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DATE:	July 12, 2012
TO:	Historic Preservation Commission (HPC)
FROM:	Shelley Caltagirone, Preservation Staff, tel. (415) 558-6625
REVIEWED BY:	Tim Frye, Preservation Coordinator
RE:	55 Laguna Street Mixed Use Project Case No. 2012.0033ACEF Review and Comment on Design Compatibility

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REQUESTED ACTION

Planning Department staff requests review and comment on the proposed new construction for the 55 Laguna Street Mixed Use Project. A letter documenting the HPC comments will be prepared by staff and forwarded to the Planning Commission.

This review and comment is requested to comply with two separate requirements:

1. Mitigation Measure HR-3 of the 55 Laguna Street Mixed Use Project EIR, which 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."
2. 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.

In accordance with the mitigation measure and condition of approval, 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.*

Page & Turnbull has evaluated the proposed infill buildings and prepared a Compatibility Analysis Report documenting their findings. The report also provides perspective views of the proposed site and street elevation drawings. Staff requests that the Historic Preservation Commission review and comment on the proposed infill buildings and forward a summary of those comments to the Planning Commission prior to the scheduled August 16, 2012 Conditional Use Authorization hearing. For your convenience, the comments may be organized as responses to the following questions:

1. Is the overarching design philosophy for creating compatible new construction at the site clearly articulated?
2. What are the most critical elements of the design philosophy for creating compatible infill structures?
3. 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?

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 leased to the new project sponsors in 2010 and a revised project was submitted 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. On June 20, 2012, the infill buildings were reviewed by the Architectural Review Committee, whose comments are attached.

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 in1924), 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.

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.

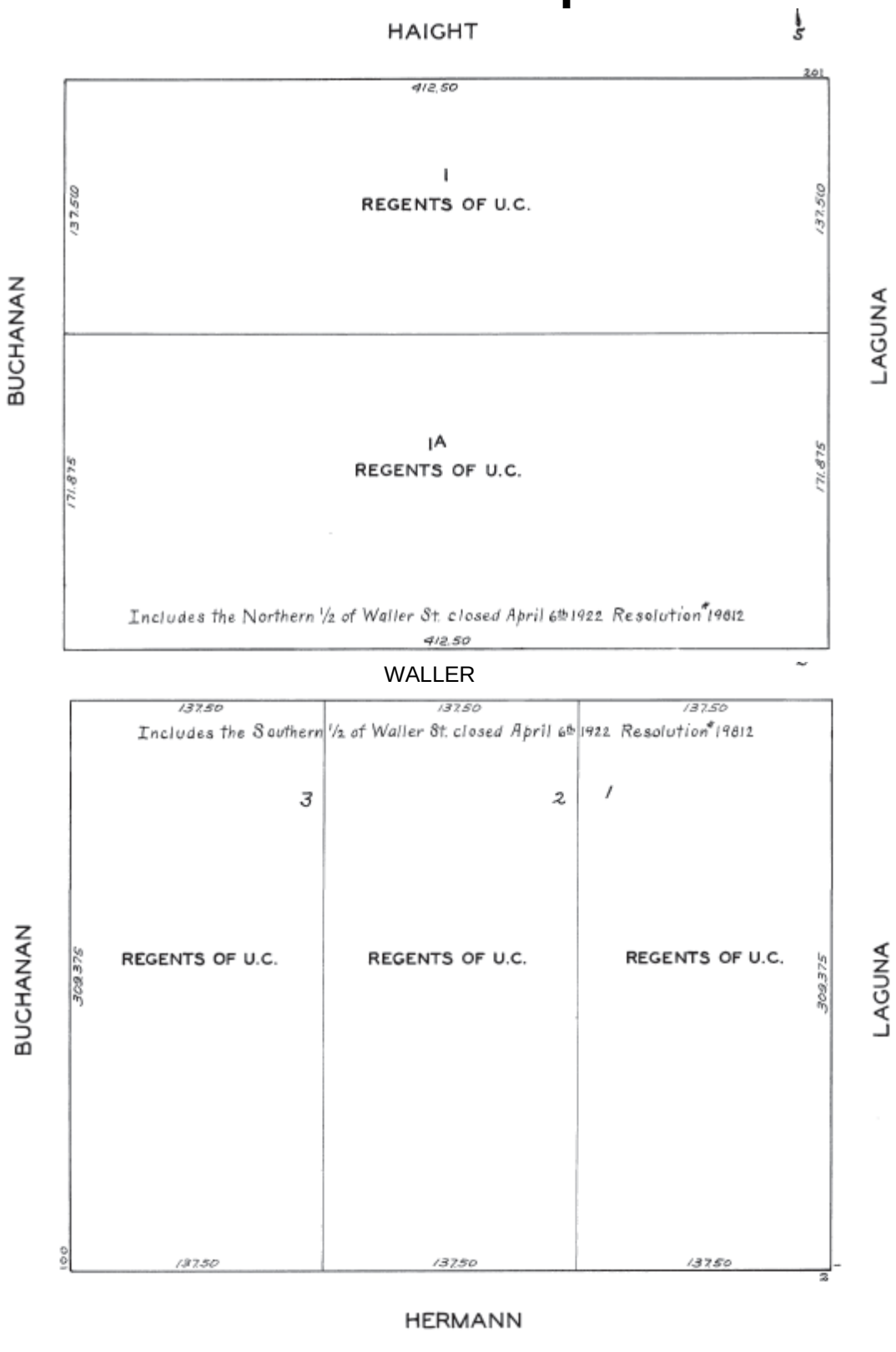
REQUIRED APPROVALS

The project requires Conditional Use Authorization by the Planning Commission, scheduled to be heard on August 16, 2012. The issuance of the Certificate of Appropriateness for the project has also been appealed and will be heard by Board of Supervisors on July 31, 2012. Lastly, the Board of Supervisors must take action for the transfer of the Waller Park property, which has not yet been scheduled for a hearing.

ATTACHMENTS

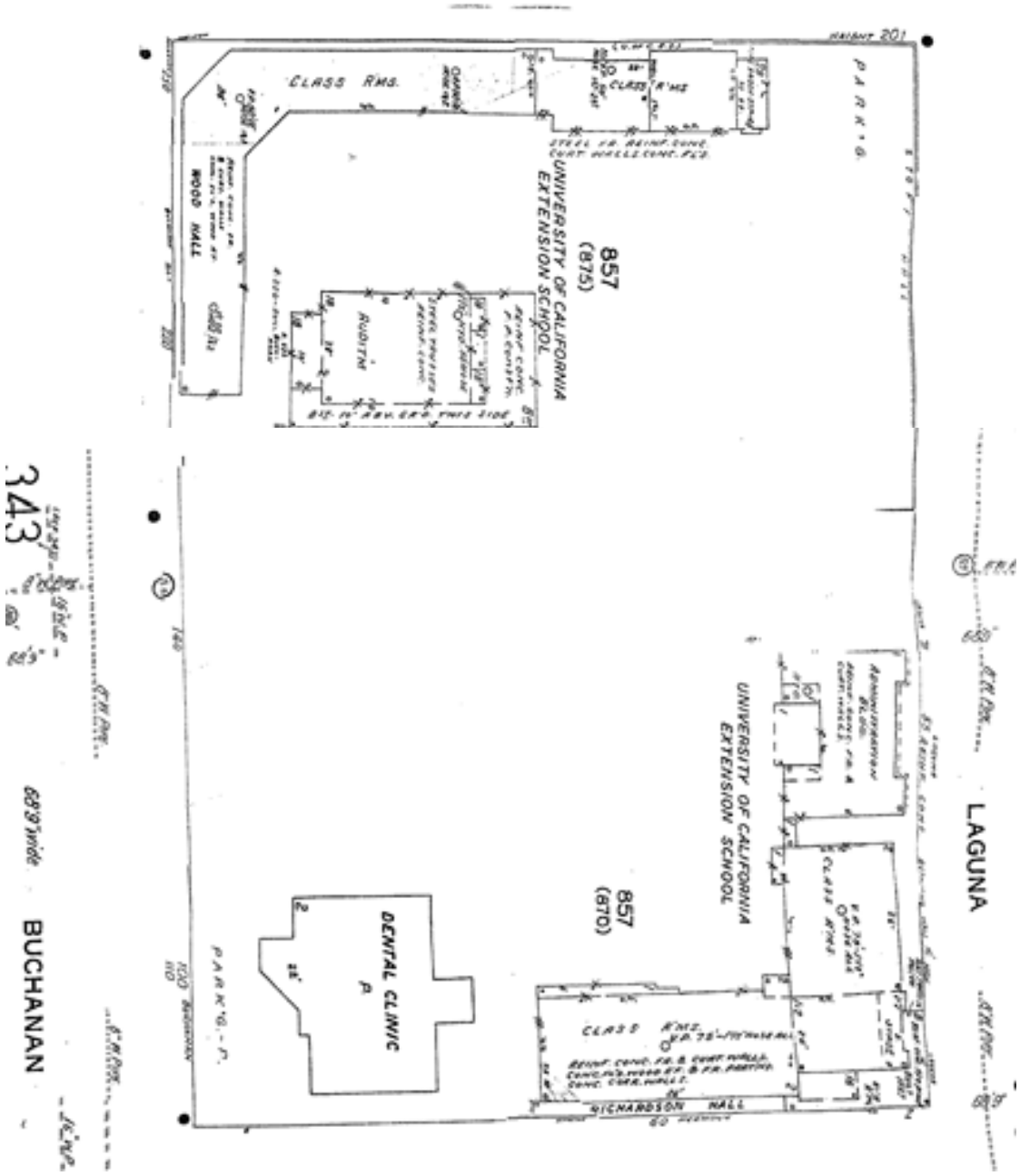
Architectural Review Committee Comment Memorandum (will be sent by e-mail prior to hearing)
Parcel Map
Sanborn Map
Aerial Photograph
Zoning Map
Compatibility Analysis and Architectural Packet

Parcel Map



Certificate of Appropriateness Hearing
Case Number 2012.0033A
55 Laguna Street

Sanborn Map*



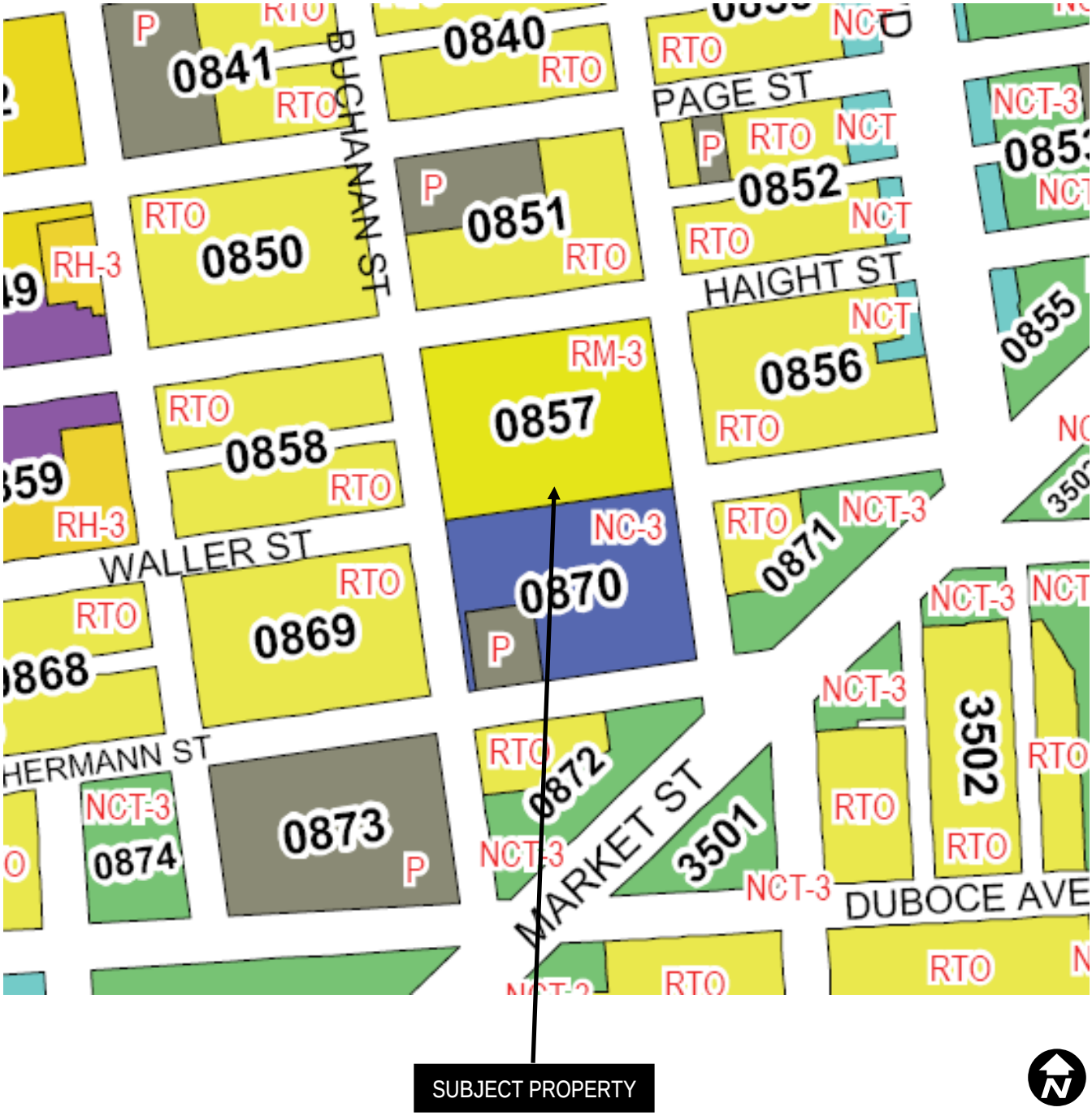
**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*

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



Certificate of Appropriateness Hearing
Case Number 2012.0033A
55 Laguna Street

55 LAGUNA STREET

San Francisco, CA

COMPATIBILITY ANALYSIS

Prepared for the
San Francisco Planning Department

PAGE & TURNBULL
imagining change in historic environments through design, research, and technology

JULY 2012

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INTRODUCTION

INTRODUCTION

PURPOSE

This compatibility analysis has been prepared by Page & Turnbull at the request of the San Francisco Planning Department for the proposed project at 55 Laguna Street (APN 0857001/001/A, 080003/0002/0001). The project includes the rehabilitation of three designated San Francisco Landmarks: Woods Hall, Woods Hall Annex, and Richardson Hall. The project includes the construction of six new buildings that will provide both affordable and market-rate housing and will also introduce a retail component to the site. An Amenity Building and outdoor stair, the Mews Terminus, will also be built on the site, next to Woods Hall. The proposed project is located on the former site of the San Francisco Normal School/ San Francisco State Teacher's College. The site is bounded by Laguna, Haight, Buchanan, and Hermann streets. 55 Laguna comprises the San Francisco State Teacher's College National Register Historic District. Woods Hall, Woods Hall Annex, Richardson Hall and Middle Hall are all contributing buildings to the San Francisco State Teacher's College National Historic District. However, this analysis focuses only on the buildings proposed to remain on the site: Woods Hall, Woods Hall Annex, and Richardson Hall.

The purpose of this Compatibility Analysis is to assess the compatibility of the new infill buildings relative to three historic resources to be retained. Mitigation Measure 3 of "Mitigation Agreement – 2004 0773E – 55 Laguna" required that the project sponsor retain a qualified preservation architect to assist with the compatibility of the new infill buildings. This Compatibility Analysis will provide a record that the new buildings have been evaluated for compatibility.

Woods Hall: View from courtard, 1941 (SFPL)

Richardson Hall: View from Hermann and Laguna streets, 1957 (SFPL)

Sacred Palm, 1941 (SFPL)

Richardson Hall: View from Lagunna Street, 1964 (SFPL)

INTRODUCTION

METHODOLOGY

In support of the review process by the San Francisco Historic Preservation Commission and the San Francisco Planning Department, this Analysis examines the proposed project for its compatibility with the character-defining features of the three local Landmarks (Woods Hall, Woods Hall Annex, and Richardson Hall), as well as its compatibility to the San Francisco State Teacher's College National Register Historic District. Specifically, this report analyzes proposed new construction and assesses its impact upon the style and character, scale, massing, height, proportion, fenestration, detailing, materials, color, and setting of the three listed local landmarks. Although compatibility of the new infill buildings with the surrounding neighborhood is valid and is encouraged, such an analysis is beyond the scope of this assessment. This Compatibility Analysis is intended to provide an overall opinion of the design and direction of new construction, and to assist in the review of the proposed project.

This analysis is guided by the Secretary of the Interior's *Standards for Rehabilitation (Standards)*, specifically, Rehabilitation Standard #9, which states:

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

The *Standards* are intended to provide a framework to help ensure that projects involving historic resources maintain character-defining features and minimize adverse impacts. Projects that comply with the *Standards* generally will not have an adverse impact on historical resources. The interpretation of the *Standards*, specifically Rehabilitation Standard #9, varies depending on locale, resource, and audience. The *Standards* are meant to be broad and adaptable to a wide variety of scenarios. First and foremost, Rehabilitation Standard #9 calls for the differentiation of new work from old and the preservation of historic materials that characterize the property. This differentiation requires each phase of work to be a record of its own time and place. Therefore, differences in the choice of material, design, and character are acceptable under Rehabilitation Standard 9, as long as compatibility is achieved and the resource's integrity is maintained.

The proposed project includes six new residential buildings, as well as an amenity building and outdoor stair, the Mews Terminus, that mitigates a steep grade change by providing a stair and elevator. The analysis does not include an individual assessment of each new building, but instead reviews the infill construction holistically and provides comments on the general design approach as it relates to the identified character-defining features of the historic resources.

The proposed infill includes buildings that will be situated along Laguna, Haight, and Buchanan streets. Since these will be the most publicly visible buildings, these streets will be referred to as primiary streets by this analysis. Other buildings are to be located within the block on secondary streets that include the proposed Waller Park and the Mews, a new pedestrian street. This analysis proposes that buildings located along primary streets and directly adjacent to the historic buildings should express overt compatibility. Conversely, those buildings along secondary interior streets and not directly adjacent to the historic buildings can afford more flexibility.

Richardson Hall: Hermann Street entry, 1941 (SFPL)

CONTEXT

CONTEXT

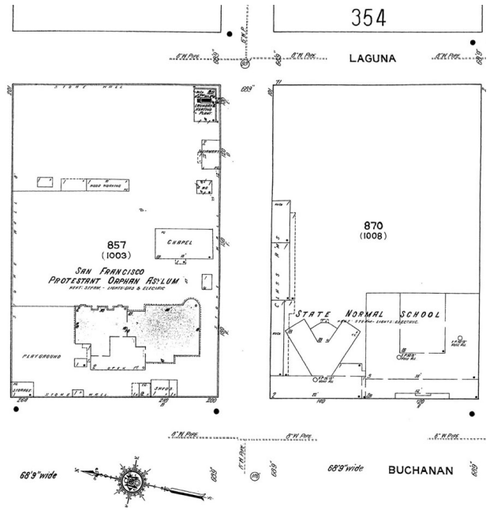
SITE CONTEXT

Throughout the growth of the San Francisco State Normal School, a cohesive campus plan for the site never developed beyond the provision of a circulation system that allowed students to move from the upper levels of the campus to the lower levels. The "L" shape of both Richardson Hall and Woods Hall suggests the potential for a campus plan based on quadrangles as well as courtyards at the inside corners of these two buildings. Rapid growth of the school, however, resulted in the addition of several temporary buildings that occupied open space on the campus in an ad hoc fashion, without regard to any formalized landscape plan. Surface parking lots added after the late 1950s by the University of California further diminished the chance for a comprehensive campus plan that might have been compatible with the style and setting of the buildings.

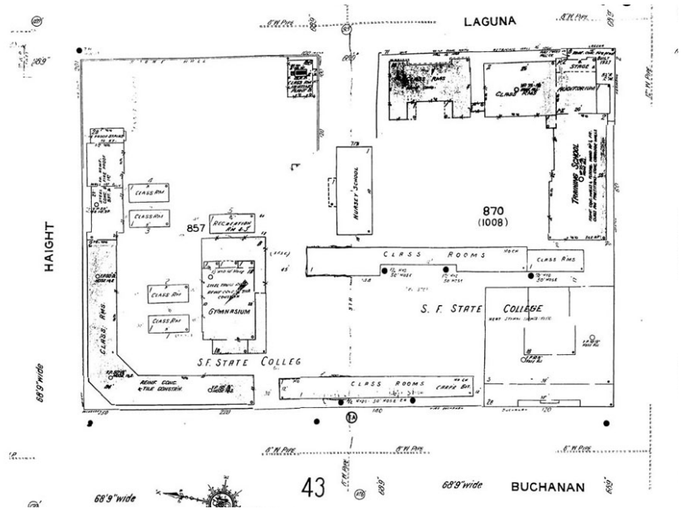
The existing entrances along Laguna and Buchanan Streets allow both vehicules and pedestrians. Beyond these two entrances, there are no other well-articulated entrances to the site except at the corner of Woods Hall, at the intersection of Haight and Buchanan streets, and at the Richardson Hall main entryway on Hermann Street. From the exterior, the site has an impermeable feeling with its exterior edge lined with the sparsely articulated walls of Woods Hall along Buchanan and Haight streets and the blank street wall along Laguna and Haight.

Landscaping along the street suffers from deferred maintance. The sidewalks on Laguna and Hermann do not have planting strips adjacent to Richardson Hall or the street wall, though street trees have been planted along portions of these streets. Both Woods Hall and the Woods Hall Annex have planting strips adjactent to the buildings as well as street trees at the curb.

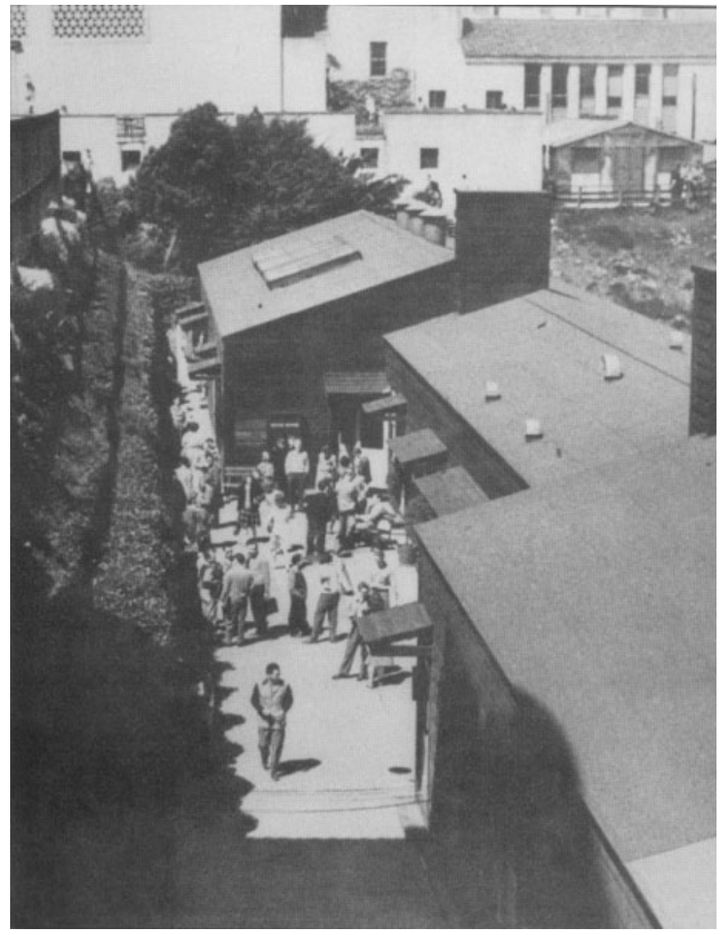
The interior of the site has also been poorly maintained and includes sloped areas overgrown with ivy, as well as large ficus trees, olive, and oak trees. A Canary Palm known as the "Sacred Palm" is located



1915 Sanborn Map of Campus



1950 Sanborn Map of Campus



1920s view of site in temporary Buildings in foreground

CONTEXT

SITE CONTEXT

where the Annex building connects to Woods Hall. Named by San Francisco State students in the early 1940s, the tree signified a place to gather and constitutes a conspicuous landmark on the campus. Both the Sacred Palm and the street wall are noted in the National Register nomination as contributing elements to the district. The Sacred Palm and the portion of the street wall at the base of Richardson Hall will be retained.

The site as it exists today reflects a history of incompatible landscape interventions and offers a fragmented glimpse of the historic appearance of the landscape. Most of the site is paved and only a few older trees remain, including the Sacred Palm noted above.

Aerial photograph with 55 Laguna Street project site highlighted.
Source: Google Maps, 2012

CONTEXT

ARCHITECTURAL CONTEXT: COMMON DESIGN PRINCIPLES

Woods Hall, Woods Hall Annex, Richardson Hall, and Middle Hall are all contributing buildings to the San Francisco State Teacher's College National Historic District. However, this analysis focuses only on the buildings proposed to remain on the site: Woods Hall, Woods Hall Annex, and Richardson Hall. As stated in the National Register Nomination, the buildings "dominate the property by virtue of their size and stylistic coherency. They retain their original location, design, materials, workmanship, feeling and association."

Though the buildings each have unique features that distinguish them from one another, they also share features that are common among all three buildings. Together they create a sense of place. All three buildings were built in the 1920s in the Spanish Colonial Revival style. They have certain dominant features in common such as:

- Stucco exterior with a common pink/beige color
- Terra cotta roofs with both hip and gabled roof forms
- Punched windows
- Cement plaster grilles

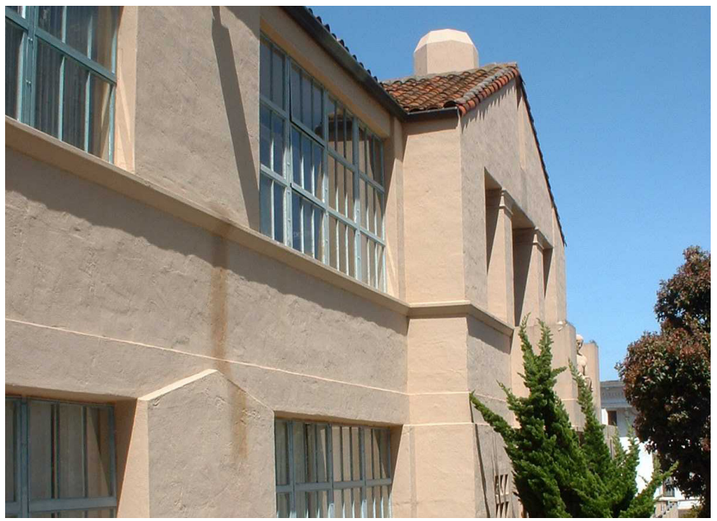
The buildings also have other common features not specifically related to the Spanish Colonial Revival Style including:

- Mass
- Scale and height
- Regular fenestration pattern
- Generally sparse detail and ornamentation

The buildings are also notable for having a quiet and inward-looking character. Both of these characteristics are a result of the sparse ornamentation and "L" building configuration that tends to enclose rather than reach out. Finally, while the buildings are relatively simple, they have monumental entrances that are centered at the juncture of the legs of the "L." These entrances are both sculptural and celebratory.

Woods Hall Annex: Wall along Haight Street

Woods Hall: Regular fenestration pattern of windows



Richardson Hall: Terra cotta roof, stucco exterior

Richardson Hall: Entry at Hermann Street

CONTEXT

ARCHITECTURAL 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 terra cotta 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 displaying both Spanish Colonial and Art Deco influences.

The Landmark designation notes the following character-defining 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

CONTEXT

ARCHITECTURAL 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 terra cotta 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 allowed light into the classrooms.

The landmark designation notes the following character-defining features that 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 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

HISTORIC CONTEXT

RICHARDSON HALL

Enclosing the northwest corner of Laguna and Hermann streets, Richardson Hall (built 1924-1930) is the focal point of the UCB Laguna Extension campus when seen from Market Street. Richardson Hall has two 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" terra cotta roof tiles.

The primary entrance is on the south façade, along Hermann Street. The entrance is flanked by a pair of chamfered piers 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 character-defining features that 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

Wall along Hermann Street

Auditorium at Hermann and Laguna streets

DESIGN PHILOSOPHY

DESIGN PHILOSOPHY

The infill buildings proposed for 55 Laguna will be designed by three different architecture firms. Six of the new buildings will be designed by BAR Architects. The Openhouse Building adjacent to Richardson Hall on Laguna Street, which is proposed for senior housing, will be designed by Santos Prescott and Associates. An amenity building and outdoor stair, the Mews Terminus, within the block and adjacent to Woods Hall will be designed by Harry Wolf. Meyer + Silberberg Land Architects are the landscape designers. As a result, the design philosophy for the new construction is expressed in design principles shared by all the buildings but also includes design goals unique to the Openhouse Building and the amenity building. All the new buildings will be physically separated from the historic by courtyards or gates that use compatible materials.

Broadly stated, the design philosophy of the 55 Laguna project is to:

- Recognize the historic buildings through common materials and scale;
- Accommodate the new use;
- Integrate the new contemporary buildings with the historic buildings;
- Balance the inward character of the historic buildings with a design approach that reaches out the community.

Common Design Principles

Most importantly, the new buildings are intended to be good neighbors to the historic resources on the site and to preserve their character. The infill construction seeks to respect and be compatible with the location, design, materials, and other character-defining features of the historic buildings while avoiding duplication. The designs are expressed as buildings of their own time while establishing clear relationships with the historic resources and historic district.

Compatibility is best achieved through referencing those features that contribute to the character of the historic resources. This project focuses on the following features to establish compatibility:

- Material and color
- Scale, height, and massing
- Street edge (setback)
- Fenestration
- Datum lines

The former teacher's college at 55 Laguna never realized a fully developed campus plan. Under ideal circumstances it might have evolved into a campus with a cohesive plan that included clear pedestrian circulation. One of the project goals is to bring unity and a cohesive quality to the site through the realization of a campus plan, which provides circulation that organizes and brings clarity to the site.

The organization of the site informs the design approach for the various buildings. Buildings along primary bordering streets, inherently the most public, and adjacent to historic buildings were designed to more directly relate to the historic buildings through compatibility of the features noted above. Hermann, Laguna, Haight, and Buchanan streets are all primary streets.

The design approach for buildings along secondary interior streets is less referential. Buildings along the Mews are treated more distinctly than those along primary streets through the use of cement board siding as a primary material and small balconies that activate those facades. Buildings along the Mews set up a more pedestrian environment through the smaller scale of this street, the prevalent use of balconies, and the cement board siding material.

The site was originally bisected by Waller Street. As the San Francisco Teacher's Normal School developed, Waller Street was eventually closed on the site. The proposed introduction of Waller Park on this site provides a unique opportunity to reintroduce a historic circulation feature and thereby acknowledge the surrounding neighborhood through scale, landscape, and materials. The larger scale of the new infill buildings at the corner of Waller Park and Laguna relate to the buildings directly across Laguna Street that share a similar scale. Also, the site will become more accessible to the surrounding neighborhood through Waller Park.

The campus plan will include courtyards, which are an important feature of the design concept. The courtyards are intended to promote dialogue between the new buildings and the historic resources. They also provide a unique opportunity for small scale spaces within which pedestrians can enjoy the new and existing buildings.

View along Haight Street with Woods Hall Annex in the background

COMPATIBILITY ANALYSIS

COMPATIBILITY ANALYSIS

APPROACH

In assessing compatibility, Standard 9 of the Secretary of the Interior's Standards for Rehabilitation poses diffilculty because it requires that 'the new work shall be differentiated from the old,' but that it will be compatible with 'the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.'

Differentiating new from old has come to mean that contemporary stylistic expression is preferred over a copied or caricatured version of the original style. Yet, materials, features, size, scale, proportion and massing are to be compatible, and some would interpret this requirement to mean that a strong visual similarity, new to old, is mandated.

It may be helpful to think of a possible juxtaposition between new and old construction in terms of a spectrum, at one end of which the inserted building can be frankly contrasting. At the other end an existing building may be so powerful, or so large compared to the proposed alteration, that it is advisable either to copy existing detail [viz: Dulles Airport in Virginia or the Jewish Museum in New York] or to subsume the alteration within the envelope of the building itself, so that it is entirely swallowed up and no apparent change has occurred.

On this site, though in the 1920s and 1930s the State Architect may have had good intentions of creating a homogeneous campus in designing the permanent buildings of the State Teachers' College, a real campus never developed. Temporary buildings filled the interior of the two square blocks; no sufficient attempt was made to design movement patterns, courtyards or quadrangles; and ultimately under the stewardship of the University of California parking began to dominate the entire interior. Therefore, whatever pattern is now developed for pedestrian movement and open spaces will ultimately set up the first true campus plan for the site, the one that future interventions will be required to respond to.

At an early point in the search for compatibility, shifts in program must be considered. At Woods Hall and Woods Hall Annex, it made sense to place hallways on the street side and relatively large classrooms facing the interior of the block. This allowed a 'closed' composition toward the street, very much in keeping with the Spanish Colonial Revival, which in turn referenced the masonry walls and minimal punched openings of Spanish and Mexican antecedents. Now, individual units of housing, most of them relatively small, face inward and outward to obtain as much light and air as the site – and street – may offer. Not only must the street side of the new buildings be more open to meet the needs of occupants, but members of the community are also asking for more openness, 'eyes on the street' for security, and an architectural expression that reaches out rather than in.

This Analysis acknowledges the 55 Laguna project will have both aspects of compatibility and distinction. It also acknowledges the desire to integrate the new buildings and site not just with the existing buildings, but with the neighborhood. The Analysis assesses the Project for both distinction and compatibility with regard to historic materials, features, size, scale and proportion. It acknowledges that a project that either sets out to replicate or be too distinct from the historic buildings will not meet Standard 9. The Analysis seeks a balance that will both respect and protect the integrity of the historic buildings.

Waller Park, north elevation

COMPATIBILITY ANALYSIS

SITE AND LANDSCAPE

As noted before, as a teacher's college, the 55 Laguna property never achieved a cohesive campus plan with organized circulation. The addition of parking lots further compromised the site. As it exists, the site offers very little that the proposed project can respond to. Without an existing plan to acknowledge, the proposed project has introduced features to the site that are compatible with the historic buildings.

The campus plan will include four main features:

- Waller Park: Introduction of a long park in the location of the former Waller Street, which will connect Laguna to Buchanan Street and separate the northern and southern halves of the site. Waller Park will be the primary organizing element of the site. The park will provide outdoor space for the property's residents and the community, and will promote the idea of the continuity of the neighborhood's streets through the site. The park will have generous steps that provide access from Laguna Street (the lowest grade on the site) to Buchanan (the highest grade). The park will also have several landscaped areas that will provide a park setting for the community.
- The Mews: Introduction of a pedestrian street that runs north-south, referred to as the Mews. The Mews will be smaller in width than Waller Park and will be lined with trees along both sides.
- Courtyards: Courtyards will be strategically placed between the new construction and the historic buildings. The courtyards in particular are sympathetic to the Spanish Colonial Revival style architecture of the historic buildings and are elements that one can imagine might have been part of the site plan if it had be allowed to develop. They will provide spaces for the new architecture to be viewed with the existing and as well as establish setbacks for new construction next to the historic. The Sacred Palm will be moved from its existing location (where Woods Hall meets the Annex Building) to the courtyard at the corner of Woods Hall. Though this tree will not be in its original location, it will retain its association with Woods Hall.
- Street planting: The existing site suffers from deferred maintenance and has an inward character. The proposed landscape along the bordering streets will be used to create a more pedestrian-friendly environment.

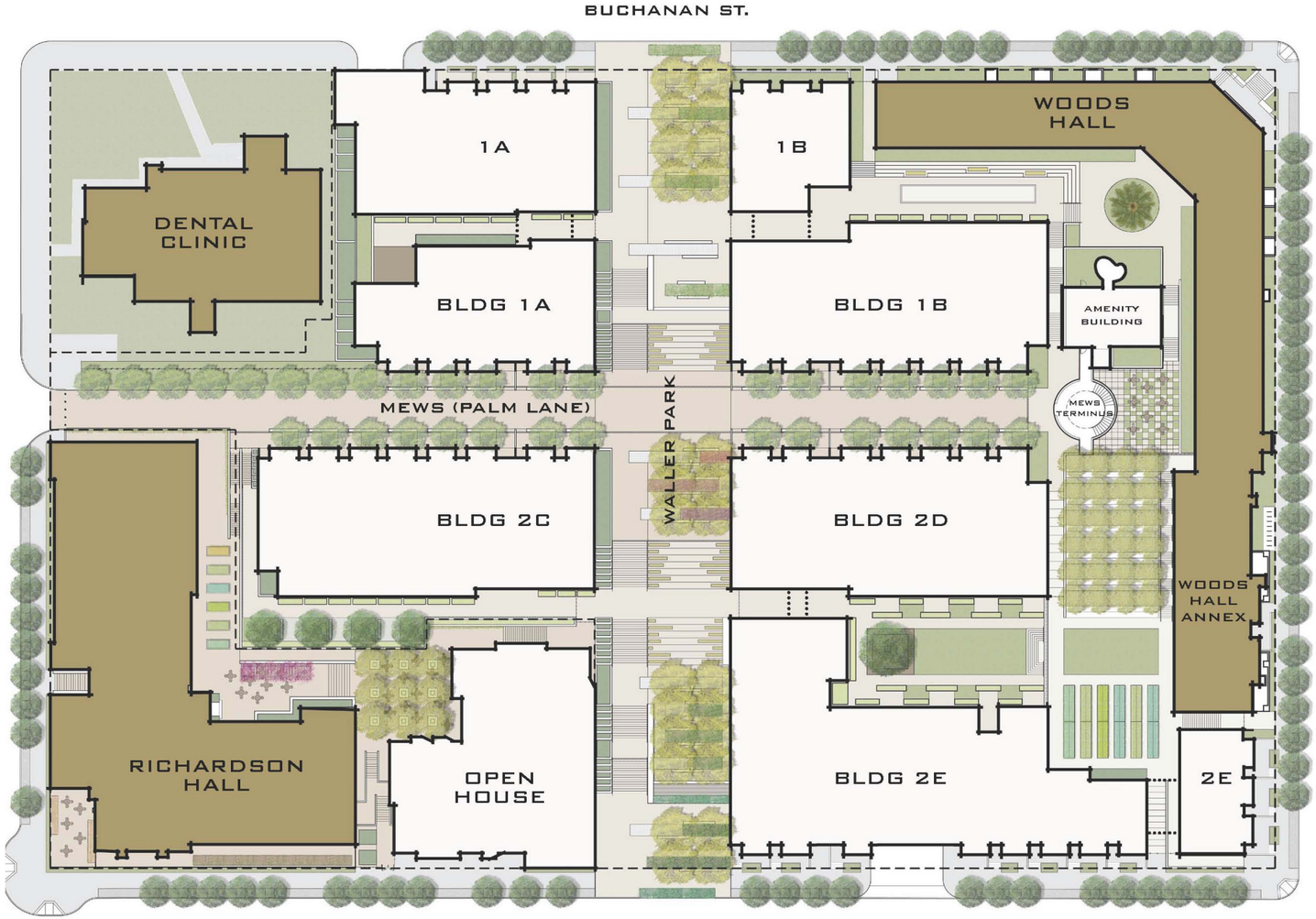
The site plan also includes an outdoor stair, the Mews Terminus, and the Amenity Building. These buildings are smaller in scale than the residential buildings and will include stairs and an elevator to bring residents from the lower elevation at the Mews to the higher elevation at the Woods Hall Courtyard. Together these features provide the site with a campus plan that makes the site user friendly, cohesive, and sympathetic to the existing buildings. The proposed site plan allows easy access across a site that historically has not been easy to navigate because of the steep grade. The proposed landscape plan is both compatible with the historic buildings and allows for the site's integration with the existing neighborhood.

Courtyard between Richardson Hall, Openhouse, and Building 2C

Courtyards: Community Garden in foreground, courtyard with Amenity Building and Sacred Palm beyond

Planting along Laguna Street and entry into Community Garden

View of Waller Park looking west



Proposed site plan

COMPATIBILITY ANALYSIS

SCALE, MASSING, HEIGHT, AND PROPORTION

Woods Hall, Woods Hall Annex, and Richardson Hall are all two and three stories in height. All three buildings are proportioned so that they generally read as horizontal. The buildings have a solid, simple, and horizontal massing with notable articulation at entrances where roof forms project up to emphasize the hierarchical organization of the buildings. Windows are spaced well apart and convey a solid massing. Sculptural elements, such as pilasters at entrances and chimneys that project from the roof, all contribute to the massing. The projecting towers of the Richardson Hall auditorium also contribute to the massing and character of the building.

The new buildings will be generally respectful of the height and scale of the historic buildings. The project will use setbacks and a change in grade to manage building height. For example, Buildings 1B and 2E will have upper stories that are set back so that the roof line of the street façade relates to the roof line of the adjacent historic building. New buildings that will be constructed across a steep grade change will have additional levels at the lower grade.

Likewise, the height and scale of the Amenity Building and Mews Terminus will not overwhelm the adjacent historic building, Woods Hall. The Amenity building is three stories in height, but the lower two stories will be below the grade of the courtyard located at the entry to Woods Hall. Except for the elevator which will be formed in concrete, the Amenity Building is a glass building and transparent. Because of its transparency, the Amenity Building will be conveyed as a building of small scale. The Mews Terminus will be built at a lower grade than the adjacent Woods Hall and, within its immediate surroundings, will appear modest in scale.

Openhouse and Building 2E are the tallest new buildings proposed and will flank Waller Park along Laguna Street. Openhouse will be adjacent to Richardson Hall and will be seven stories in height. Building 2E will also be seven stories in height at the corner of Laguna and Waller Park but only four stories as the grade rises. At this location, neither building relates well to the height of the existing buildings, especially the adjacent Richardson Hall. To compensate, Openhouse will include features that reference the characteristic height and massing of Richardson Hall. For example, Openhouse will have a setback that creates a base element similar to the height of the Richardson street wall. It will also have a taller element that anchors the building, similar to the way the auditorium anchors Richardson at Hermann and Laguna streets. Though both Openhouse and Building 2E will be substantially taller than the historic buildings, their height will relate to the context of the surrounding neighborhood. The buildings across Laguna are among the tallest in the immediate neighborhood. As noted in the landscape section, Waller Park is proposed as a landscape feature that will transition the site from smaller to taller buildings as the site slopes down, with the shorter buildings at Buchanan Street and Openhouse and Building 2E at Laguna Street.

Height of 2E Building is similar to that of the Annex Building

For the purpose of this analysis, proportion is the relationship of the height and width of the buildings and also includes other elements, such as doors and windows, as they relate to the buildings overall. The new buildings will be wider than they are tall. Their horizontal orientation will be emphasized through setbacks, similar to how building heights will be managed, and through other architectural features such as datum lines.

The new buildings will have a simple rectangular massing. As residential buildings, they will be well-fenestrated and will not convey the solidity that the historic buildings convey.

Likewise, the Amenity Building and outdoor stair, the Mews Terminus, will have a simple massing. The Amenity Building will have a rectangular massing while the Mews Terminus will be cylindrical. Their simple forms will not complete with Woods Hall.

Except for the Openhouse building, none of the new buildings will have features that express hierarchical massing similar to the historic buildings. The Openhouse building will include a subtle expression of this massing through the way the corner element projects above the roof of the rest of the building.

The new construction will be differentiated in massing. Openhouse and Building 2E will also be differentiated with regard to scale and height. On the whole, the new buildings will be compatible with the scale, height, and proportion of the historic resources.

Openhouse Building references setback and massing of Richardson Hall, the number of floors of the 2E Building corresponds to rise in grade

Upper floor of Building 1B is set back

New construction has a horizontal proportion

COMPATIBILITY ANALYSIS

FENESTRATION

The windows of the existing buildings are articulated as punched windows and are symmetrical, balanced, and ordered. They are recessed within the wall and provide a shadowline for the sparsely ornamented buildings. The windows on Woods Hall and Woods Hall Annex along Haight and Buchanan streets are wood casement and double hung windows located evenly and widely spaced apart. The windows on the courtyard side are tall, more closely spaced together, and arranged in groups.

The windows on Richardson Hall along the courtyard side are similar to those along Hermann and Laguna streets. They are wide, multi-lite windows and horizontal in orientation. Both the Annex building and Richardson Hall have windows with notable features. These include an oriel window on the Annex building, which is strategically placed over an entrance, and the elongated windows over the courtyard entrance of Richardson Hall.

The historic building includes various window types, including casement, double hung, awning, and fixed windows. Generally, the windows of the historic buildings are:

- Expressed as punched windows and recessed within the stucco walls
- Small to medium in scale
- Spaced with balance, symmetry, and order
- Rectangular configuration whether horizontal or vertical
- Spaced well apart so that the solidity of the building is emphasized
- Wood and steel

The new buildings proposed for the 55 Laguna site exhibit a wide variety of window types. There are several locations where the windows are articulated as punched windows. An example of this condition can be seen at areas where the new buildings are finished in stucco, such as the Laguna and Haight street façades of the 2E building and the Openhouse building.

The project uses windows within courtyards as a tool to reference the historic buildings. In courtyards that include historic buildings, the windows of the infill buildings are similar to the historic windows through size and proportion, thereby creating a dialogue of sorts with the historic buildings.

Other than the punched windows and courtyard-facing windows mentioned above, the windows of the new buildings are contemporary in style and are clearly differentiated from those of the historic buildings. These windows are:

- Differentiated in size: For the most part, they are larger than the historic windows;
- Compatible with the historic windows in the way they exhibit balance and order;
- Compatible with regard to their rectangular configuration;
- Spaced more closely then those of the historic buidings;
- Differentiated through the introduction of new window types to the site, such as the ribbon type windows.
- Compatible with regard to material (aluminum).

The Amenity Building and outdoor stair, Mews Terminus, will not be fenestrated. The Amenity Building is essentially a glass building. The Mews Terminus will read as solid with openings that will provide views of the site and beyond.

The windows of the new buildings are most compatible with the historic buildings in the way they express balance, symmetry, and order. Though this may be a subtle design feature, it builds upon an architectural language that has long been a feature of the site.

Richardson Hall: Windows along courtyard facade

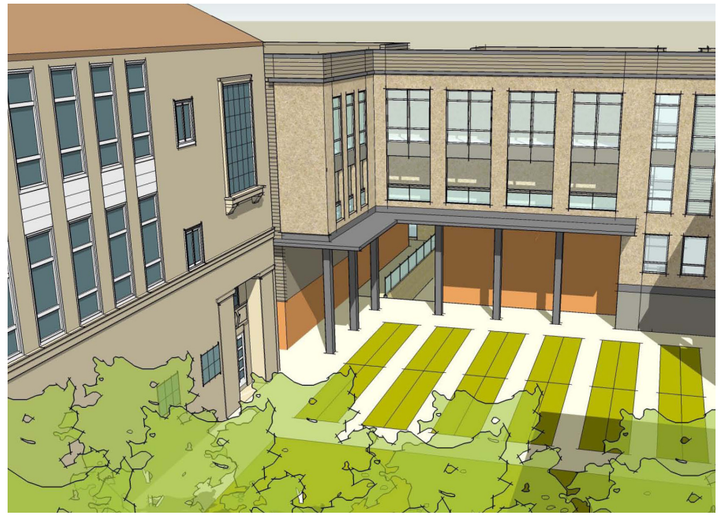
Woods Hall: Windows along courtyard facade

Building 1A: Windows express symmentry, order, and balance

Different window types at Building 2E

Openhouse Building: window at tower element references oriel window at Woods Hall Annex

The Amenitiy Building will be a glass builidng,. The Mews Terminus will be a concrete building.



Building 2E's windows (right) are similar to the windows of Woods Hall Annex (left)

COMPATIBILITY ANALYSIS

MATERIALS AND COLOR

Woods Hall, Woods Hall Annex, and Richardson Hall are rendered in two primary materials, stucco at the facades and terra cotta tile at the roofs. The decorative metal at the entry gate of Woods Hall and the metal guardrails at Richardson Hall are a secondary material. Their color palette includes the terra cotta color of the roof tiles, a beige paint on the stucco, and the blue tone of the metal.

The new residential buildings will have two primary materials, stucco and cement board. The stucco will be painted in several tones that will be neutral in color and will be compatible with the beige color of the existing buildings. The new buildings adjacent to the historic resources on Laguna, Haight, and Buchanan streets will use stucco as the main wall cladding along the street facades. Cement board will be used as the main material for the buildings that are located further from the historic resources. As with the stucco, the cement board will be painted in various neutral tones, but will be compatible with the stucco color of the historic buildings.

Building 2E will have brick as the primary cladding material along the Waller Park façade. The color of the brick will be compatible with the color of the stucco and is a building material that will relate well to the stucco.

Other proposed materials include:

- Painted steel to be used at the Openhouse building at awnings and will be painted to match the terra cotta on the historic buildings;
- Glass at balconies and stair rails that will differentiate the new buildings from the historic resources;
- Painted aluminum windows;
- Unglazed terra cotta tile to be used as an accent material on the Openhouse building;
- Painted metal at handrails.

The Amenity Building and Mews Terminus will be glass and formed concrete. They will be expressed as contemporary buildings and will be differentiated from the historic buildings. The formed concrete of the Mews Terminus and the exterior of the elevator, however, will be sympathetic to the formed concrete found at Woods Hall and Woods Hall Annex.

The primary materials proposed for the buildings are compatible with the historic buildings with regard to color, texture, and surface finish. Secondary materials that are proposed will be used primarily as accents and will be appropriately used to distinguish the new buildings from the historic resources.

The palette of materials at Richardson Halll includes a terra cotta roof, blue metal awning windows, and beige stucco

The primary building materials for Woods Hall are stucco, terra cotta tiles and wood windows

Cast stone detailing at primary entrance of Woods Hall Annex

Along Haight Street, Building 2E will have a stucco facade with glass balconies, and painted cement board siding

Amenity Building and Mews Terminus will be concrete and glass.

Openhouse will be clad in stucco and will have steel awnings that are terra cotta in color. The ground level will have terra cotta tiles as an ac-

Along Laguna Street, Building 2E will have stucco, brick, cement board siding, and greater expanses of glass

Buildings along the Mews will be clad primarily in cement board siding with stucco accents and glass balconies

Building 1A will have painted stucco with varying shades that complement the historic buildings. This building will also have cement board siding.

COMPATIBILITY ANALYSIS

CHARACTER, DETAILS, AND ORNAMENTATION

Woods Hall, Woods Hall Annex, and Richardson Hall are notable for their quiet and inward-looking character. The walls of Woods Hall and the Annex Building along Haight and Laguna streets are especially restrained in detail and ornamentation. The entrances for all three buildings, however, are both monumental and highly ornamental. Above all, the buildings are designed in the Spanish Colonial Revival style and fully convey its tenets and style, albeit with Art Deco elements on Richardson Hall. The historic buildings are clearly of their time, as the Spanish Colonial Revival style was popular when they were constructed. Though the new buildings reference the existing in materials (stucco) and height, they are clearly different in character. The new buildings are outward-looking. They are well fenestrated and some even have stoops that open directly to the street (2E along Buchanan Street). Several of the buildings also have balconies that will provide open space for future residents but also connect outwardly to the surrounding neighborhood. Balconies occur along all primary streets and also along the Mews and Waller Park.

While the new buildings are not highly ornamented, they make use of several different materials at the exterior that result in buildings that have neither a quiet character nor the simplicity of the historic buildings The new construction will be highly articulated through the use of different materials such as stucco that is juxtaposed with cement board siding and accented with areas of brick, glass balconies, and metal awnings. None of the proposed buildings have monumental entrances. Except for the Openhouse building, which has a tower element that anchors that corner at Laguna Street and Waller Park, the new buildings are balanced and do not have prominent or distinguishing features.

Both the Amenity Building and Mews Terminus will be designed as contemporary, modernist buildings. They will be compatible with the historic buildings in their simple detailing and ornamentation. As modernist buildings, they will be distinguished from the Spanish Colonial architectural style of the historic buildings. Their uncomplicated forms will complement the simple forms of the historic resources. The Amenity Building and Mews Terminus will be differentiated in style but will be sympathetic in their simplicity.

The new residential buildings will bear no direct reference to the Spanish Colonial Revival style of the existing buildings beyond partial use of the stucco material. They are neither quiet nor inward-looking buildings. As a result, the new residential buildings will be differentiated in style, character, detailing, and ornamentation. However, the new buildings will neither draw undue attention nor diminish the historic character of the historic buildings.

Ornamentation above entry at Richardson Hall

Monumental entrance at Woods Hall

Woods Hall Annex: Exterior is ornamentation is retrained except at entrance

Elevation along Laguna Street: The facades of the new buildings are well articulated.

Elevation along the Mews (looking west): The new building facades have balconies and a variety of new materials in order to bring vitality to the area.

SUMMARY

COMPATIBILITY ANALYSIS

SUMMARY

The new buildings proposed for the 55 Laguna property have generally been designed so that they are distinguished from the historic buildings in style and character but have compatible scale, materials, and color palette. Two of the new buildings have direct references to the historic:

- Openhouse: The Openhouse building has a tower element that anchors the corner at Waller Park and Laguna Street, similar to the auditorium at Richardson Hall. It also has a base element that is similar to the Richardson Hall street wall. Lastly, the Openhouse Building has a long bay window inspired by the oriel window at the Woods Hall Annex.
- The 2E Building has windows located on the courtyard side that are very similar to the ones at the Woods Hall Annex. These windows will have a similar proportion and will be recessed into the wall like the windows at Woods Hall and the Annex Building.

The historic buildings were designed in the Spanish Colonial Revival style and have a quiet, inward-looking character. The new buildings will have a contemporary design and will be recognized as buildings of their own time. As a project that seeks to address the neighborhood, the buildings are neither quiet buildings nor inward-looking buildings, but are intended as buildings that might bring vitality to the street.

Though the new buildings are not compatible with regard to style and character, a balance of compatibility is achieved through other features that are sympathetic with the historic resources. The infill buildings are compatible primarily with regard to scale, materials, and color palette.

- Material: Stucco will be used as a material common to all the historic buildings. The buildings adjacent to the historic resources along primary streets (Laguna, Haight, and Buchanan) will have stucco along the street facades. Buildings along secondary streets (Mews and Waller Park) will use cement board siding as the primarily material, which is compatible with stucco.
- Color Palette: The color palette proposed will be one that works well with the color of the existing stucco on the historic buildings. The new stucco will be painted in netural tones that relate to the colors of the historic buildings. Other materials that will be used, like the cement board siding and brick veneer, will have colors that complement both the stucco and the terra cotta.
- The new buildings will have a scale that is sensitive to the existing buildings, especially at adjacencies. Roof lines will be used to guide heights and setbacks. The massing of the new buildings will be broken down to reduce their apparent scale on the site.

The project includes the Amenity Building and an outdoor stair, Mews Terminus, that have formed concrete and glass as their primary materials. Both have a contemporary, modernist style. Because of their small scale and simple forms, they do not diminish the character of the historic resources. While the cylindrical stair obstructs a portion of Woods Hall, this area of Woods Hall is not a focal point. As a landscape element, the stair provides a terminus to the Mews and adds an element of interest to the site.

Finally, the proposed project includes a site design with features that are compatible with the historic buildings and organized in a way that allows the site to be accessible to both the future residents and the surrounding neighborhood. The proposed courtyards are a common feature to Spanish Colonial Revival style architecture. The courtyards also maintain a minimum setback for new construction adjacent to the new buildings. The proposed layout of the site, including Waller Park and the Mews, provide the property an organization and cohesive plan that it has never had.

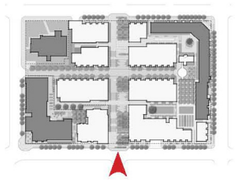
While the proposed project proposes building designs that are distinct from, rather than compatible in style or character, this will be balanced through the use of compatible materials and a site plan that will allow the new buildings to coexist with the historic.

Perspective view along Mews, looking north

PERSPECTIVE VIEWS

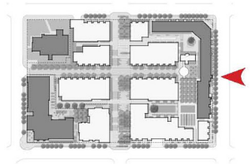
PERSPECTIVE VIEW

LAGUNA STREET ELEVATION



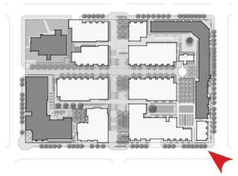
PERSPECTIVE VIEW

HAIGHT STREET ELEVATION



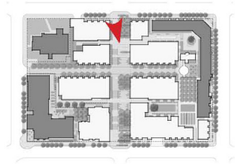
PERSPECTIVE VIEW

CORNER OF LAGUNA AND BUCHANAN STREETS



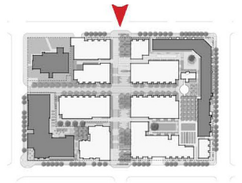
PERSPECTIVE VIEW

WALLER PARK, VIEW LOOKING EAST



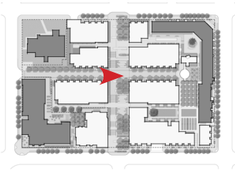
PERSPECTIVE VIEW

BUCHANAN STREET ELEVATION



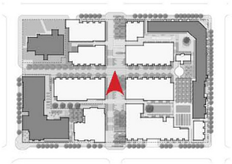
PERSPECTIVE VIEW

VIEW ALONG MEWS



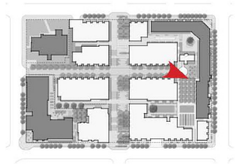
PERSPECTIVE VIEW

VIEW ALONG WALLER PARK



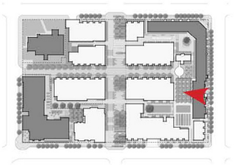
PERSPECTIVE VIEW

COURTYARD / COMMUNITY GARDEN ELEVATION



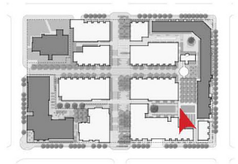
PERSPECTIVE VIEW

COURTYARD / COMMUNITY GARDEN ELEVATION



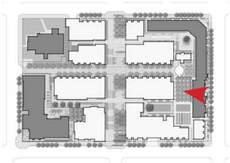
PERSPECTIVE VIEW

COURTYARD / COMMUNITY GARDEN ELEVATION



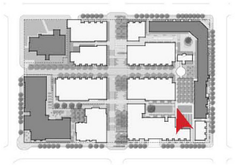
PERSPECTIVE VIEW

COURTYARD / COMMUNITY GARDEN, VIEW LOOKING WEST



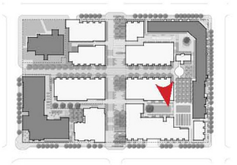
PERSPECTIVE VIEW

COURTYARD / COMMUNITY GARDEN, VIEW LOOKING WEST



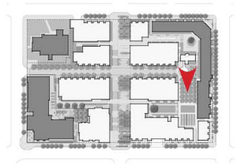
PERSPECTIVE VIEW

COURTYARD / COMMUNITY GARDEN ELEVATION



PERSPECTIVE VIEW

COURTYARD / COMMUNITY GARDEN ELEVATION

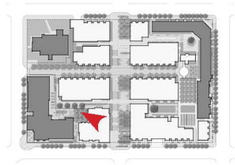


PERSPECTIVE VIEW

COURTYARD AT WOODS HALL

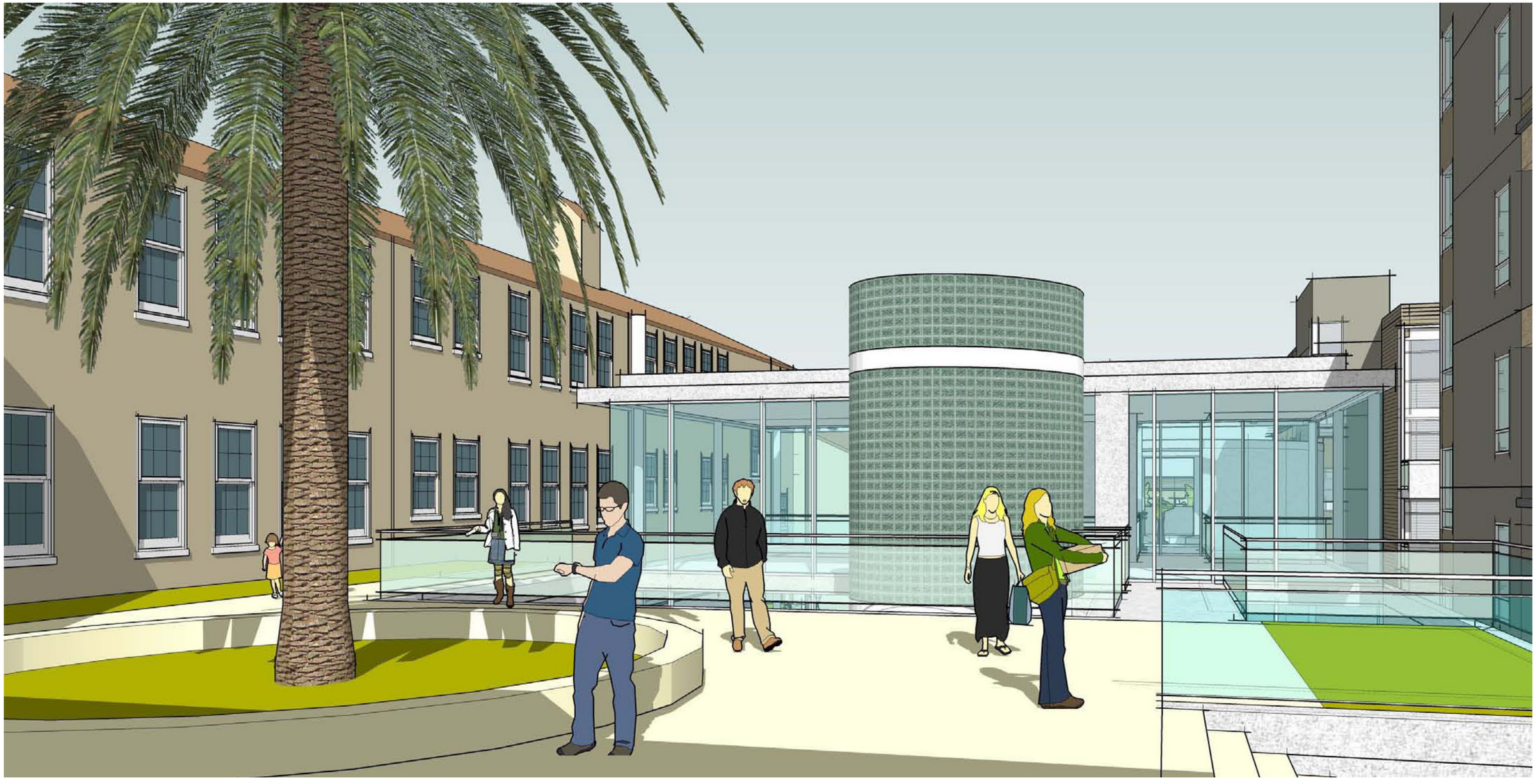
PERSPECTIVE VIEW

COURTYARD AT RICHARDSON HALL, OPENHOUSE, AND BUILDING 2C



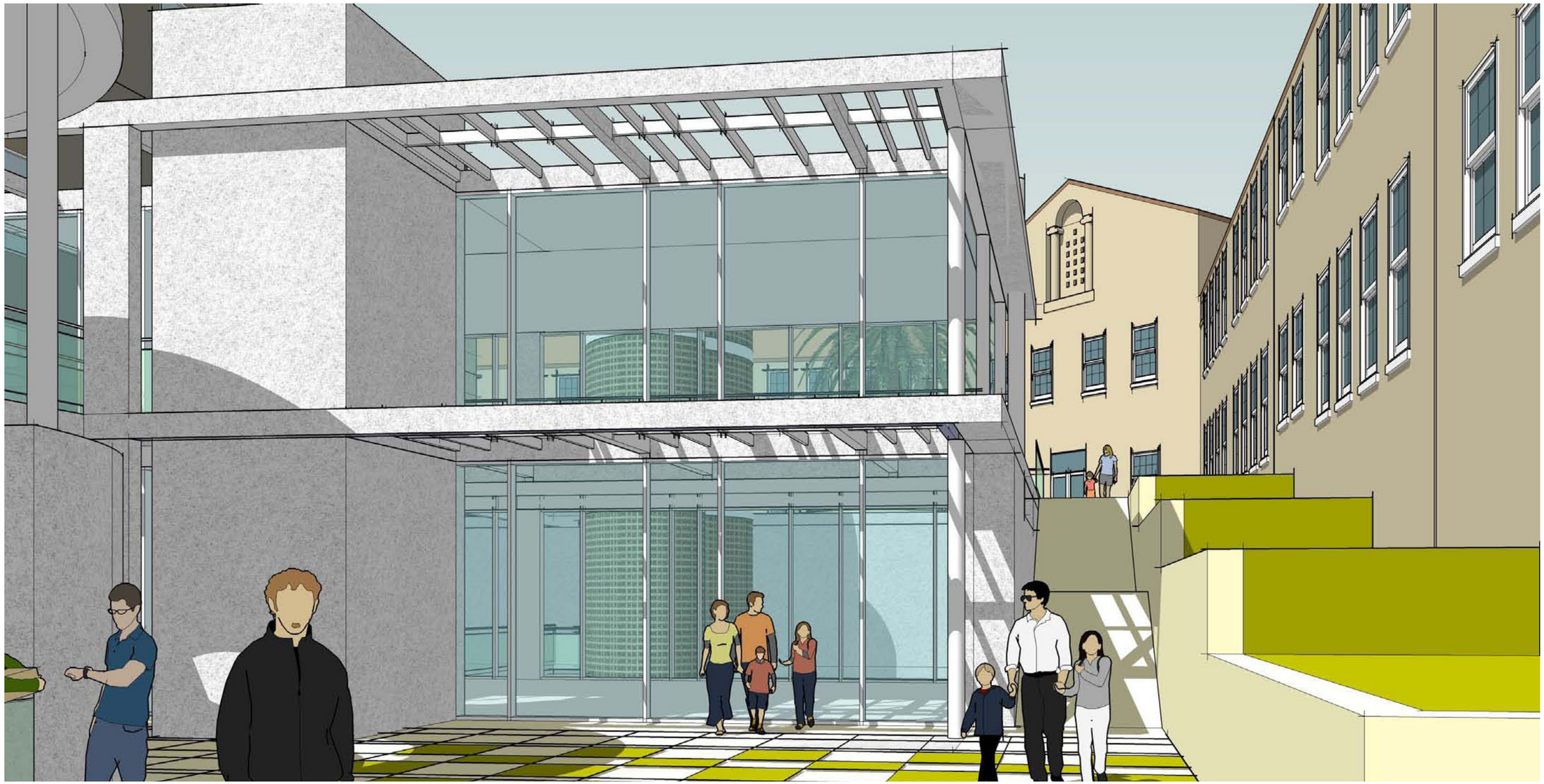
PERSPECTIVE VIEW

VIEW OF AMENITY BUILDING, LOOKING EAST



PERSPECTIVE VIEW

VIEW OF AMENITY BUILDING, LOOKING WEST



PERSPECTIVE VIEW

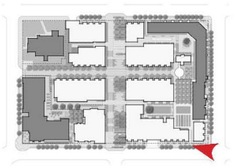
VIEW FROM WITHIN MEWS TERMINUS, LOOKING NORTHWEST

PERSPECTIVE VIEW

VIEW ALONG MEWS, LOOKING NORTH

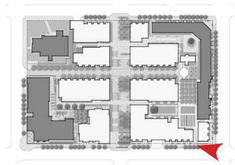
PERSPECTIVE VIEW

LAGUNA STREET - EXISTING



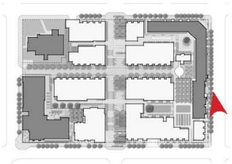
PERSPECTIVE VIEW

LAGUNA STREET - PROPOSED



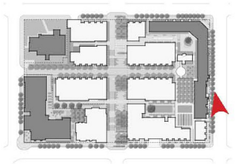
PERSPECTIVE VIEW

HAIGHT STREET - EXISTING



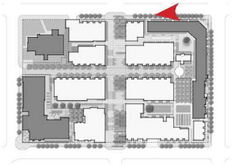
PERSPECTIVE VIEW

HAIGHT STREET - PROPOSED



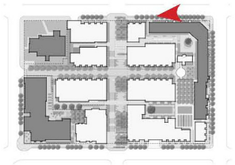
PERSPECTIVE VIEW

BUCHANAN STREET - EXISTING



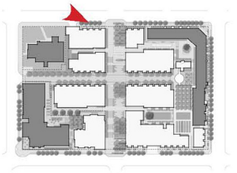
PERSPECTIVE VIEW

BUCHANAN STREET - PROPOSED



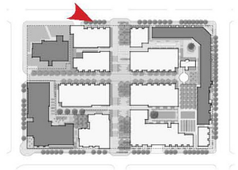
PERSPECTIVE VIEW

BUCHANAN STREET - EXISTING



PERSPECTIVE VIEW

BUCHANAN STREET - PROPOSED



STREET ELEVATIONS

STREET ELEVATIONS

LAGUNA STREET ELEVATION


55 LAGUNA
LAGUNA STREET ELEVATION

STREET ELEVATIONS

HAIGHT STREET ELEVATION


55 LAGUNA
HAIGHT STREET ELEVATION

STREET ELEVATIONS

BUCHANAN STREET ELEVATION

55 LAGUNA
BUCHANAN STREET ELEVATION

STREET ELEVATIONS

WALLER PARK ELEVATION (LOOKING NORTH)

55 LAGUNA
WALLER PARK ELE VATION (LOOKING NORTH)

STREET ELEVATIONS

WALLER PARK ELEVATION (LOOKING SOUTH)

55 LAGUNA
WALLER PARK ELEVATION (LOOKING SOUTH)

STREET ELEVATIONS

MEWS ELEVATION (LOOKING EAST)

55 LAGUNA
MEWS ELEVATION (LOOKING EAST)

STREET ELEVATIONS

MEWS ELEVATION (LOOKING WEST)

55 LAGUNA
MEWS ELEVATION (LOOKING WEST)

STREET ELEVATIONS

COMMUNITY GARDEN ELEVATION (LOOKING SOUTH)

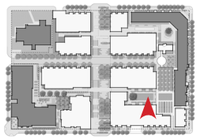
55 LAGUNA
COMMUNITY GARDEN ELEVATION (LOOKING SOUTH)

STREET ELEVATIONS

BUILDING 2E COURTYARD ELEVATION (LOOKING EAST)

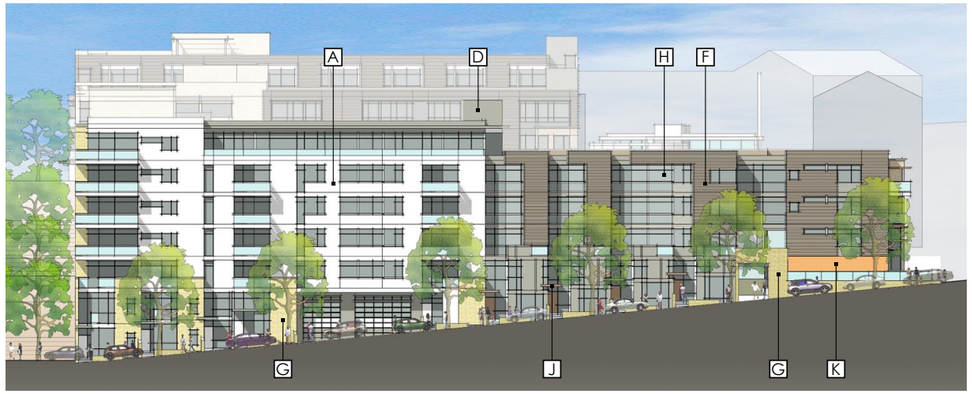
STREET ELEVATIONS

BUILDING 2E COURTYARD ELEVATION (LOOKING WEST)



MATERIALS

MATERIALS



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

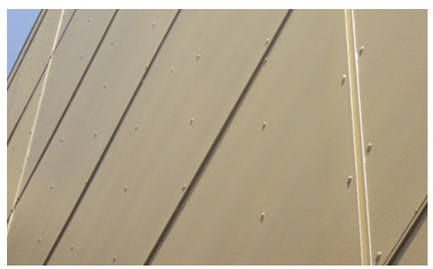
MATERIALS

55 LAGUNA (OPENHOUSE)

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

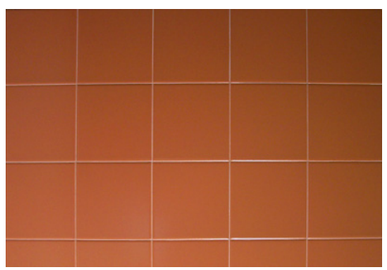
Stucco: painted color SW 6154; SW6156



Coated fiber cement panels at bay window spandrel

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

Painted steel rails and awnings: SW 2916



Unglazed ceramic tile at base (terra cotta)

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