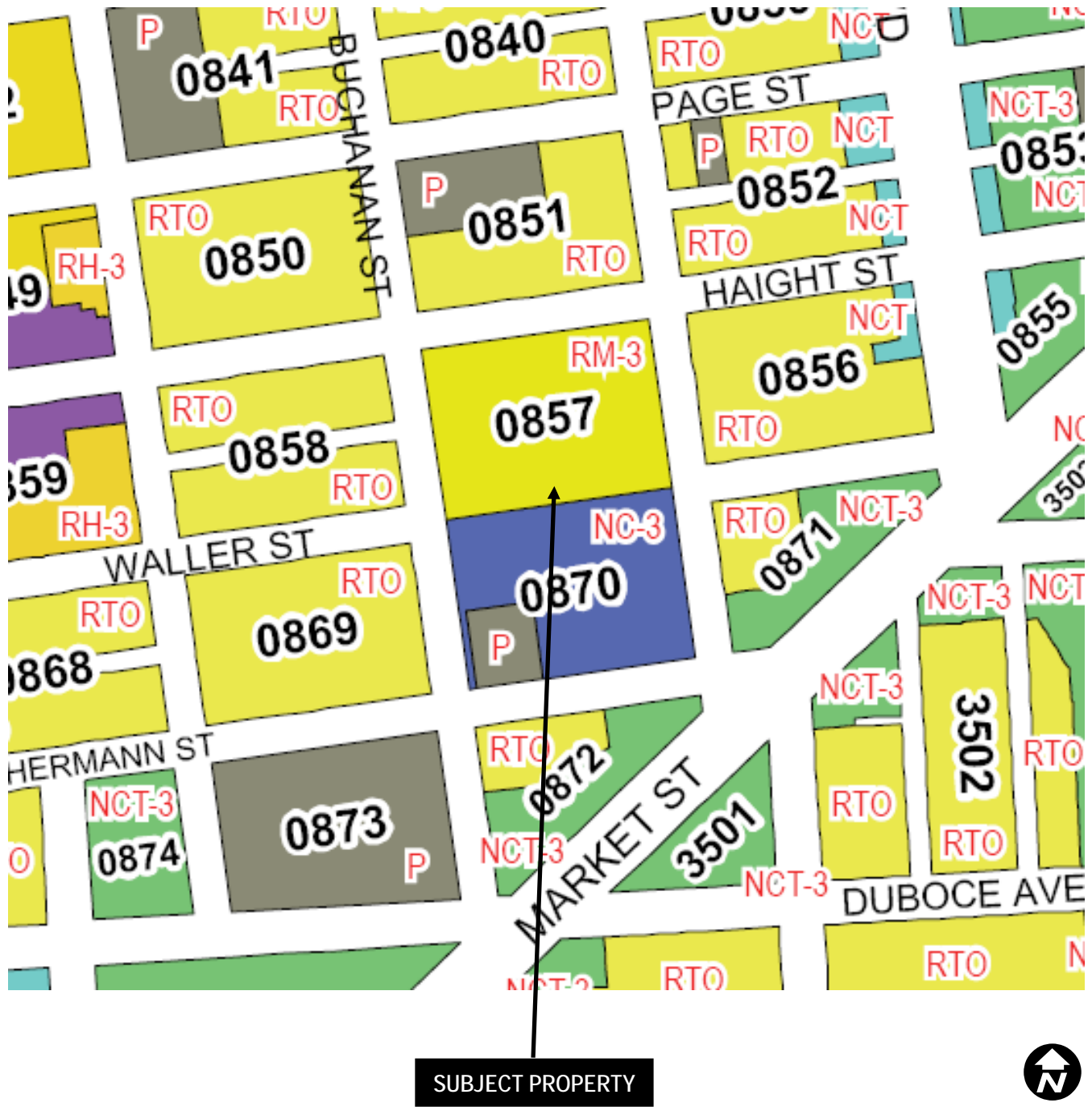
Certificate of Appropriateness Hearing
 Case Number 2012.0033A
 55 Laguna Street

Aerial Photo



Certificate of Appropriateness Hearing
Case Number 2012.0033A
55 Laguna Street

Zoning Map



SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2012.0033A
55 Laguna Street

55 LAGUNA STREET
San Francisco, CA

PROJECT OVERVIEW

Prepared for the
Architectural Review Committee





TABLE OF CONTENTS

HISTORIC CONTEXT

- Woods Hall
- Woods Hall Annex
- Richardson Hall

SITE PLANS

- Previously Entitled Plan
- Site Plan

PERSPECTIVE VIEWS

- Laguna Street Elevation
- Haight Street Elevation
- Buchanan Street Elevation
- Waller Park Elevation
- Mews (Palm Lane) Elevation
- Courtyard/Community Garden Elevations
- Laguna Street - Existing and Proposed
- Haight Street - Existing and Proposed
- Buchanan Street - Existing and Proposed

STREET ELEVATIONS

- Laguna Street Elevation
- Haight Street Elevation
- Buchanan Street Elevation
- Waller Park Elevation (Looking North)
- Waller Park Elevation (Looking South)
- Mews Elevation (Looking East)
- Mews Elevation (Looking West)
- Community Garden Elevation (Looking South)
- Building 2E Courtyard Elevations

MATERIALS

HISTORIC CONTEXT

HISTORIC CONTEXT

HISTORIC CONTEXT

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

HISTORIC CONTEXT

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.



Courtyard facade



Main entrance along Buchanan Street



Facade along Buchanan Street



Oriel window

HISTORIC CONTEXT

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



Decorative gate along Hermann Street



Auditorium at Hermann and Laguna streets



55 LAGUNA
PREVIOUSLY ENTITLED PLAN

BUCHANAN ST.

HERMANN ST.

HAIGHT ST.

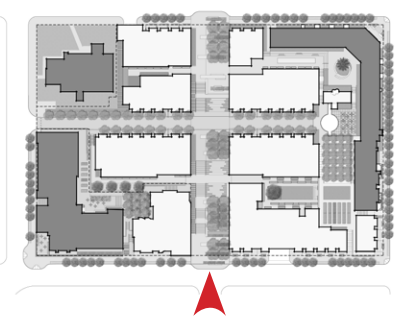


LAGUNA ST.

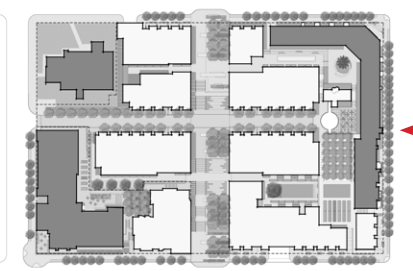
55 LAGUNA
SITE PLAN

PERSPECTIVE VIEWS

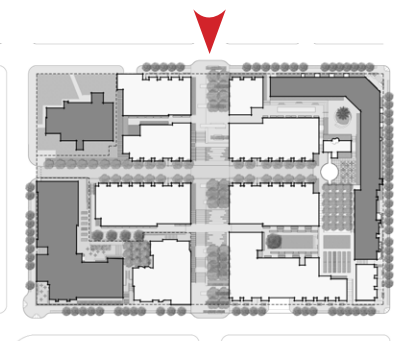
PERSPECTIVE VIEWS



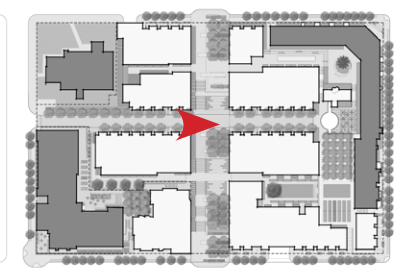
55 LAGUNA
LAGUNA STREET ELEVATION



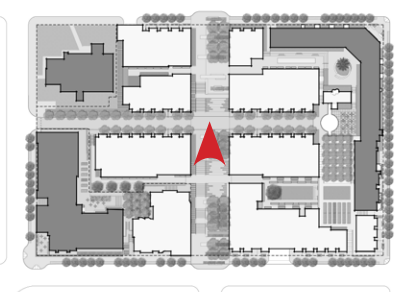
55 LAGUNA
HAIGHT STREET ELEVATION



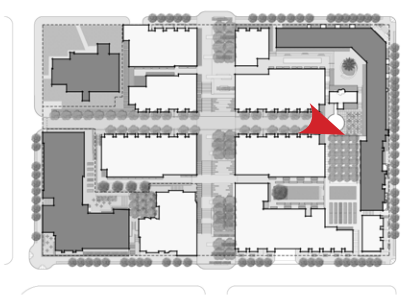
55 LAGUNA
BUCHANAN STREET ELEVATION



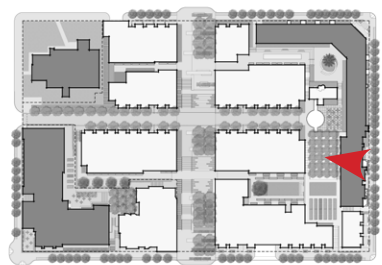
55 LAGUNA
WALLER PARK ELEVATION



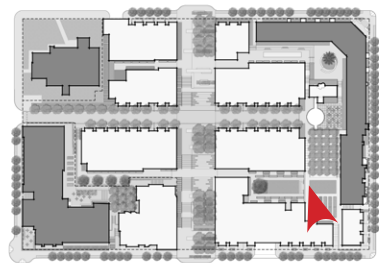
55 LAGUNA
MEWS (PALM LANE) ELEVATION



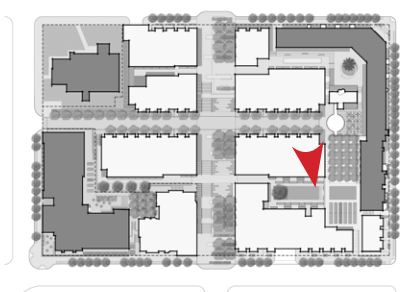
55 LAGUNA
COURTYARD / COMMUNITY GARDEN ELEVATION



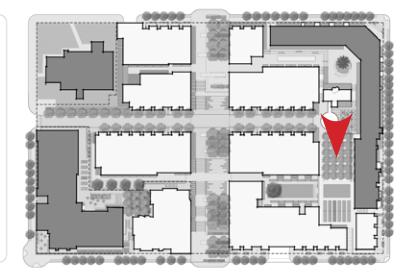
55 LAGUNA
COURTYARD / COMMUNITY GARDEN ELEVATION



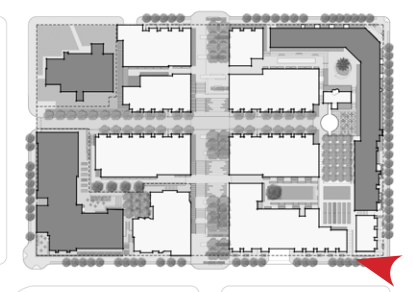
55 LAGUNA
COURTYARD / COMMUNITY GARDEN ELEVATION



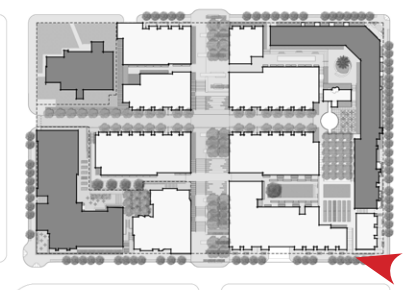
55 LAGUNA
COURTYARD / COMMUNITY GARDEN ELEVATION



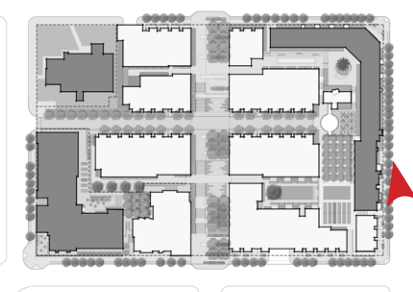
55 LAGUNA
COURTYARD / COMMUNITY GARDEN ELEVATION



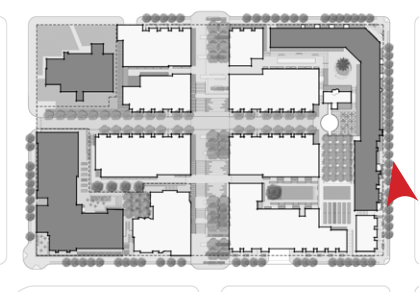
55 LAGUNA
LAGUNA STREET - EXISTING



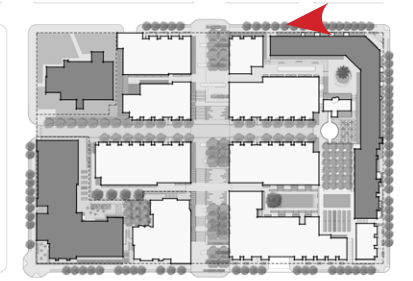
55 LAGUNA
LAGUNA STREET - PROPOSED



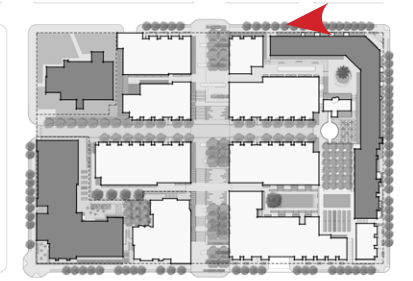
55 LAGUNA
HAIGHT STREET - EXISTING



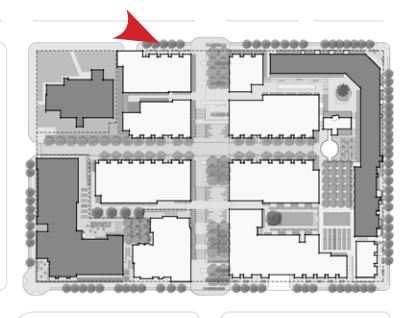
55 LAGUNA
HAIGHT STREET - PROPOSED



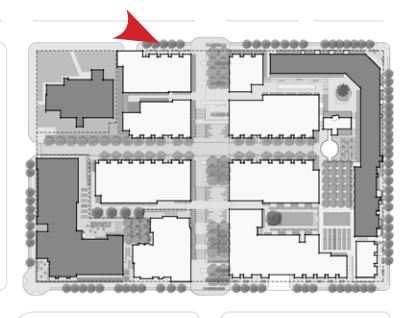
55 LAGUNA
BUCHANAN STREET - EXISTING



55 LAGUNA
BUCHANAN STREET - PROPOSED



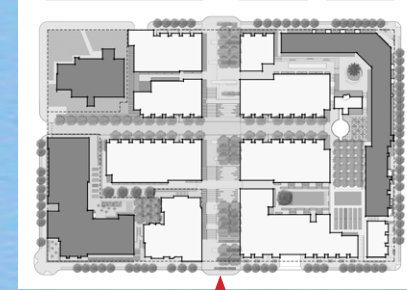
55 LAGUNA
BUCHANAN STREET - EXISTING



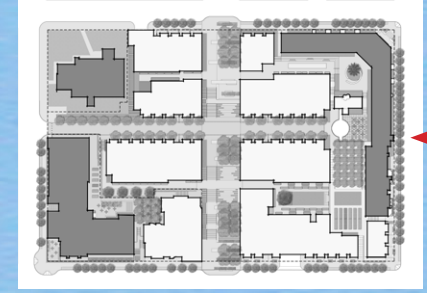
55 LAGUNA
BUCHANAN STREET - PROPOSED

STREET ELEVATIONS

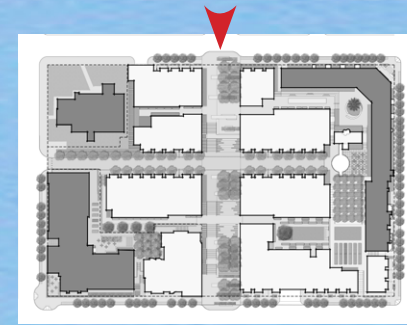
STREET ELEVATIONS



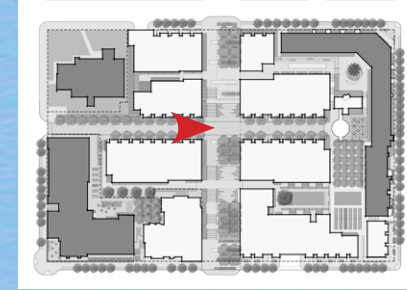
55 LAGUNA
LAGUNA STREET ELEVATION



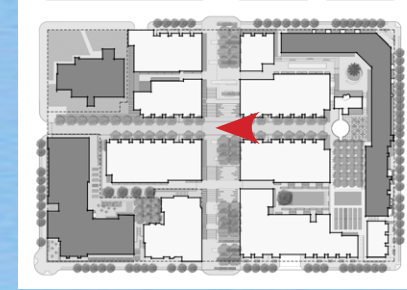
55 LAGUNA
HAIGHT STREET ELEVATION



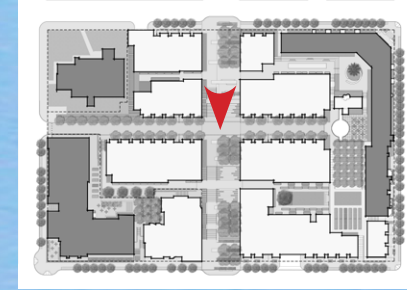
55 LAGUNA
BUCHANAN STREET ELEVATION



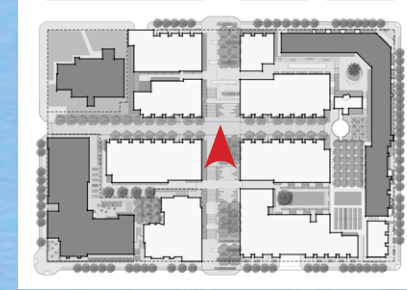
55 LAGUNA
WALLER PARK ELEVATION (LOOKING NORTH)



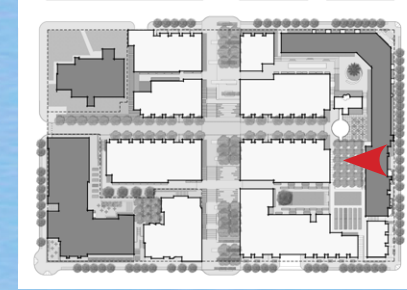
55 LAGUNA
WALLER PARK ELEVATION (LOOKING SOUTH)



55 LAGUNA
NEWS ELEVATION (LOOKING EAST)

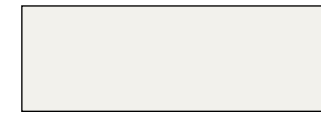


55 LAGUNA
MEWS ELEVATION (LOOKING WEST)

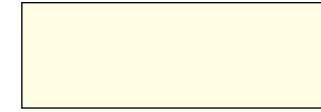


55 LAGUNA
COMMUNITY GARDEN ELEVATION (LOOKING SOUTH)





A STUCCO PAINTED



B STUCCO PAINTED



C STUCCO PAINTED



D STUCCO PAINTED



E STUCCO PAINTED



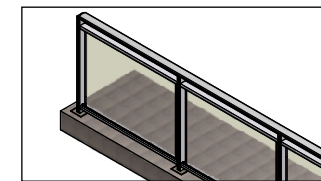
F CEMENT BOARD SIDING



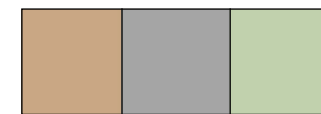
G BRICK



H PAINTED ALUMINUM WINDOW



I GLASS RAIL



J PAINTED METAL PANEL



K ART WALL

55 LAGUNA

MATERIALS



KEY NOTES

- 1 STUCCO
- 2 COATED FIBER CEMENT PANEL
- 3 PAINTED ALUMINUM WINDOWS
- 4 PAINTED ALUMINUM STOREFRONT
- 5 FACTORY FINISHED METAL TRIM
- 6 PAINTED STEEL GUARDRAIL/TRIM
- 7 UNGLAZED CERAMIC TILE



Stucco: painted color SW6156



Coated fiber cement panels at bay window spandrel



MALT
UC105738/5MI86783
PD200007

Painted aluminum: factory finished off white, 2" frame profile.



Painted steel rails and awnings: SW 2916



Unglazed ceramic tile at base (terra cotta)

