



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: July 12, 2012
TO: Historic Preservation Commission (HPC)
FROM: Shelley Caltagirone, Preservation Planner, (415) 558-6625
REVIEWED BY: Tina Tam, Senior Preservation Planner, Planning Department
(415) 558-6325
RE: **Section 106 Review and Comment for 55 Laguna Street Mixed Use Project, Case No. 2012.0033ACEF**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

REQUESTED ACTION

The Mayor's Office of Housing of the City and County of San Francisco (MOH) has asked the Planning Department to participate in reviewing the Draft Memorandum of Agreement (MOA) for the proposed project at 55 Laguna Street, pursuant to Section 106 of the National Historic Preservation Act. Specifically, MOH has requested review and comment on the Draft MOA, as well as the following documents for this Section 106 review:

- VerPlanck Historic Preservation Consulting, *Historic Property Survey Report: 55 Laguna Street, Former UC Berkeley Laguna Extension Rehabilitation Project, San Francisco, California* (March 22, 1012);¹
- Letters, from MOH to Milford Wayne Donaldson, State Historic Preservation Officer (April 3, 2012 and May 15, 2012);
- Letters, from MOH to Reid Nelson, Office of Federal Agency Programs, Advisory Council on Historic Preservation (April 24, 2012 and June 18, 2012);
- Letters, from the Office of Historic Preservation to MOH (April 24, 2012 and June 18, 2012);
- Draft Memorandum of Agreement between the City and County of San Francisco and the California State Historic Preservation Officer Regarding the San Francisco State Teacher's College, San Francisco, San Francisco County, California (Draft, May 30, 2012);

¹ In an effort to reduce the number of printed pages in the HPC packets, the appendices to the report have not been included in their entirety. For Appendix A, please refer to the project plans provided for the infill design review and comment item. For Appendix B, please contact Shelley Caltagirone for printed or PDF copies consultation requests, including those addressed to Cynthia Servetnick, Save the Laguna Street Campus; Anthea Hartig, California Historical Society; Mike Buhler, San Francisco Architectural Heritage; Anthony Veerkamp, National Trust for Historic Preservation; and, Muwekma Ohlone Tribe. Cynthia Servetnick is the only respondent to the consultation requests. For Appendix C, please contact Shelley Caltagirone for printed or PDF copies of any or all DPR 523 forms.

The Planning Department requests review and comment on the above-mentioned documents. A letter documenting the comments on the project may be prepared. If so, the letter should conclude with the HPC's views on the effect this undertaking could have upon historic properties, if any, within the project Area of Potential Effect (APE). The Director of the Planning Department will then forward the letter containing comments of the HPC, as well as the comments of the Department to MOH, the Lead Agency, with copies to the State Historic Preservation Officer and the Port of San Francisco and any other interested parties.

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.

PROJECT DESCRIPTION/UNDERTAKING

The project includes 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 relocation of the Sacred Palm.

ENVIRONMENTAL REVIEW STATUS

The 55 Laguna Mixed Use Project Environment Impact Report was certified by the Planning Commission on January 17, 2008. An addendum to the EIR incorporating the current project was published on May 8, 2012. As the project impacts to historic resources have not changed, the mitigation measures (Mitigation Monitoring and Reporting Program attached) identified in the EIR and listed below remain in place:

- 1) HR-1 (HABS Level Recordation),
- 2) HR-2 (Interpretative Display),
- 3) HR-3 (Preservation Architect),

- 4) HR-4 (Mural Identification, Testing, and Restoration Procedures), and
- 5) HR-5 (Arborist)

Since the EIR was published, HR-3 (Preservation Architect) has been partially completed. As prescribed by the mitigation measure, a window and door survey was completed in November 2008, a mural investigation was completed in October 2008, and design guidelines were completed in December 2008. As per the mitigation, a preservation architect will continue to work with the project team to assist in ensuring compatibility of the new structures with the historic district individual historic resources, to manage treatment of the retained historic resource buildings, and to act with overall responsibility to implement historic resource mitigations, monitor work performed, and to report to the City through the end of construction. It should also be noted that the mitigation measures in the Draft MOA include all of the cultural resources mitigation measures set forth in the EIR.

STAFF ANALYSIS

Area of Potential Effect

The APE has been identified as the project site as well as 51 individual properties that surround the project site.

Determination of Eligibility

The APE contains two National Register-listed historical resources – the former UC Berkeley Laguna Extension campus and the U.S. Mint; five City Landmarks; the National Register-eligible and California Register-listed Hayes Valley Residential Historic District; the potential discontinuous California Register-eligible San Francisco State Teachers' College Vicinity Apartment Historic District; and, several properties individually eligible for listing on the National Register. Please see the Historic Property Survey Report findings on pages 55-60.

Determination of Adverse Effects

The MOH has determined that alteration of the 55 Laguna Street project site constitutes an adverse effect to the San Francisco State Teachers' College Historic District.

Memorandum of Agreement

To address the adverse effect to the 55 Laguna Street site, the MOH proposes to execute a Memorandum of Agreement (MOA) with the SHPO that would require mitigation of the adverse effects of the undertaking. These mitigation measures are designed to address the adverse effects on the resources and include the following:

1. Historic American Building Survey (HABS) archival documentation;
2. Preparation and implementation of an interpretation program;
3. Retention of a preservation architect to design a protection plan for significant interior finishes;

4. Retention of a finishes conservator to investigate WPA-era murals and/or mosaics;
5. Retention of a preservation architect to assist with ensuring compatibility of the new structures, conduct a window and door survey, manage treatment of the historic buildings, oversee mural preservation, and act with overall responsibility to implement historic resource mitigations
6. Retention of a qualified arborist to ensure relocation of the Sacred Palm; and,
7. Identify appropriate parties to receive salvaged architectural features.

Conclusion

Planning Department Staff concurs with the following elements of the Section 106 Review and Draft MOA:

- Project Description /Undertaking: Staff concurs with definition of the Project Description/ Undertaking provided by MOH.
- Area of Potential Effects: Staff concurs with the findings of the Historic Context and the Section 106 Historic Property Survey Report prepared for MOH.
- Historic Properties: Staff concurs with the MOH's identification of historic properties.
- Effects: Staff concurs with the finding that the project will have an adverse effect on historic properties and that the execution of the MOA, including mitigation measures to reduce the severity of the adverse effect of this undertaking, is appropriate.

ATTACHMENTS

- VerPlanck Historic Preservation Consulting, *Historic Property Survey Report: 55 Laguna Street, Former UC Berkeley Laguna Extension Rehabilitation Project, San Francisco, California* (March 22, 1012);
- Letters, from MOH to Milford Wayne Donaldson, State Historic Preservation Officer (April 3, 2012 and May 15, 2012);
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- Draft Memorandum of Agreement between the City and County of San Francisco and the California State Historic Preservation Officer Regarding the San Francisco State Teacher's College, San Francisco, San Francisco County, California (Draft, May 30, 2012);
- Figure 1. APE – Aerial View
- Figure 2. APE – Parcel Map

- Compatibility Analysis and Architectural Packet (see packet for Infill Design Review and Comment Item)

HISTORIC PROPERTY SURVEY REPORT

55 LAGUNA STREET

FORMER UC BERKELEY LAGUNA EXTENSION REHABILITATION PROJECT
SAN FRANCISCO, CALIFORNIA



Prepared by Christopher VerPlanck

VerPlanck
HISTORIC PRESERVATION CONSULTING

San Francisco, California

March 22, 2012

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II. Introduction

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

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

A. Purpose/Project Summary

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

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

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

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

B. Definition of Area of Potential Effect

According to 36 CFR 800.2, an "Area of potential effect means the geographic area or areas within which an undertaking may cause changes in the character or use of historic properties, if any such properties exist." The area of potential effect (APE) should include both areas of direct (physical) and indirect (visual) impacts. Direct impacts include activities such as site grading, road construction, excavation, demolition, new construction, alterations, and all other physical repercussions. Indirect impacts include less tangible results such as visual, audible, or atmospheric effects that are out-of-character with the historic property or that alter its setting.

According to MOH, the APE for the 55 Laguna Street project encompass the project site itself, which will be physically impacted by the proposed project (the Primary APE), as well as 51 individual properties that surround the project site (the Secondary APE) (**Figure 1**). The project site, which comprises two city blocks bounded by Laguna Street to the east, Haight Street to the north, Buchanan Street to the west, and Hermann Street to the south, consists of Assessor's parcel numbers 857/001 and 001A and 870/001 and 002. Assessor's parcel number 870/003 (the UCSF Dental Clinic at 100 Buchanan Street) is commonly perceived to be part of the property, but is not part of the project site.¹ Nevertheless, because it abuts parts of the campus that will be physically impacted by the project, and because it is a non-contributing element of the National Register-listed San Francisco State Teachers' College property, it is included within the Primary APE. The Secondary APE encompasses 51 mostly residential properties that surround the primary APE. Many of the properties that make up the Secondary APE are contributors to the Hayes Valley Residential Historic District, determined eligible for listing in the National Register of Historic Places in 1997 and subsequently listed in the California Register of Historical Resources. Seven additional properties within the Secondary APE are contributors to the potential California Register-eligible San Francisco State Teachers' College Vicinity Apartments Historic District, a discontinuous district comprising several large concrete Art Deco, Gothic, and

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

Moorish Revival-style apartment buildings constructed during the late 1920s to house students at the San Francisco State Teachers' College.

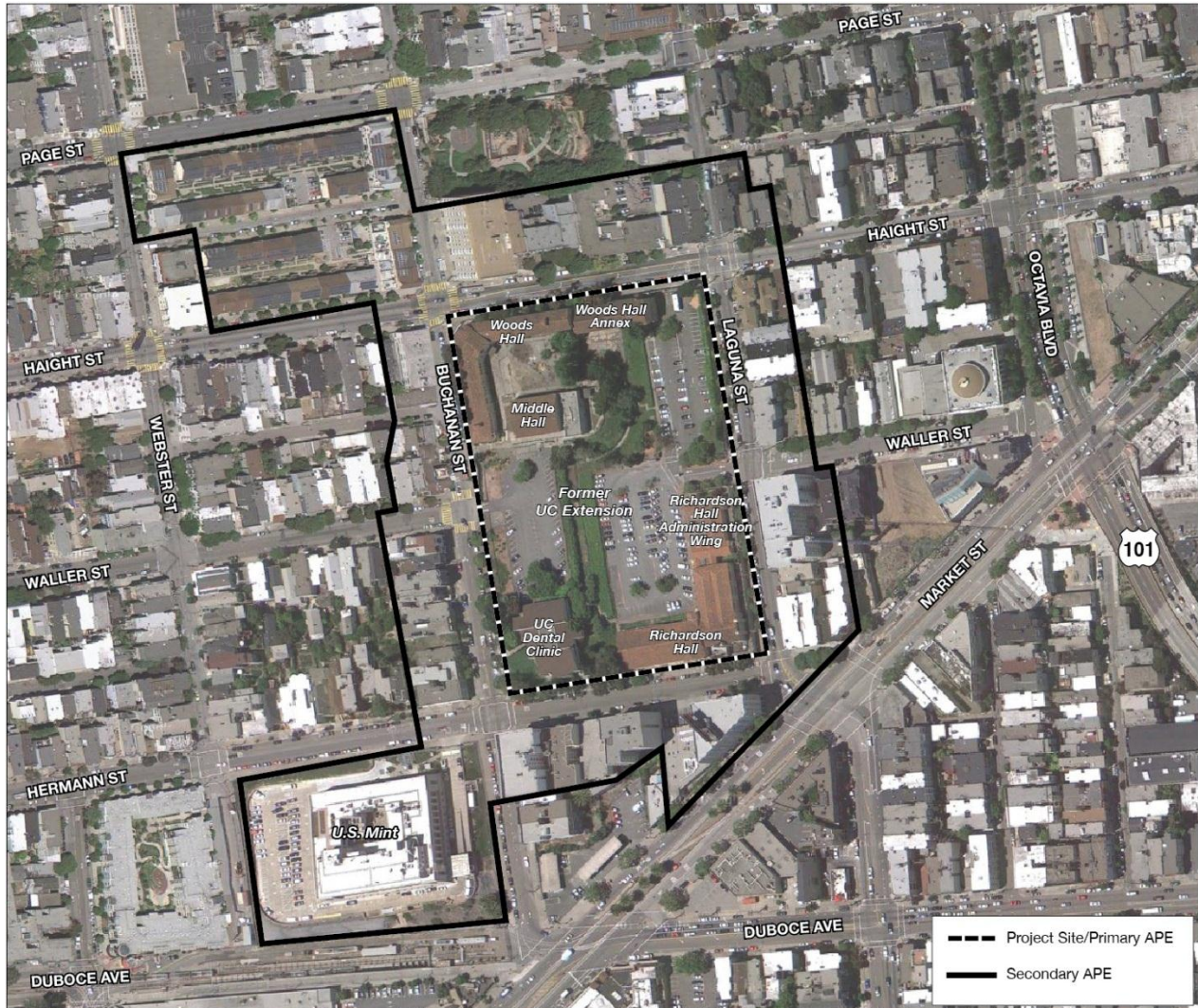


Figure 1. Area of Potential Effect
Source: ESA, Inc.

C. Inventories Consulted

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

D. Research Methodology

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

E. Project Personnel

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

III. Project Description

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

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

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

The proposed project site slopes steeply downward from west to east and is consequently divided into two terraces. The majority of the existing buildings occupy the periphery of the site on the upper and lower terraces, with surface parking generally in the center of the site. All of the existing buildings on the site were constructed between 1924 and 1935 as the campus of the San Francisco State Teachers' College (now San Francisco State University), which conveyed the property to the University of California when it relocated to its campus on 19th Avenue in 1957.

Designed by the office of California State Architect George B. McDougall, the campus buildings exhibit characteristics of both the Spanish Colonial Revival and Art Deco styles of architecture, with red tile roofs and stucco siding recalling the former, and the streamlined massing of the buildings and some interior and exterior ornament representing the latter. Middle Hall, the oldest campus building, was originally built as a gymnasium in 1924 with classroom and office space added later. It is a one-and-a-half-story building located behind (east of) the west wing of

Woods Hall. Woods Hall, constructed in 1926, is a two-story, L-shaped building located at the northwestern corner of the upper terrace, along Buchanan and Haight streets. Attached to the east side of Woods Hall is Woods Hall Annex, which was constructed in 1935 with assistance from the WPA. It is located along Haight Street and positioned on the lower terrace. Richardson Hall, constructed in 1930, is a two-story, L-shaped building located on the lower terrace of the site, at the corner of Hermann and Laguna Streets. Within Richardson Hall, on its Laguna Street elevation, is a two-story auditorium and an attached single-story administration wing constructed in 1924 (Richardson Hall Annex).

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

Under the current proposal, the market rate housing to be developed will consist of approximately 330 (approximately 275,000 square feet) rental apartments in five to six new buildings built over two subterranean garages. The program also includes the renovation of Woods Hall and Woods Hall Annex with the former to be used for residences and the latter as a community center. Additional site improvements include construction of a public park (Waller Park) and a community garden. It is intended that the new buildings will be of Type III or Type V (wood-frame) construction.

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

IV. Regulatory Framework

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

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

The San Francisco Planning Department surveyed three of the buildings that comprise the former UC Berkeley Laguna Extension campus: 229 Haight Street (Woods Hall and Woods Hall Annex) and 55 Laguna Street (Richardson Hall). The survey forms for Woods Hall and Woods Hall Annex give the buildings average marks in the areas of “relationship with surrounding buildings” and “architectural design valuation,” with ratings of 2 given in most categories. However, the summary rating, which was given by the outside body of reviewers, gave the buildings an overall summary rating of 3, placing them within the top tier of buildings in San Francisco. A note on the tally sheet says: “Has an eccentricity of style which enlivens the area.”² Meanwhile, the survey forms for 55 Laguna Street gave Richardson Hall a summary rating of 2, a decision that the outside reviewers apparently concurred with. Notes on the survey form mention the relief sculptures above the Hermann Street entrance as well as the murals inside by Reuben Kadish in Woods Hall Annex.³

² San Francisco Planning Department, Architectural Quality Survey Forms for 229 Haight Street.

³ San Francisco Planning Department, Architectural Quality Survey Forms for 55 Laguna Street.

B. Hayes Valley Survey

In 1996, architectural historian Bill Kostura surveyed the Hayes Valley neighborhood as part of the NEPA-mandated environmental compliance work for the reconstruction of the Hayes Valley Housing Project at Buchanan and Haight streets.⁴ The boundaries of Kostura's survey area included Octavia Street to the east, Duboce Avenue and Market Street to the south, Grove Street to the north, and Fillmore Street to the west. Following a reconnaissance/intensive-level survey involving field work and archival research, Kostura identified the potential Hayes Valley Residential Historic District. The historic district boundaries were highly irregular (**Figure 2**), as they were drawn to include primarily Victorian-era residential properties. Large institutional properties, including the UC Berkeley Laguna Extension property, were deliberately excluded from the potential historic district boundaries. The period of significance is not clearly spelled out in the original historic district documentation, although Kostura clearly aimed to exclude properties constructed after 1925, judging them to be "...so different in scale and in architectural treatment as to be fundamentally different in character from those of earlier decades."⁵

The California Office of Historic Preservation (OHP) determined that the Hayes Valley Residential Historic District was eligible for listing in the National Register of Historic Places in 1997. As a National Register-eligible district the Hayes Valley Residential Historic District is also listed in the California Register of Historical Resources.

C. Market and Octavia Survey

In 2006, the San Francisco Planning Department hired Page & Turnbull to complete the Market and Octavia Area Plan Survey. This survey, whose boundaries spanned the boundaries of several neighborhoods near the center of the city, included a large portion of Hayes Valley. As part of its work, Page & Turnbull revised Kostura's Hayes Valley Residential Historic District – updating the period of significance and evaluating a broader range of property types than Kostura had done a decade earlier. The geographical area examined by Page & Turnbull was significantly larger than the area surveyed by Kostura - extending east from Octavia Street (the eastern boundary of the 1997 historic district) to Franklin Street. On the other hand, the Market and Octavia Survey boundaries did not extend any further west than Webster Street so areas outside those parts of the original Hayes Valley survey were not reviewed in 2006-07. Upon concluding its work, Page & Turnbull prepared an update for the Hayes Valley Residential Historic District – expanding the boundaries and re-designating several dozen formerly non-contributing properties as contributing. As part of this survey update, the former UC Berkeley Laguna Extension campus was not included within the boundaries of the Hayes Valley Residential Historic District. Although it is surrounded by the district on three sides, the former campus is an institutional property type that is not compatible with the statement of significance for the historic district.

⁴ Because the project made use of federal Housing and Urban Development (HUD) funds, review of the project under Section 106 of the National Historic Preservation Act was required.

⁵ William Kostura, *Hayes Valley Potential Historic Districts* (undated manuscript on file at the Koshland History Center, San Francisco Public Library), 2.



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

Source: Christopher VerPlanck

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

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

The Page & Turnbull HRE was the first report to document the existing conditions of the campus, its history, and to analyze the potential significance of the former UC Laguna Extension campus. The HRE found three of the four buildings on the campus: Richardson Hall, Woods Hall, and Woods Hall Annex, eligible for listing in the National Register of Historic Places and the California Register of Historical Resources. Furthermore, the HRE found the three buildings eligible as San Francisco City Landmarks. The HRE found that Middle Hall and the campus as a whole did not retain sufficient integrity to qualify for listing in any register of historical resources.

E. National Register of Historic Places

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

In 2007, the local non-profit historic preservation advocacy group Friends of 1800 Market Street hired architectural historians Vincent Marsh and Carol Nawi to prepare a National Register nomination for the former UC Berkeley Laguna Extension campus. Building on information contained within the 2005 HRE by Page & Turnbull, the National Register nomination added information about the murals located within Richardson Hall and Woods Hall Annex and the landscape features, which largely consist of several surface parking lots bounded by retaining walls and planting strips. The National Register nomination determined that the entire former UC Laguna Extension campus was eligible for listing in the National Register under Criterion A (Events) with a period of significance spanning the years 1924-1957. The boundaries of the district and its contributors are shown in **Figure 3**. The State Historical Resources Commission concurred with the nomination and the property was consequently listed in the National Register of Historic Places in 2008, with a California Register Status Code of 1S, meaning that it is an "Individual property listed in NR by the Keeper. Listed in the CR."⁶

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

F. Article 10 of the San Francisco Planning Code

San Francisco City Landmarks are buildings, properties, structures, sites, districts and objects of "special character or special historical, architectural or aesthetic interest or value and are an important part of the City's historical and architectural heritage."⁷ Adopted in 1967 as Article 10 of the San Francisco Planning Code, the San Francisco City Landmark program recognizes the significance of listed buildings and protects them from inappropriate alterations and demolition through review by the San Francisco Historic Preservation Commission. There are approximately 260 individually landmarked properties and 11 designated historic districts in San Francisco that are subject to Article 10. The Article 10 designation process originally used the Kalman Methodology, a qualitative and quantitative method for evaluating historic properties. As of 2000, Article 10 was amended to use National Register significance criteria.

⁶ California Office of Historic Preservation, "California Historical Resource Status Codes," (August 2003).

⁷ San Francisco Planning Department, *Preservation Bulletin No. 9 – Landmarks* (San Francisco: January 2003).

In 2007, concurrent with the efforts to list the former UC Berkeley Laguna Extension campus in the National Register, a local preservation advocacy group called Friends of 1800 Market Street hired Roland-Nawi Associates to prepare a landmark designation case report, including DPR 523 A and B Forms, to make the case for listing the former San Francisco State Teachers' College property under Article 10 of the Planning Code. The San Francisco Landmarks Advisory Board (now the San Francisco Historic Preservation Commission) did not agree that the campus as a whole retained integrity, largely because the original campus master plan was never carried out and what was supposed to be a series of landscaped quadrangles instead evolved into a network of paved parking lots. Instead of designating the entire property the Landmarks Advisory Board designated three individual buildings as local landmarks under Article 10 of the Planning Code: Richardson Hall (Landmark No. 256), Woods Hall (Landmark No. 257), and Woods Hall Annex (Landmark No. 258).

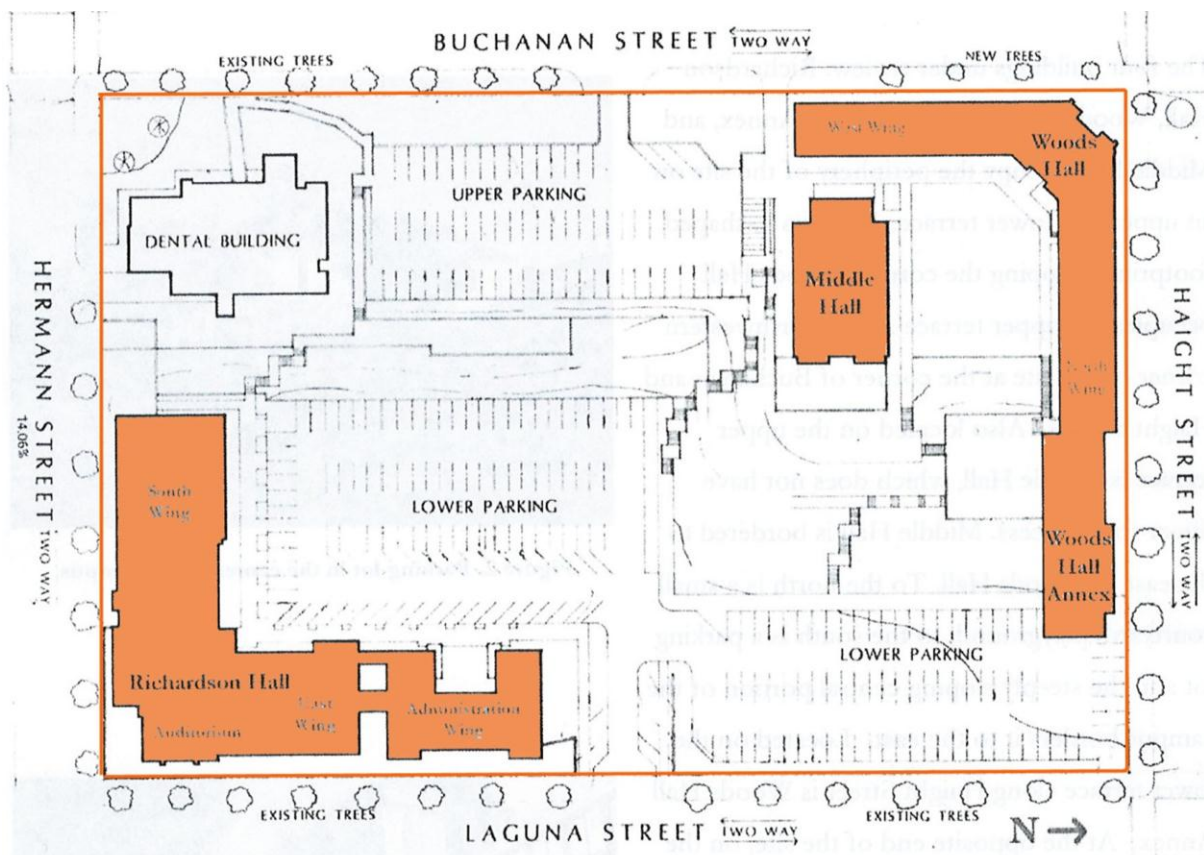


Figure 3. Site plan of former UC Berkeley Extension campus with boundaries of National Register Historic District in orange and footprints of contributors highlighted in orange.
 Source: UC Berkeley; annotated by Christopher VerPlanck

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

V. Public Participation and Coordination

A. Summary of Outreach to Local Preservation Groups

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

B. Summary of Outreach to Native American Tribes

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

VI. Resources Identified

A. General Site Description

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

prolonged water intrusion and vandalism have taken their toll on interior finish materials, which are heavily damaged in Woods Hall and Richardson Hall Annex.

Context

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

Site

The former campus comprises two city blocks bounded by Haight Street to the north, Laguna Street to the east, Hermann Street to the south, and Buchanan Street to the west. Waller Street, which formerly bisected the two blocks from east-to-west, was closed to traffic in April 1922 and merged into the rest of the campus.⁸ The former campus occupies Assessor Parcels: 0857/001 and 001A and 0857/001 and 002. Assessor Parcel 0870/003 is occupied by the UCSF Dental Clinic, which is not part of the historic campus and also not part of the proposed project site.

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

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

⁸ San Francisco Office of the Assessor-Recorder, Assessor Parcel Maps for Blocks 857 and 870.



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

Source: Christopher VerPlanck



Figure 5. Planted area south and west of Middle Hall

Note "Sacred Palm" at center-left, 2012

Source: Christopher VerPlanck

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

eucalyptus, and other deciduous trees (Figure 5). The area between Middle Hall and Woods Hall also features some landscaping, including several redwood trees. Finally, the perimeter of the campus is partially lined by street trees, including eucalyptus along Buchanan Street, olives along Laguna Street, eucalyptus and ficus along Haight Street, and various deciduous trees and conifers along Hermann Street.

Richardson Hall

Richardson Hall wraps around the southwest corner of the site, extending partway up Hermann Street and along Laguna Street to the Waller Street right-of-way (including the Annex). Visible from the intersection of Market, Guerrero, Laguna, and Hermann streets, the southwest corner of the building, with its molded auditorium envelope and boiler room smokestack, exerts a strong presence on the local skyline. Built in 1930, the main portion of Richardson Hall (historically known as the "Training School Wing") is two stories over a partial basement. Like

the rest of the campus, Richardson Hall is designed in a stylistic blending of Spanish Colonial Revival and Art Deco styles. It is constructed of poured-in-place concrete finished in smooth-textured stucco colored in a buff hue. The gable roof is clad in red clay Spanish tiles.

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



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

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



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



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

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



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

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

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

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

Richardson Hall Annex



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

Richardson Hall Annex adjoins Richardson Hall to the north; the two buildings are joined at two locations with landscaped light wells alternating with connecting corridors. Constructed in 1924, the structure actually predates the rest of Richardson Hall by six years. Similar to Richardson Hall, the Annex is constructed of poured-in-place concrete and it also sits atop a concrete podium and retaining wall that conceal the basement from view. In contrast to Richardson Hall the Annex is only one-story high. From Laguna Street it reads as an entirely separate building because of its H-shaped plan and combination hipped and gabled roof. A light

well also separates it from the rest of Richardson Hall.

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

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

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



Figure 11. West façade of Richardson Hall Annex, 2012

Source: Christopher VerPlanck

façade, the west façade consists of two projecting gable-roofed corner pavilions flanking a recessed section where the main entrance is. The flanking wings partially enclose an entrance court. The corner pavilions feature arched openings capped by tiled murals. The north wing features a non-historic pedestrian entrance accessed by a 1960s-era ramp. The south pavilion features a pair of multi-light wood casement windows. Circular louvered vents outlined in red clay tile are located above the fenestration in the corner pavilions. The recessed central portion has been heavily altered; it contains a band of ca. 1957 glazed aluminum doors and sidelights. A wood trellis-like feature, which

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

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

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

Middle Hall

Originally built in 1924 as a gymnasium for the San Francisco State Teachers’ College, Middle Hall is located south and west of Woods Hall. The oldest extant building on the former UC Berkeley campus, Middle Hall set the tone for the rest of the campus with its Spanish Colonial Revival styling. In contrast to the other four buildings on the former campus, Middle Hall has undergone the most extensive alterations, including the construction of two major additions on its east side, as well as substantial interior remodeling. Similar to the other buildings, Middle Hall is built of reinforced-concrete with steel industrial sash windows and a red clay tile roof.



Figure 12. Historic stair and entrance to Middle Hall, 2012

Source: Christopher VerPlanck



Figure 13. Oblique view of Middle Hall from southwest

Source: Christopher VerPlanck

gable-roofed volume with a one-story shed-roofed wing. Both floor levels are punctuated by steel multi-light industrial sash windows. The shed roof is clad in red clay tiles like the rest of the building. It appears original to the building.

The north façade of Middle Hall largely reflects the south façade but it has no pedestrian entrances. Instead, a band of three large steel industrial windows extends across the upper portion of the wall. A 1980s-era mural, probably painted by the French-American International School of San Francisco, still exists on this wall (Figure 14).

The east façade of Middle Hall is primarily occupied by later additions, including a boxy 1990s-era addition punctuated by two pedestrian doors and six newer anodized aluminum windows.

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

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

The west façade has been the location of the primary entrance to Middle Hall for several decades. It is quite simple, consisting of a

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



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

Woods Hall

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

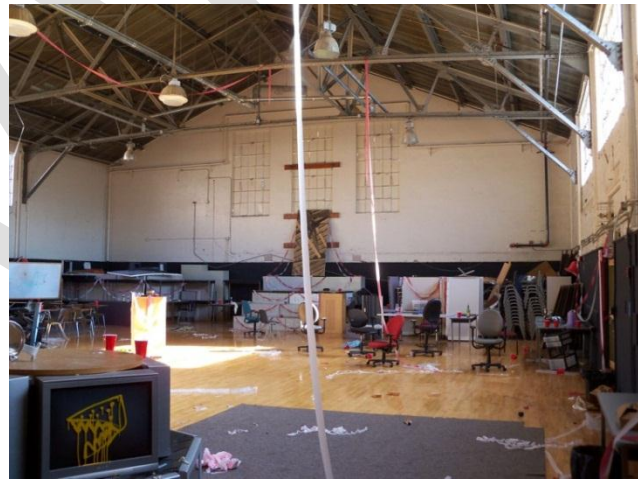


Figure 15. Gymnasium inside Middle Hall
Source: Christopher VerPlanck

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

The flanking street façades of both Cowell (east) and Herbst (west) wings of Woods Hall are more restrained in comparison with the entry pavilion. With their sparse fenestration, these façades appear almost defensive in character. The Herbst Wing, which extends along a portion of Buchanan Street, is six bays long. Due to the downward slope of the street, the northernmost corner is only one-story above grade, whereas the southern end is two stories above grade. Aside from narrow molded window sills and a narrow cornice line, the Herbst Wing of Woods Hall is essentially unornamented. It is articulated by widely spaced, punched window openings containing wood double-hung sashes (**Figure 18**). Cowell Wing is very



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



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

similar in terms of its architectural vocabulary, although due to the steeper slope along Haight Street, the easternmost corner of the building is almost three stories high in contrast to the western corner, which is only one-story above grade (**Figure 19**).



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



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

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

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

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

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



Figure 20. Courtyard entry pavilion of Woods Hall, 2012

Source: Christopher VerPlanck



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

Source: Christopher VerPlanck

Woods Hall Annex

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

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



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

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



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

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

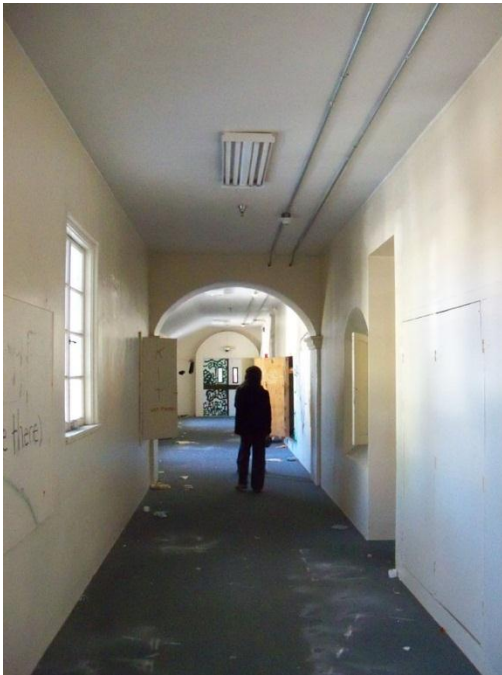


Figure 24. Second floor corridor in Woods Hall Annex, 2012
Source: Christopher VerPlanck



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

B. Historic Context

Hayes Valley

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

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

In 1849, Colonel Thomas Hayes acquired 160 acres of land within the area of the city that now bears his name. His landholding – called the Hayes Tract – did not align with the cardinal points of the compass, instead inscribing a square whose coordinates are marked roughly by the present-day intersections of Turk and Laguna streets, Fulton and Polk streets, Franklin and Mission streets, and Oak and Webster streets. What is now the UC Berkeley Laguna Extension campus actually sits just south of the boundaries of the Hayes Tract (**Figure 26**). By 1856 what is now Hayes Valley had become part of the much larger Western Addition neighborhood when it was surveyed along with a larger swath of the city bounded by San Francisco Bay to the north, Larkin Street to the east, Duboce Avenue to the south, and Divisadero Street to the west. It was this survey that resulted in the familiar street grid seen in the neighborhood today.⁹

Colonel Thomas Hayes was typical of the adventurous and entrepreneurial spirit that had lured thousands of “Forty-niners” to San Francisco. Born in Ireland in 1823, Hayes immigrated to the United States as a young man. Before coming to California in 1849 he was a politician in New York and an advocate for Irish independence. After trying his hand at gold mining, Hayes invested his time and energy in buying and selling San Francisco real estate. Initially he tried farming some of the bottom lands of the Hayes Tract but found that too difficult on account of the area’s cool climate and rough topography.¹⁰ Witnessing the rapid growth that was pushing urban development out toward his land, in 1857 Hayes obtained a franchise from the state legislature to build a steam railroad line out along Market Street, and then along what is now

⁹ Bill Kostura, *Hayes Valley Housing Historic Context Statement* (Unpublished manuscript in the Koshland History Center, San Francisco Public Library, 1995), 1.

¹⁰ *Ibid.*

Hayes Street to the center of his property. This franchise was acquired by the Market Street Railroad in 1860 and construction was completed by July of that year.¹¹

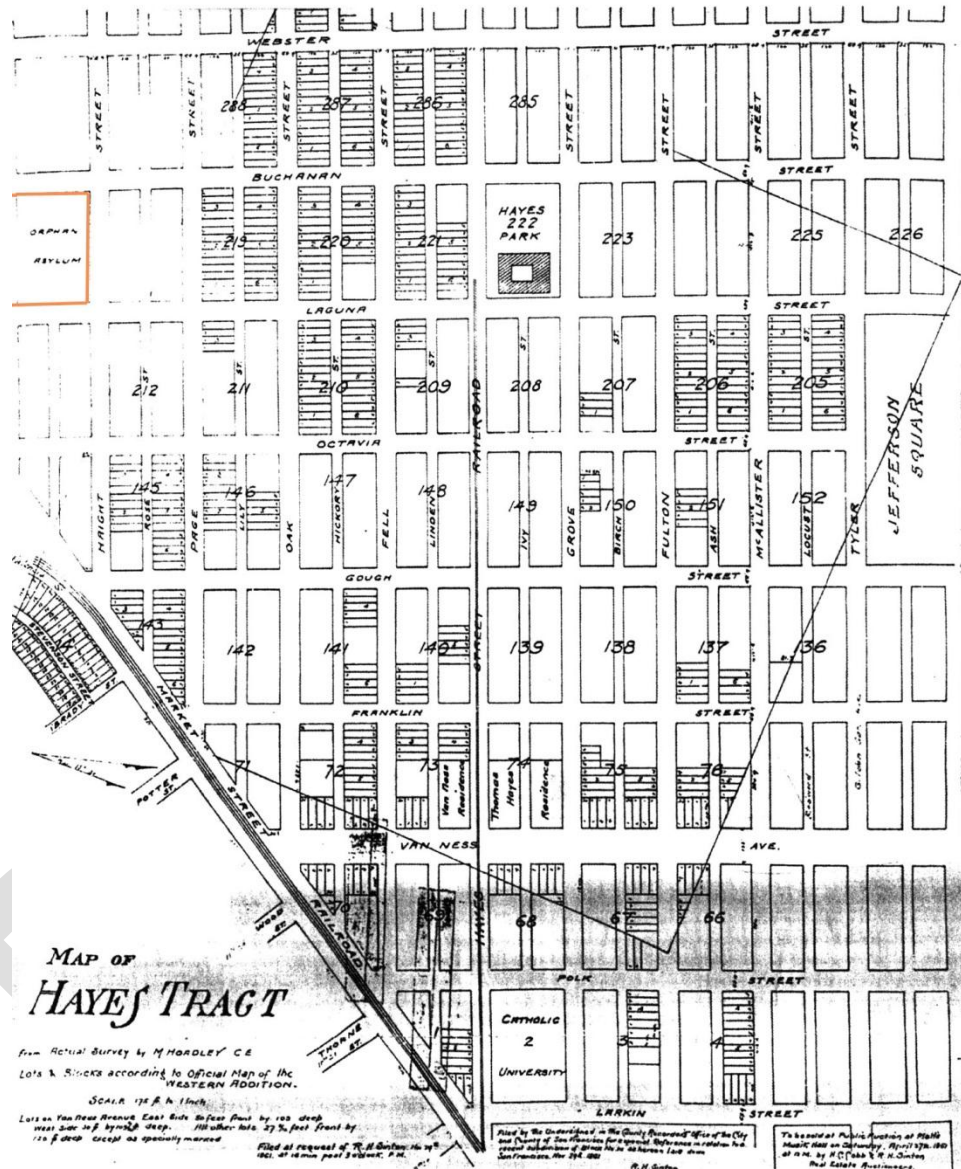


Figure 26. Map of the Hayes Tract; note northern portion of project site in orange
Source: San Francisco Public Library

¹¹ Bill Kostura, *Hayes Valley Housing Historic Context Statement* (Unpublished manuscript in the Koshland History Center, San Francisco Public Library, 1995), 2.

With rail service in place, Thomas Hayes surveyed his tract in three surveys that took place in 1859, 1860, and 1861. It is widely agreed that most of the buyers of land in the Hayes Tract were fellow speculators and not individual settlers, resulting in residential development taking at least another decade or so to take off. Other individuals, now mostly unknown to history, purchased other 160-acre tracts around the Western Addition and subdivided their holdings much as Hayes had done.¹² Nevertheless, development in what is now Hayes Valley remained comparatively sparse into the early 1870s. An undated lithograph, likely dating from the 1860s, shows Hayes Valley when it was still a semi-rural suburb of San Francisco. Although the streets of the Western Addition had been laid out, it is clear that they were little more than sandy tracks over the hills. Most development was clustered along Market Street (**Figure 27**).

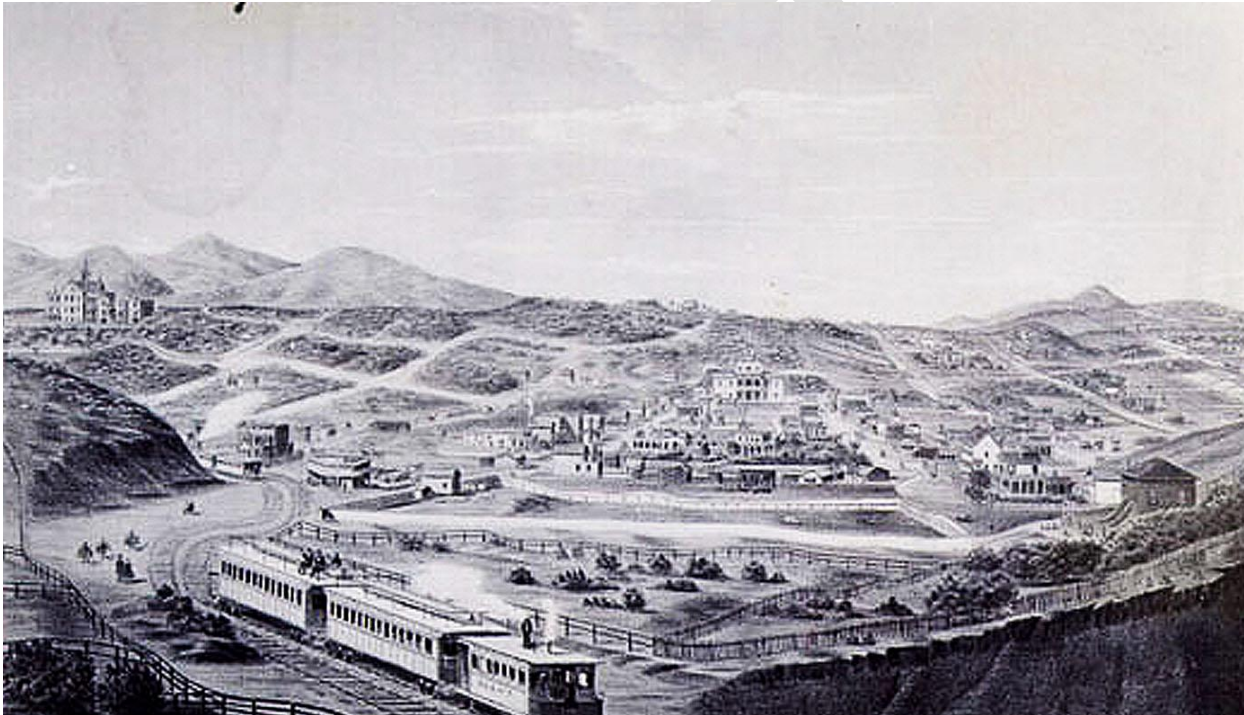


Figure 27. Undated lithograph of Hayes Valley, ca. 1865

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

Source: Francisco Historical Photograph Collection, San Francisco Public Library

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

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

By the mid-1870s, mass rowhouse development began to occur in Hayes Valley as merchant builders such as The Real Estate Associates (TREA) began developing the area with hundreds of Italianate-style single-family dwellings. In comparison with the South of Market Area and much of the Mission District, during this time Hayes Valley evolved into a middle-to-upper-middle class district, with pockets of working-class residents living closer to Market Street and Van Ness Avenue. As demonstrated by architectural historian Bill Kostura, by 1880 80 percent of the residents of a selected area within Hayes Valley were “white collar” workers, including lawyers, merchants, owners of retail stores, a stock broker, and a saloon keeper. By this time the population of the area was predominantly American-born, although there were also sizable populations of Irish and Germans.¹³

The 1906 Earthquake severely impacted Hayes Valley. Although earthquake damage was primarily limited to fallen chimneys, some masonry buildings such as the Protestant Orphan Asylum were heavily damaged. Hayes Valley also narrowly avoided succumbing to the fires that gutted nearly everything east of Van Ness Avenue. Indeed, the “Ham and Eggs Fire” that started as the result of a kitchen fire. This fire, which started at Hayes and Gough streets, burned virtually everything between Van Ness and Octavia streets south of McAllister Street. At Market Street it came within a few hundred feet of the Protestant Orphan Asylum. The eastern boundary of the APE is two blocks west of the fire line, with older 1870s and 1880s-era construction predominating within the APE and post-1906 construction not far outside the APE.¹⁴

Protestant Orphan Asylum

One of the buildings in the undated lithograph of Hayes Valley is the Protestant Orphan Asylum. Founded in 1851, the Protestant Orphan Asylum was the first orphanage established on the West Coast. Originally located in a cottage on Folsom Street, in 1853 the Common Council (now the Board of Supervisors) gave the orphanage \$30,000 to build a new facility on Laguna Street,

¹³ Bill Kostura, *Hayes Valley Housing Historic Context Statement* (Unpublished manuscript in the Koshland History Center, San Francisco Public Library, 1995), 3.

¹⁴ Page & Turnbull, *Hayes Valley Residential Historic District Update* (San Francisco: 2008), 11.

just south of the Hayes Tract. The orphanage acquired two city blocks bounded by Laguna, Hermann, Buchanan, and Haight streets and built a two-story brick orphanage described as a “handsome and commodious edifice,” with a capacity of 250 orphans (**Figure 28**).¹⁵ A photograph taken of the orphanage in 1868 illustrates that a large addition had been built on the site south of the original 1854 orphanage. This structure appears to have been three-and-a-half stories in height, built of brick, and capped by an elaborate belfry. The photograph indicates that the site surrounding the addition had been freshly graded, suggesting that it had been completed recently. The entire Protestant Orphanage Asylum occupied the northwest corner of the APE, sitting on what is now the site of Woods and Middle Halls.

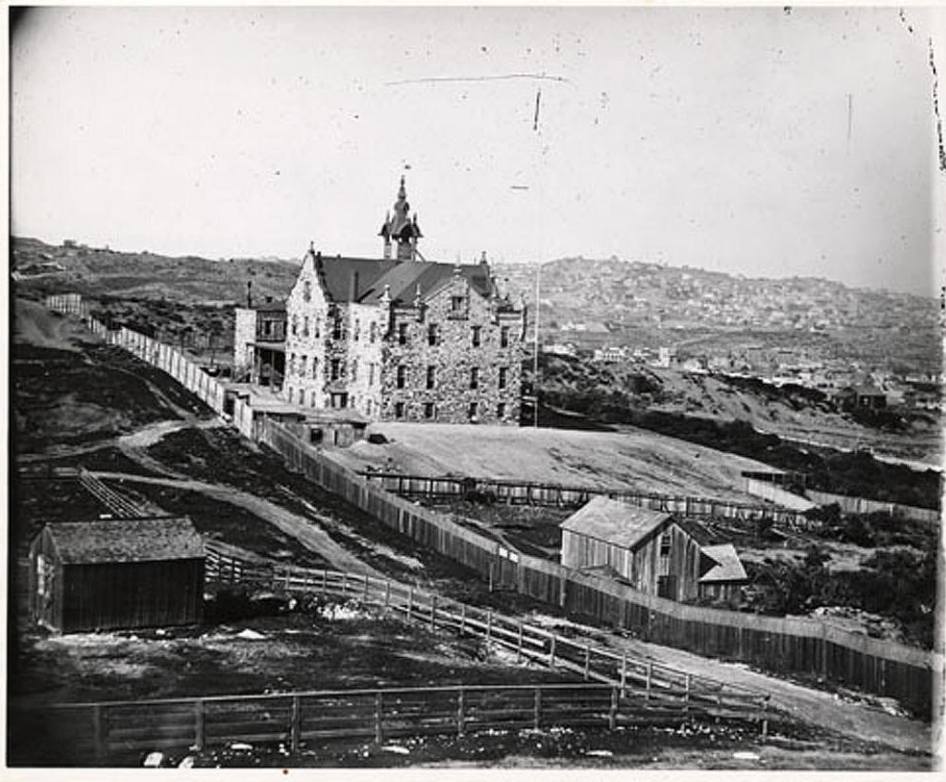


Figure 28. Protestant Orphan Asylum, 1868

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

The earliest Sanborn Fire Insurance Company maps to be published for Hayes Valley were published in 1886. Map 59a shows the Protestant Orphan Asylum occupying two city blocks (**Figure 29**). The block bounded by Laguna, Waller, Buchanan, and Haight streets contained the main asylum building, built 1854 and 1868, as well as several small, one-story, wood-frame sheds used for storage, equipment repair, and coal storage. The eastern portion of this block was used as a garden. Meanwhile, the block bounded by Laguna, Waller, Buchanan, and

¹⁵ Jean Kortum, *Hayes Valley* (Unpublished manuscript in the Koshland History Center, San Francisco Public Library, 1992), 4.

Hermann streets contained a one-story, wood-frame schoolhouse with an unusual V-shaped footprint. The rest of this topographically rugged block remained undeveloped.

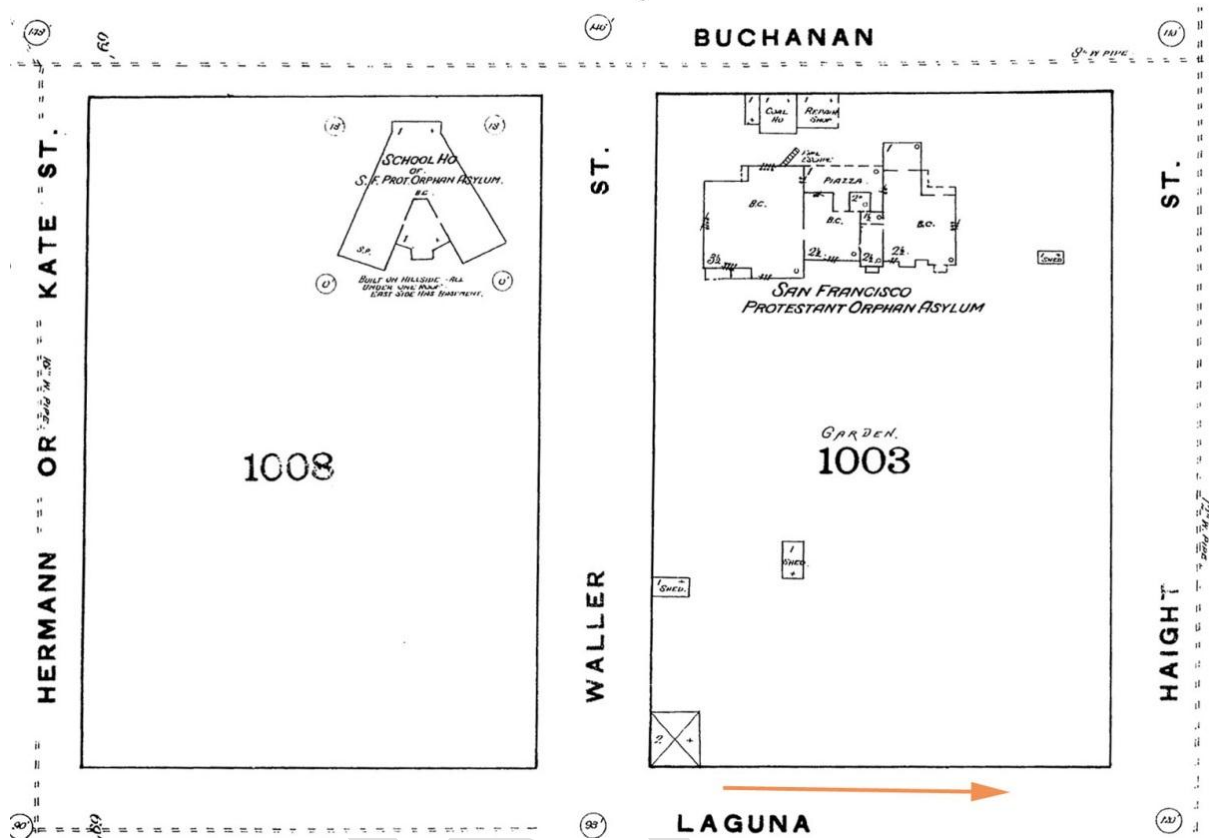


Figure 29. Map 59a, 1886 Fire Insurance Company maps showing the campus of the Protestant Orphan Asylum

Source: San Francisco Public Library; annotated by Chris VerPlanck

Gradually the areas surrounding the Protestant Orphan Asylum filled up with hundreds of Victorian rowhouses and flats built on narrow 25' or 30'-wide lots. The 1886 Sanborn maps indicate that the surrounding blocks were mostly built out. The only exceptions included several steep, difficult-to-build lots and a few large unsubdivided landholdings that were presumably owned by speculators waiting for the price of land to appreciate enough to justify development. According to research conducted by Bill Kostura for his 1995 *Hayes Valley Housing Historic Context Statement*, Hayes Valley was a largely middle-income residential district inhabited principally by English-speaking white collar residents employed in downtown San Francisco. By this time the majority of householders were foreign-born, including large numbers of German, Irish, British, and Canadian-born residents. The remaining 40 percent of Hayes Valley residents were American-born.¹⁶

¹⁶ Bill Kostura, *Hayes Valley Housing Historic Context Statement* (Unpublished manuscript in the Koshland History Center, San Francisco Public Library, 1995), 3.

Heavily damaged in the 1906 Earthquake, the Protestant Orphan Asylum was repaired and partially rebuilt in its present location. The 1915 Sanborn maps indicate that the main brick orphanage building had been salvaged (Figure 30). In 1908, the Protestant Orphan Asylum sold the southern part of its campus bounded by Laguna, Waller, Buchanan, and Hermann streets to the San Francisco Normal School, possibly to fund the reconstruction of its own campus. Now confined to the block bounded by Laguna, Haight, Buchanan, and Waller streets, the 1915 Sanborn maps indicate that the campus had been entirely rebuilt, with the main orphanage located where Woods Hall and Middle Hall are now located. Several wood-frame sheds were located along Buchanan Street, which like the rest of the campus was lined by an 8'-high stone wall. A chapel was located along Waller Street, and the eastern portion of the heavily terraced campus featured several structures, including a wood working shop, a toilet room, an infirmary, and a laundry/heating plant.

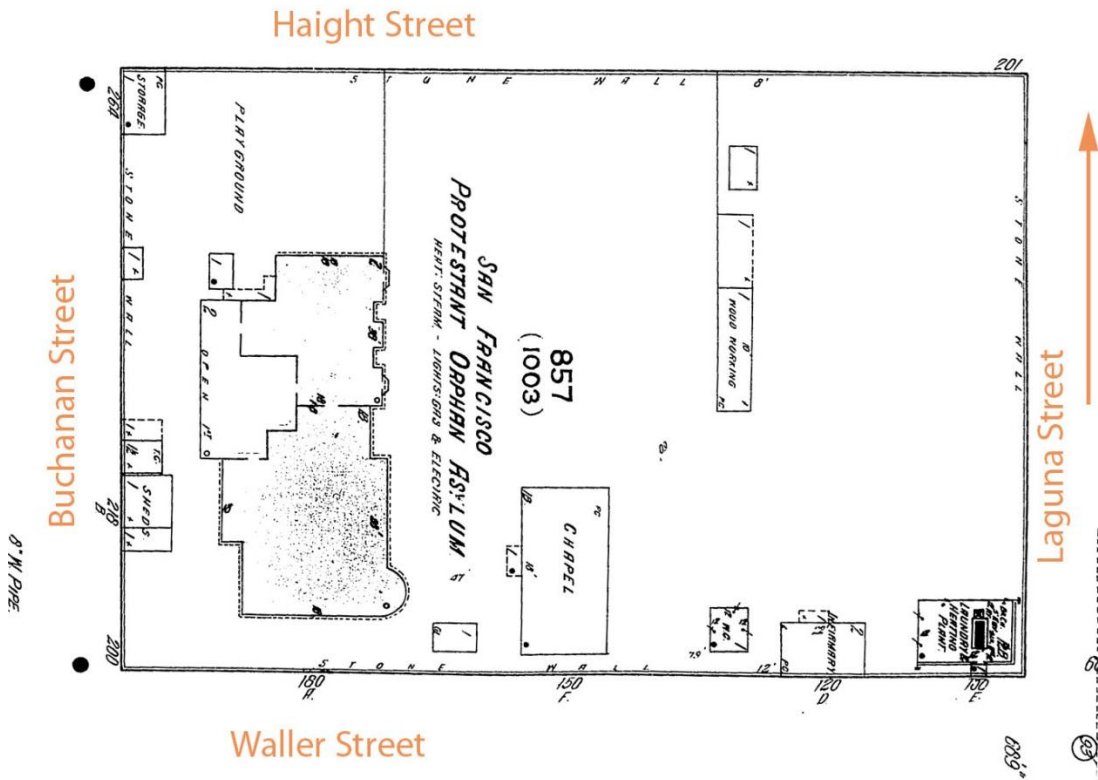


Figure 30. Map 343, 1915 Sanborn Fire Insurance Company map showing Protestant Orphan Asylum
 Source: San Francisco Public Library; annotated by Chris VerPlanck

The adjoining map 344 indicates that the San Francisco State Normal School had acquired the block bounded by Laguna, Hermann, Buchanan, and Waller streets and that it had repurposed the former orphanage school as a classroom building. A new two-story-over-basement, wood-frame classroom and administration building had also been built on the southwest corner of the

lot, where the UCSF Dental Clinic is now located. The Sanborn maps from 1915 also show several two-story classroom buildings lining portions of Buchanan and Waller streets (**Figure 31**).

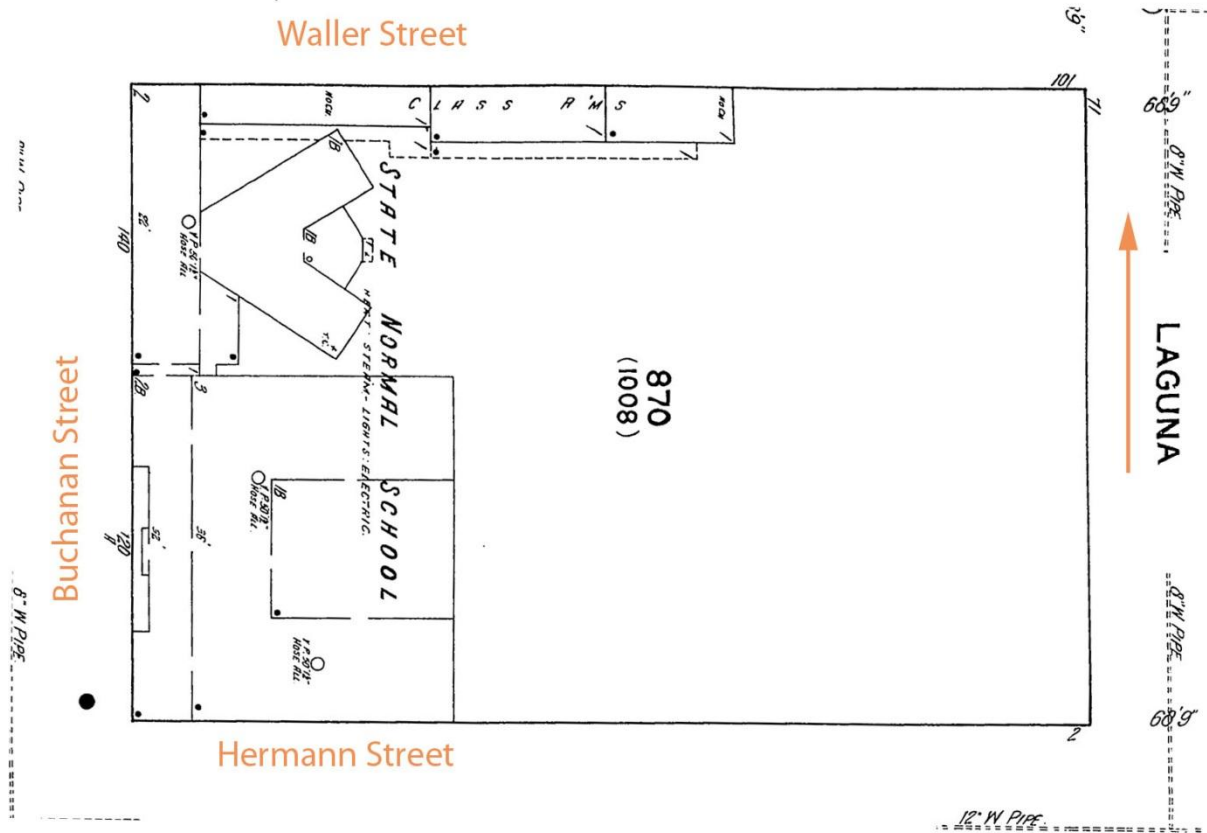


Figure 31. Map 344, 1915 Sanborn Fire Insurance Company map showing San Francisco State Normal School campus
 Source: San Francisco Public Library; annotated by Chris VerPlanck

California State Normal School

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

The establishment of high-quality “normal” schools, or teachers’ colleges, was a critical building block in the advancement of a self-sustaining public school system in the state. Consequently, the state legislature founded the first California State Normal School in San Francisco on May 2, 1862. Preceding the University of California by six years, the normal school was the first state-sponsored institution of higher learning in California.¹⁷ The California State Normal School led a peripatetic existence for its first few years. Never funded to the degree that it could build its own campus, the school was at first located in the basement of San Francisco High School. Over the next few years it moved around continuously, including an old music hall on 4th Street, an assembly hall at Post and Kearny streets, and finally, a small wood-frame dwelling next door to Lincoln Grammar School at 5th and Market streets (**Figure 32**). In 1871, the California State Normal School outgrew its quarters and moved to San Jose.¹⁸



Figure 32. Lincoln Grammar School, 1872

Note wreckage of demolished California State Normal School next door

Source: www.sfgenealogy.com

Although San Francisco lost its state-funded normal school, teacher training courses remained available at Girls’ High School, located on Powell Street, between Sacramento and Clay streets. Girls’ High School, which had offered teacher training courses since 1867, saw increasing demand for its courses, and in 1899, the state legislature authorized the conversion of Girls’ High School into a state-funded normal school. Named the San Francisco State Normal School,

¹⁷ Donald R. Gerth, “History of the California State Colleges,” in *An Invisible Giant: The California State Colleges* (San Francisco: Jossey-Bass, Inc., 1970), 8.

¹⁸ Arthur Chandler, *The Biography of San Francisco State University* (San Francisco: Lexikos Press, 1986), 15.

the new state-funded institution instantly became the biggest normal school in California, graduating 425 teachers in its first year of operations.¹⁹

By all accounts the San Francisco State Normal School thrived in its new location between 1899 and 1906. Led by Dr. Frederic Lister Burk, the school soon became a top-ranked American teachers' college with a growing reputation for instructing prospective teachers to develop the proper "teacher's personality." This, as well as the school's unique pedagogical style, gained it a reputation of being an experimental institution.²⁰ However, like many San Francisco institutions,

the San Francisco State Normal School was put to the test by the 1906 Earthquake and Fire, which destroyed its campus in downtown San Francisco. The school temporarily relocated to Oakland after the disaster. Remaining in Oakland for two years, in 1908 the San Francisco State Normal School acquired the southern half of the old Protestant Orphan Asylum. The school occupied what had been the orphanage school, a unique V-shaped wood-frame building designed in the Eastlake style (Figure 33). The school also built a series of one-story classroom buildings along

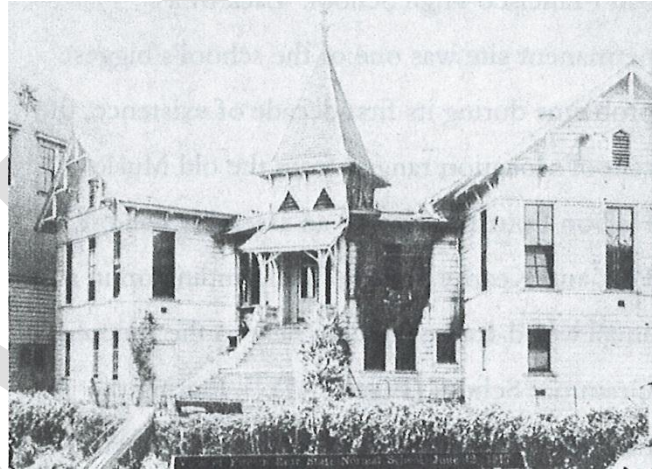


Figure 33. San Francisco State Normal School in the old Orphan Asylum School, 1917
Source: (Chandler, 44).

Buchanan and Waller streets, and a large U-shaped, Mission Revival-style classroom and office building on the corner of Hermann and Buchanan streets (presently the location of the UCSF Dental School).²¹

San Francisco State Teachers' College

After the First World War the San Francisco State Normal School began to offer general liberal arts courses in addition to teacher education classes. Reasons for the change are not known, but most likely related to changes in teacher education pedagogy that focused less on classroom management and more on creating a body of well-rounded teachers to instruct the state's youth. Along with the changes in the academic program came a name change (San Francisco State Teachers' College) and ambitious plans to rebuild its San Francisco campus, which by 1921

¹⁹ Ibid., 27.

²⁰ Arthur Chandler, *The Biography of San Francisco State University* (San Francisco: Lexikos Press, 1986), 27.

²¹ Sanborn Fire Insurance Company, 1915 Sanborn Maps.

also included the block bounded by Laguna, Haight, Buchanan, and Waller streets (the former orphanage block). In 1922, the State Bureau of Architecture hired famed architect Bernard Maybeck to prepare preliminary plans for the campus. Maybeck, a leading figure in the First Bay Region Tradition, developed a conceptual master plan consisting of a series of classroom buildings and retaining walls along the Laguna and Haight Street sides of the property. The designs of the individual buildings, though not fully fleshed out, superficially resembled Maybeck's Palace of Fine Arts from the 1915 Panama Pacific International Exposition.²² Although obviously never built, Maybeck's design for the San Francisco State Teachers' College embodied several characteristics that were eventually incorporated into the campus as it *was* built, including the closing of Waller Street, the use of retaining walls to create a podium atop which several of the buildings were constructed, and building forms that conform with the steep grades of the site. The arched entry portal of Woods Hall also shows its indebtedness to Maybeck.

The actual design of the San Francisco State Teachers' College campus fell to State Architect George B. McDougall.²³ McDougall's plan called for the gradual build-out of the campus over several decades, beginning with the most easy-to-develop (i.e., level) parts of the challenging site. He worked in partnership with State Teachers' College President (or "headmaster") Frederic Burk, who helped him to lay out the classrooms and departments within the individual buildings. Local newspapers described the proposed new campus as "beautiful, imposing, healthful, and efficient" – a far cry from the overcrowded, ramshackle, and inefficient ad hoc campus that San Francisco State Teachers' College occupied, most of its nineteenth-century buildings inherited from the Protestant Orphan Asylum. When completed the new campus would accommodate 800 student teachers and up to 400 elementary school students. Programs would include elementary, kindergarten, and junior high certification; and music, art, physical education, speech, public health and hygiene, visual education, home economics, dramatics, reading, mathematics, and science instruction.²⁴

²² "New Teachers' School to be Finest in U.S.," *San Francisco Chronicle* (November 7, 1922), 7.

²³ "Road Engineer to Head State Public Works," *San Francisco Chronicle* (July 28, 1921).

²⁴ "New Teachers' School to be Finest in U.S.," *San Francisco Chronicle* (November 7, 1922), 7.

Gymnasium (Middle Hall) - 1924

The first phase of the planned San Francisco State Teachers' College campus was to cost \$750,000. Unfortunately, only \$100,000 of this amount had been successfully appropriated. With existing, albeit rickety, classroom buildings already in place, President Burk elected to build a new gymnasium first. The site was cleared, including the old former Protestant Orphanage complex, which was demolished to make way for the new building. On March 4, 1924, the granite cornerstone of the first unit of the new San Francisco State Teachers' College campus – the gymnasium (Middle Hall) – was laid in an impressive ceremony attended by many dignitaries, including Governor William “Friend” Richardson, Superintendent of Public Works Will C. Wood, President Frederic Burk, as well as several district supervisors and other local officials (**Figure 34**). Following a program of patriotic songs and speeches, Superintendent Wood spoke of the cornerstone ceremony as recognizing the hard work and dedication of President Burk.²⁵



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

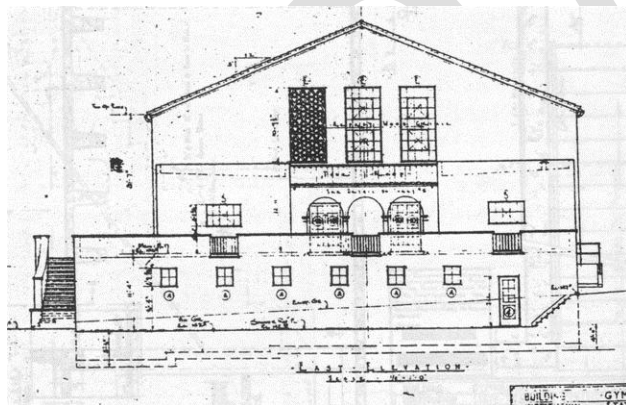


Figure 35. Gymnasium (Middle Hall), east façade
Architectural drawing set by G.B. McDougall, 1924

The gymnasium, which did not have an official name, yet, was completed on June 3, 1924 at a cost of \$100,000. State Architect George McDougall and his architectural staff at the State Department of Public Works designed a two-and-a-half story, reinforced-concrete building designed in the then-popular Spanish Colonial Revival style (**Figure 35**). Designed modestly without much extraneous ornament, the building nonetheless featured an impressive entrance facing south toward the existing campus. The building was terraced into the hill, allowing students to enter the building at two levels, with the lower entrance accessing the changing rooms and the upper entrance providing direct access into the gymnasium proper. The north façade faced an undeveloped area that would eventually become one of the two quadrangles planned for the campus. In addition to locker rooms, the basement

²⁵ “Corner Stone at Teachers’ College Laid,” *San Francisco Chronicle* (March 5, 1924).

level originally contained several classrooms, showers and bathroom facilities, a laundry room, examination room, and storage.

Kindergarten Training Building (Richardson Hall Annex) - 1924

Toward the autumn of 1924, an additional appropriation funded the construction of a second new building – the Kindergarten Training Building (now Richardson Hall Annex). Built atop a high podium and retaining wall at the southwest corner of Laguna and Waller streets, the one-story-over-basement, H-plan, reinforced-concrete classroom building was also designed in the Spanish Colonial Revival style. As originally designed, the interior contained four classrooms, a shop, two offices, and two toilet rooms – all opening off the building’s double-loaded corridor.²⁶ It also had an outdoor patio, partially enclosed by a pair of flanking wings, on the west side of the building.

Science Building (Woods Hall) - 1927

Two years later, in 1926, plans got underway to enlarge the growing San Francisco State Teachers’ College with a new Science Building (now Woods Hall). According to plans drawn up by State Architect George B. McDougall, the two-story, reinforced-concrete, L-plan classroom and laboratory building would be constructed at the southeast corner of Haight and Buchanan streets, wrapping the corner and extending downhill along both streets. Also designed in the Spanish Colonial Revival style, the new Science Building resembled both the nearby Gymnasium and the Kindergarten Training School in terms of its spare but subtly ornamental design. With the exception of the elaborate “Maybeckian” corner entry pavilion facing the intersection of Haight and Buchanan streets, the street façades of the building were designed in an almost utilitarian mode closely resembling the early pueblo and mission architecture of Spanish and Mexican California. The almost windowless street façades give the exterior of the building an austere and almost defensive quality that looks like real adobe construction, though constructed of reinforced-concrete and stucco. In contrast were courtyard façades that faced the small quadrangle between the Science Building and the Gymnasium (Middle Hall). Although also modestly detailed, these façades, which face south with views over Market Street, are characterized by ample fenestration, as well as an elaborate Spanish Colonial Revival/Art Deco belfry marking the main entrance on this side of the building.²⁷

²⁶ Page & Turnbull, Inc., *Historic Resource Evaluation – UCB Laguna Extension Campus, San Francisco, California* (San Francisco: December 13, 2005), 29.

²⁷ “Training Future Teachers,” *San Francisco Chronicle* (November 18, 1928).

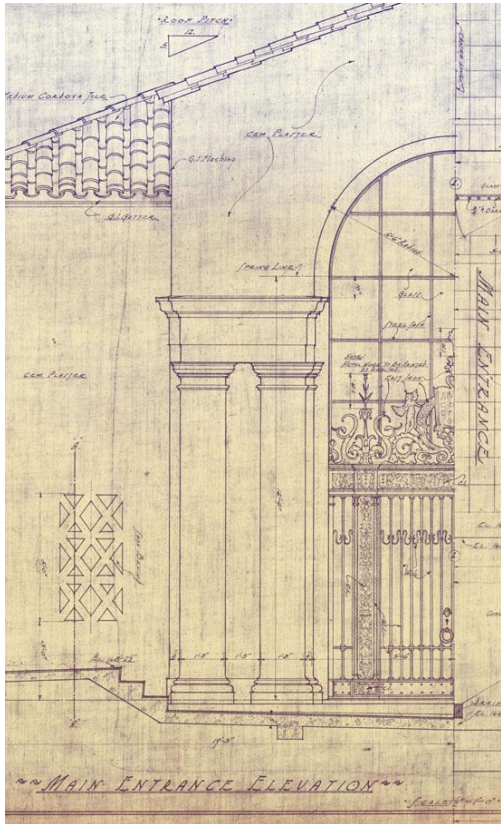


Figure 36. Detail of entry pavilion of Science Building (Woods Hall)

Architectural drawing set by G.B. McDougall, 1927

Completed in 1927 on a fairly tight budget of \$225,000, the only part of the new Science Building that received any substantial decorative treatment was the primary entry pavilion (**Figure 36**). Partially concealed behind a screen wall capped by a pair of large urns, the entry pavilion contained a barrel-vaulted vestibule, a decorative cast iron grill, pairs of cement plaster pilasters, and geometric grillwork partially concealing windows behind. With its over-scaled classical ornament and bold arched opening, the entry pavilion of the Science Building closely resembled Bernard Maybeck's original 1922 drawings for the San Francisco State Teachers' College campus.²⁸

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

Training School (Richardson Hall) – 1929-30

Two years after the completion of the Science Building, the San Francisco Teachers' College broke ground on a fourth major new building on the growing campus – the Training School (now Richardson Hall). The Training School was to be where student teachers would gain hands-on teaching experience. Costing \$200,000 to build, the two-story-over-basement building was designed by the office of State Architect George B. McDougall. Incorporating both Spanish Colonial and Art Deco styling, the L-shaped building would wrap around the previously undeveloped southeast corner of the campus, with a wing extending uphill along Hermann Street and another along Laguna Street to the Kindergarten Training Building, which would be

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

physically linked to the new building.²⁹ Although the design of the new Training School harmonized with the earlier Spanish Colonial Revival buildings by McDougall, the increasingly popular Art Deco style was more in evidence, especially the geometrically massed auditorium and utility stacks at the southeast corner of the building, the cast cement ornament at the main entrance facing Hermann Street, and the corner belfry facing what was to have been a second quadrangle.

Similar to the Science Building (now Woods Hall), the new Training School was to have a more elaborate main entrance – in this case embellished with a sculptural group of a seated man and woman flanking an open book illuminated by the lamp of knowledge. In other ways the Training School resembled the Science Building. Anchoring the important intersection of Market, Laguna, and Hermann streets, similar to how the Science Building straddles the intersection of Buchanan and Haight streets, the two buildings stood at opposite corners of the still largely undeveloped campus, staking their claim to the most important positions on the site and foreshadowing the continued build-out of the campus.

To accommodate the substantial grade changes between Laguna and Buchanan streets, McDougall designed the new Training School to sit atop a raised concrete basement/podium facing Laguna Street. The nearly windowless basement, concealed behind a concrete retaining wall built in 1929 by F.C. Amoroso & Son, enclosed a 1927 boiler room, which also had to be incorporated into the new Training School.³⁰ Taking full advantage of this uniquely awkward condition, McDougall pulled the first and second floors of the new Training School back from the outer edge of the retaining wall, creating a handsome hardscaped terrace atop the podium. He also, as mentioned previously, seamlessly incorporated the smokestack for the boiler room into the design of the building, incorporating it into the geometrical massing of the auditorium. When completed in 1930, the Training School Wing contained a total of 24 classrooms on its two upper floors, a large lecture hall at the southeast corner, faculty offices and conference rooms, three stairs, and toilet rooms. The new building was physically linked to the Kindergarten Training School, which in effect, became a subsidiary wing of the Training School.

Science Building (Woods Hall) Annex – 1935

Student enrollment continued to climb even after the onset of the Depression in 1929. Steadily running out of room in the Science Building (Woods Hall), San Francisco State Teachers' College President Dr. Alexander C. Roberts announced plans to construct a two-story-over-basement

²⁹ Page & Turnbull, Inc., *Historic Resource Evaluation – UCB Laguna Extension Campus, San Francisco, California* (San Francisco: December 13, 2005), 31.

³⁰ "S.F. Firm Bids Low on College Contract," *San Francisco Chronicle* (September 25, 1929).

classroom and laboratory addition costing \$156,000. The new addition was designed by the Department of Public Works, Division of Architecture and the drawings were signed by W.B. Daniels. It was to contain laboratories and lecture halls for the Physics, Botany, Chemistry, and Zoology departments, as well as an “animal house,” school store, toilet rooms, and offices.³¹ Although \$121,000 in funds had been initially earmarked by the state for the building, the plans to fund the balance was rejected by the State Financial Director, who overturned all financing for permanent construction on the San Francisco campus.³²

Due to the state’s ongoing fiscal crisis, plans for the new Science Building Annex continued to be put on hold for several years during the early years of the Depression. The election of Franklin D. Roosevelt in 1932 ushered in tremendous changes. In response to the inactivity of his Republican predecessor, in January 1933, President Roosevelt spearheaded major financial reforms and established new public works programs, including the Civilian Conservation Corps (CCC), Public Works Administration (PWA), and the Works Progress Administration (WPA). Leveraging grants from the WPA, San Francisco State Teachers’ College was able to complete the Science Building Annex in 1935. The completed Annex, which was the last permanent building constructed for the State Teachers’ College on its “Downtown” campus, contained four laboratories (two for the Physics Department and two for the Chemistry Department), a dark room, offices, storage rooms, and its own basement boiler.

In terms of its design, the Science Building Annex was designed to harmonize with the rest of McDougall’s contributions to the San Francisco State Teachers’ College campus. Similar to the Science Building, the Science Building Annex presented a heavy, almost fortified character toward Haight Street. Designed in a simplified Spanish Colonial vocabulary, the exterior of the building resembles a Mexican hacienda, with its imitation adobe walls, heavy buttress-like elements, few punched windows, and red clay tile roof. The only real ornamental feature of the Haight Street façade is the main entrance, which featured a semi-circular arched portal outlined with molded voussoirs and a “battered” frame designed to resemble stone. In contrast to the forbidding Haight Street façade, the façade facing the interior quadrangle was much more welcoming, with ample fenestration and an elaborate entrance and oriel in the southeast corner. The oriel, which was designed in the increasingly popular Art Deco/Moderne style, provided light into the concrete stairwell – the intended home of a significant WPA mural (**Figure 37**).

³¹ “New Wing for Teachers’ College,” *San Francisco Chronicle* (October 16, 1931).

³² “State Opposes Fund for New Building Here,” *San Francisco Chronicle* (August 11, 1932).

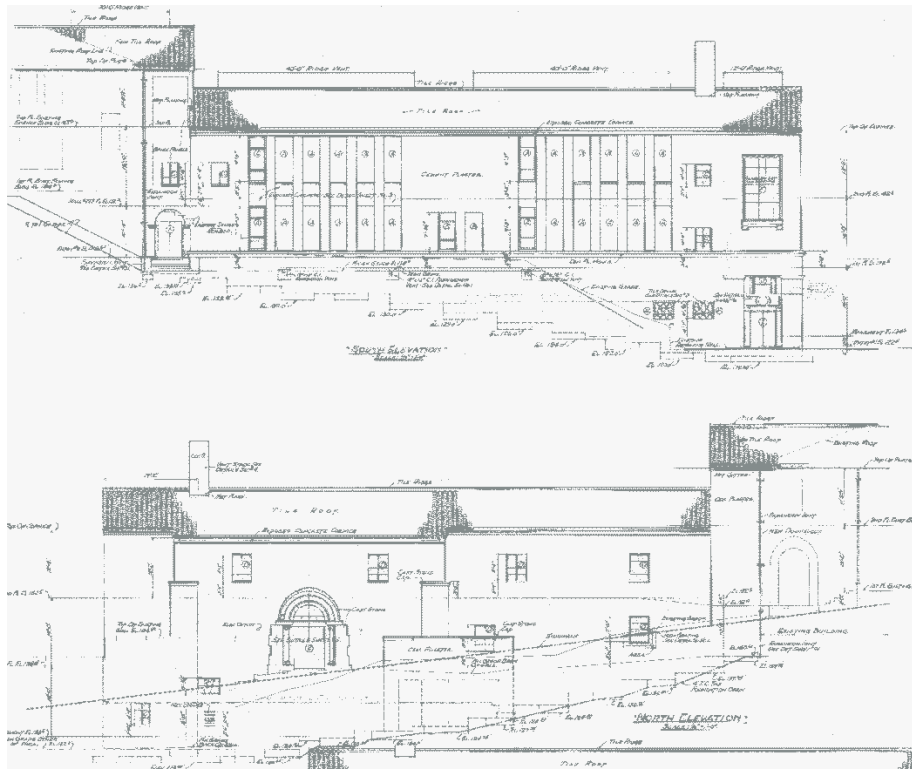


Figure 37. Elevations showing north and south (upper) and north (lower) façades of Science Building (Woods Hall) Annex
Architectural drawing set by W.B. Daniels, 1931

WPA Murals

Construction funding was not the only contribution of President Roosevelt’s New Deal to the San Francisco State Teachers’ College campus. Under the aegis of the Federal Arts Project (FAP), the WPA contributed the services of several renowned artists who created at least five murals throughout the campus, making it one of the most important sites of WPA activity in San Francisco during the 1930s. Artists responsible for these murals included Reuben Kadish, Hebe Daum Stackpole, Maxine Albro, Jack Moxom, and John Emmett Gerrity. Reuben Kadish contributed a mural known as “A Dissertation on Alchemy” at the top of the stairwell in the east end of the Science Building Annex (now Woods Hall Annex). This mural is still extant. Dutch immigrant artist Hebe Daum Stackpole painted a large mural of children playing in the connector between the Kindergarten Training School (now Richardson Hall Annex) and the Training School (now Richardson Hall). This mural is no longer extant. Maxine Albro contributed an elaborate mosaic above the entrance to the Science Building (now Woods Hall). This mural depicted human, animal, and vegetal motifs. This mural was either removed or covered at an unknown date. Jack Moxom painted an angel above a door in the Training School. This mural is still extant.

Finally, John Emmett Gerrity painted a large, mounted canvas mural, abstract in nature, within the central rotunda of the Science Building. It is unknown whether it was removed or painted over.³³

Landscape and Other Site Improvements

The construction of landscaping and other site improvements on the campus of San Francisco State Teachers' College faced many challenges. In addition to the site's steep grades, the property was bisected by a "paper" street (Waller Street) and littered with dozens of "temporary" wood-frame structures, sheds, and other structures – many left over from the Protestant Orphanage. One of the first concrete steps taken toward realizing a unified campus plan was to close the block of Waller Street that bisected the campus and to incorporate the right-of-way into the campus. This was accomplished in 1922.³⁴ Except for a driveway accessing the property from Laguna Street, Waller Street was removed from the campus. Indeed, the rest of Waller Street was removed by 1924 to accommodate fill required to build the Gymnasium (Middle Hall).

Other site improvements took place as the result of anticipated building construction. As mentioned above, before a building could be constructed on Laguna Street, a concrete retaining wall had to be constructed; this was completed in 1929. The retaining wall, which still exists, is articulated as a series of panels bracketed by cement plaster quoins. Also associated with the Training School project was the boiler plant, which was built on the northwest corner of Hermann and Laguna streets in 1927 and subsequently incorporated into the basement of the Training School. Sanborn maps from this era also show another boiler plant dating from the Protestant Orphanage's ownership of the property on the northwest corner of Laguna and Waller streets. This structure appeared on Sanborn maps as late as 1950. A 1938 aerial photograph shows the San Francisco State Teachers' College in astounding detail. In addition to the five concrete buildings designed by the State Division of Architecture between 1924 and 1935, one can see the pre-1915 boiler plant on Laguna Street, just north of the former Waller Street right-of way, the three-story classroom and administration building constructed by the State Normal School ca. 1908 at the southwest corner of the campus, as well as two one-story, wood-frame classroom structures located within the southwestern quadrant of the campus (**Figure 38**).

³³ Carol Roland, *Landmark Designation Report: San Francisco Normal School/San Francisco State Teachers' College* (San Francisco: 2007), 21.

³⁴ San Francisco Board of Supervisors, Resolution No. 19812 (April 6, 1922).

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



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

In addition, a line of trees or hedges demarcates line between the upper and lower terraces. The steeply sloping area of fill deposited over what had been Waller Street in 1924 to build the Gymnasium appears to be informally landscaped, with some shrubs and dirt trails. There also appears to be at least one palm south of the Gymnasium, approximately where the "Sacred Palm" is now located. With the exception of the northeast section of the Lower Parking Lot (which was then the tennis court), the rest of the level areas of the campus that are now surface parking lots were hardscaped playgrounds.

San Francisco State College

Even with planning underway for the Science Hall Annex, officials at San Francisco State Teachers' College were considering the possibility of moving to a larger campus on the outskirts of the city. As early as 1932 officials acquired an option on some acreage belonging to the Spring Valley Water Company, near Lake Merced in the city's southwest corner. Another potential site included a 41-acre reservoir site owned by the City at Ocean and Phelan avenues (now the San Francisco City College parking lot). For a while this latter site seemed viable, and by the terms of an agreement developed between the college and the City, San Francisco State College would trade its Hayes Valley campus with the City in exchange for the Phelan Avenue parcel. The City would then convert the campus into a playground and recreation center for resident of Hayes Valley.³⁵

The proposed land swap fell through in 1933. And without state money available to purchase the lands at Lake Merced, San Francisco State Teachers' College administrators resumed their plans to build out the Hayes Valley campus. Reflecting its expanding educational program, which by the mid-1930s included liberal arts courses, in 1935 the State Department of Education renamed it "San Francisco State College." By this year enrollment was over 1,500, almost double its intended capacity of 800-850 students. With five newish permanent concrete buildings completed over the previous decade, administrators began planning to replace the hazardous ca. 1908 "firetraps" as they were described, that still occupied much of the campus. In November 1936, Dr. Alexander C. Roberts, president of San Francisco State College, lobbied the State Legislature for an appropriation of almost \$750,000 to replace the remaining frame buildings (described by Dr. Roberts as a "blot on the landscape") with new concrete structures to match those designed by State Architect McDougall.³⁶

Dr. Roberts was not the only one tired of the temporary structures. In 1936, after several small fires, students cut class to stage a protest, carrying placards that read "Down with the firetraps! Down with the shacks!"³⁷ As described above, at least four or five of these structures remained from ca. 1908, including the frame Administration Building at Hermann and Buchanan streets (now the location of the UCSF Dental Clinic), as well as several barn-like structures referred to not-so-affectionately as "the shacks" (**Figure 39**). By March 1937, Dr. Roberts received assistance from his fellow state college presidents, who generously waived their promised state

³⁵ "Trade of Teachers' College Site for City Reservoir Land Proposed," *San Francisco Chronicle* (December 17, 1932).

³⁶ "S.F. College Seeks Funds for Buildings," *San Francisco Chronicle* (November 23, 1936).

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

appropriations so that San Francisco could rebuild the rest of its awkward and ramshackle campus.³⁸

San Francisco State College's efforts to obtain funding for rebuilding its campus began to pay off by 1938. In August of that year, San Francisco State College received allocations from the state totaling \$1 million. The funds were earmarked for a new six-story Administration Building to be constructed at the corner of Hermann and Buchanan streets. President Roberts also applied for \$818,181 of money from the Public Works Administration (PWA) to build a new cafeteria and library, which would both lose their homes upon demolition of the old Administration Building. The sense of urgency was palpable, with enrollment now almost 2,000 and fires frequently breaking out in "the shacks," San Francisco State College was reaching a breaking point.³⁹



Figure 39. San Francisco State College, 1937; view along Buchanan Street showing the old Administration Building (background) and one of the "shacks" (foreground)
Source: San Francisco Historical Photograph Collection, San Francisco Public Library

Lake Merced Site

Although it seemed that President Roberts and the San Francisco State College administration had given up hopes of relocating their campus, in March 1939, State Senator Jack Shelley of San Francisco asked the Senate to approve an emergency appropriation of \$300,000 to purchase the former Spring Valley Water Company tract which the college had intended to purchase seven years earlier. With enrollment surging (2,046 in 1939) and continual delays in constructing safe new buildings on the Hayes Valley campus, this 57-acre tract at Lake Merced assumed critical

³⁸ "State Colleges Waive Claims to Give S.F. First Call on Coin," *San Francisco Chronicle* (March 31, 1937).

³⁹ "College Gets State Funds," *San Francisco Chronicle* (September 25, 1938).

importance to the future of the college. The land, which had been watershed land belonging to the defunct Spring Valley Water Company, was in use for agricultural purposes in the late 1930s. It was the single-largest undeveloped tract left within the boundaries of the City and County of San Francisco and also being hungrily eyed by residential developers (**Figure 40**).

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

The present facilities of the college are woefully inadequate, crowded, and a disgrace to the city and State. City authorities have condemned some of the buildings as firetraps, a constant menace to the students.⁴⁰



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

Senator Shelley’s proposals were opposed by several of San Francisco’s Assembly delegation, including Assemblymen Ray Williamson and Dan Gallagher. Both stated that the Hayes Valley campus was ideally located from a public transportation standpoint and that the Lake Merced site was too far away from where most students lived. Assemblyman Gallagher also stated: “Many apartment house owners and merchants would be seriously injured in my district if the college is removed.”⁴¹ In addition, several Republican senators from the Central Valley opposed the appropriation’s

emergency provisions. Nevertheless, the proposal was endorsed by the San Francisco Board of Supervisors on March 22, 1939 and approved by the Senate the next day.⁴² On June 6, 1939, the Assembly’s Ways and Means Committee approved Shelley’s bill, and on June 20 the Assembly

⁴⁰ “S.F. State College: Senate Gets Fund Bill,” *San Francisco Chronicle* (March 15, 1939).

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

⁴² “S.F. College: Senate Votes Funds,” *San Francisco Chronicle* (March 24, 1939).

passed the bill as well, allowing San Francisco State College to sell its Hayes Valley campus and purchase the Lake Merced site.⁴³

Upon approval of the Shelley Bill, San Francisco State College was or once in an enviable position. In addition to the \$300,000 in funds from the state to purchase the property at Lake Merced, the college had around \$400,000 from an appropriation made in 1937. Sale of the Hayes Valley campus was expected to net around \$450,000 and the college had a pending grant from the PWA for approximately \$1 million.⁴⁴ In July 1939, President Roberts then announced that he had requested an additional grant of \$1.5 million to complete grading, landscaping and other site improvements, and a new stadium for the Lake Merced site.⁴⁵ San Francisco State College received title to the property on September 27, 1939 and work was expected to begin shortly thereafter.⁴⁶ The initial build-out was anticipated to be \$3 million and to take a-year-and-a-half.

Groundbreaking for the new Lake Merced campus took place on October 30, 1939. Governor Olson turned the first spade of dirt for the new physical education center. The ceremony was attended by most of the college's 2,500 students, State Senator Jack Shelley, all nine of San Francisco's Assemblymen, and various other state and local dignitaries. Unfortunately, with war clouds on the horizon, much of the expected funding never came through and for a time the only facilities at Lake Merced were athletic fields. This state of affairs lasted until the end of World War II, when construction resumed. Unfortunately for the students, they remained stuck with the same overcrowded facilities and dangerous conditions at the Hayes Valley campus. Furthermore, rationing of construction materials prevented any major construction or remodeling at the Hayes Valley site during the war. Students and faculty coped the best they could; historic photographs show students studying and enjoying themselves at school dances (San Francisco State College had gone coed in 1935), relaxing in the sun around the "Sacred Palm," and various other activities.

After the Second World War San Francisco State College enrolled over 2,500 students in a facility designed to accommodate 850. Build-out of the Lake Merced campus was again delayed, this time by a battle between the college and land developers Henry and Ellis Stoneson, who planned to construct over 1,000 residential units in the area. In a compromise agreement, College President J. Paul Leonard negotiated the purchase of 31 additional acres from the Stonesons, enlarging the campus to 86 acres.⁴⁷ Plans again got underway, with State Architect Anson Boyd and his staff charged with the task of revising pre-war campus plans. The initial idea was to hold on to the Hayes Valley campus and repurpose it as a business school. Meanwhile, the Lake Merced campus would be built out as a modern college campus accommodating up to

⁴³ "State College: Assembly Unit Approves Sale," *San Francisco Chronicle* (June 7, 1939).

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

⁴⁵ "State College: Olson Signs Bills for Lake Merced Site," *San Francisco Chronicle* (July 12, 1939).

⁴⁶ "State College to Get Site Title Wednesday," *San Francisco Chronicle* (September 26, 1939).

⁴⁷ "School Site Compromise," *San Francisco Chronicle* (February 18, 1948).

5,000 students. Boyd's plan included a total of 16 new buildings, with another five planned for the future as enrollment increased. Groundbreaking took place at the Lake Merced campus in June 1949.⁴⁸ Taking a little over a decade to complete, the new San Francisco State College campus was completed by the summer of 1960.

San Francisco State College would maintain two campuses throughout the 1950s, with the Hayes Valley campus renamed the "Downtown Campus." On the Downtown Campus, the old gymnasium (Middle Hall) had long been used as a library. Meanwhile classrooms occupied every available room in the former Science Building (renamed Anderson Hall) Anderson Hall Annex, and the former Training School and Annex (renamed Burk Hall). Meanwhile, the college continued to lease space in several other buildings throughout San Francisco to accommodate classrooms and living quarters for students, including three churches, one grammar school, a YMCA, and a former home for spinster workingwomen.⁴⁹ The 1950 Sanborn maps provide much useful information on the configuration of the Downtown Campus (**Figures 41 and 42**). As can be seen, not much had changed since the 1938 aerial photograph (**See Figure 38**). All of the ca. 1908 buildings remained in place. In addition, there were several more one-story frame classrooms (probably portable "temporaries") distributed throughout the site. Four of these were located in the landscaped quadrangle between Anderson (Woods Hall) Hall and the Library (Middle Hall). Other temporary structures included a recreation hall east of Middle Hall, a nursery school, and the old Protestant Orphan Asylum heating plant at Laguna and Waller streets.

As far as the site goes, the Sanborn maps do not provide a lot of detail. Map 41, which shows the northernmost block, illustrates the concrete retaining wall running along Laguna Street from Hermann to Haight Street, with a break at Waller Street. At Haight Street the retaining wall turned west where it then went up the hill to meet Woods Hall Extension. The tennis court appears where it did in the 1938 aerial photograph, between Woods Hall Annex and Laguna Street. A note on the map below the tennis court says "stone hill."

⁴⁸ "S.F. State College Building is Begun," *San Francisco Chronicle* (June 8, 1949).

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

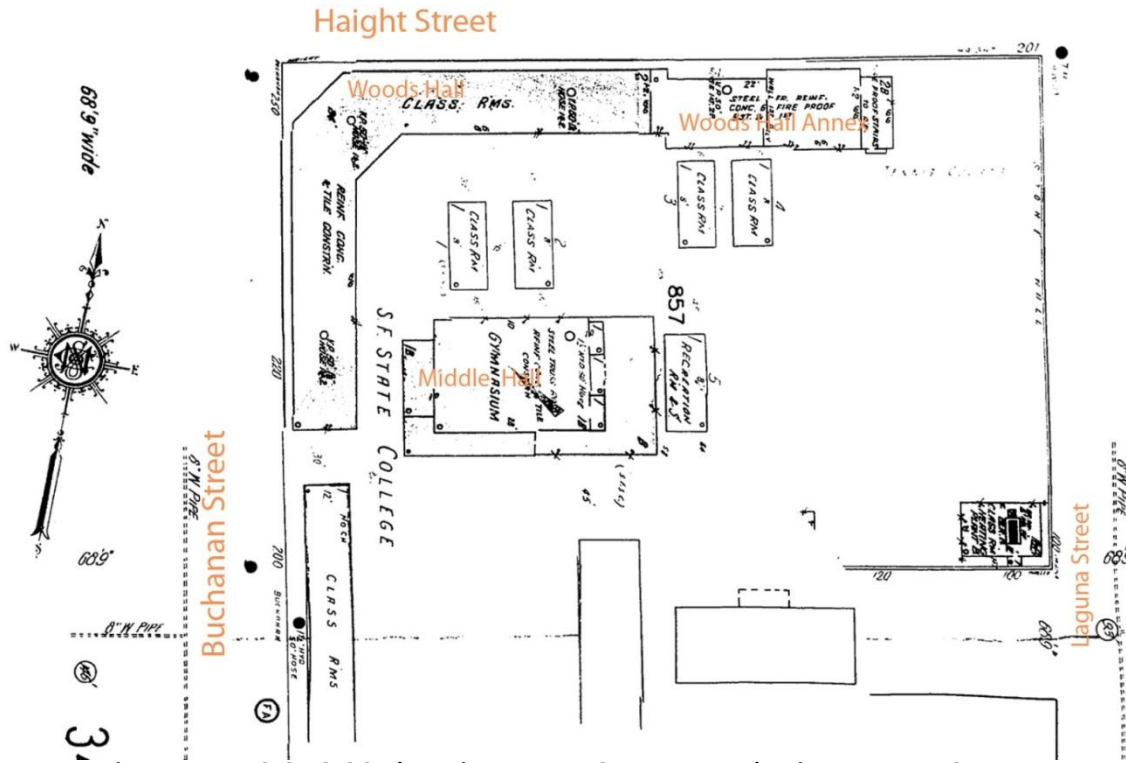


Figure 41. Map 343, 1950 Sanborn Fire Insurance Company map showing Downtown Campus
 Source: San Francisco Public Library; annotated by Chris VerPlanck

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

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

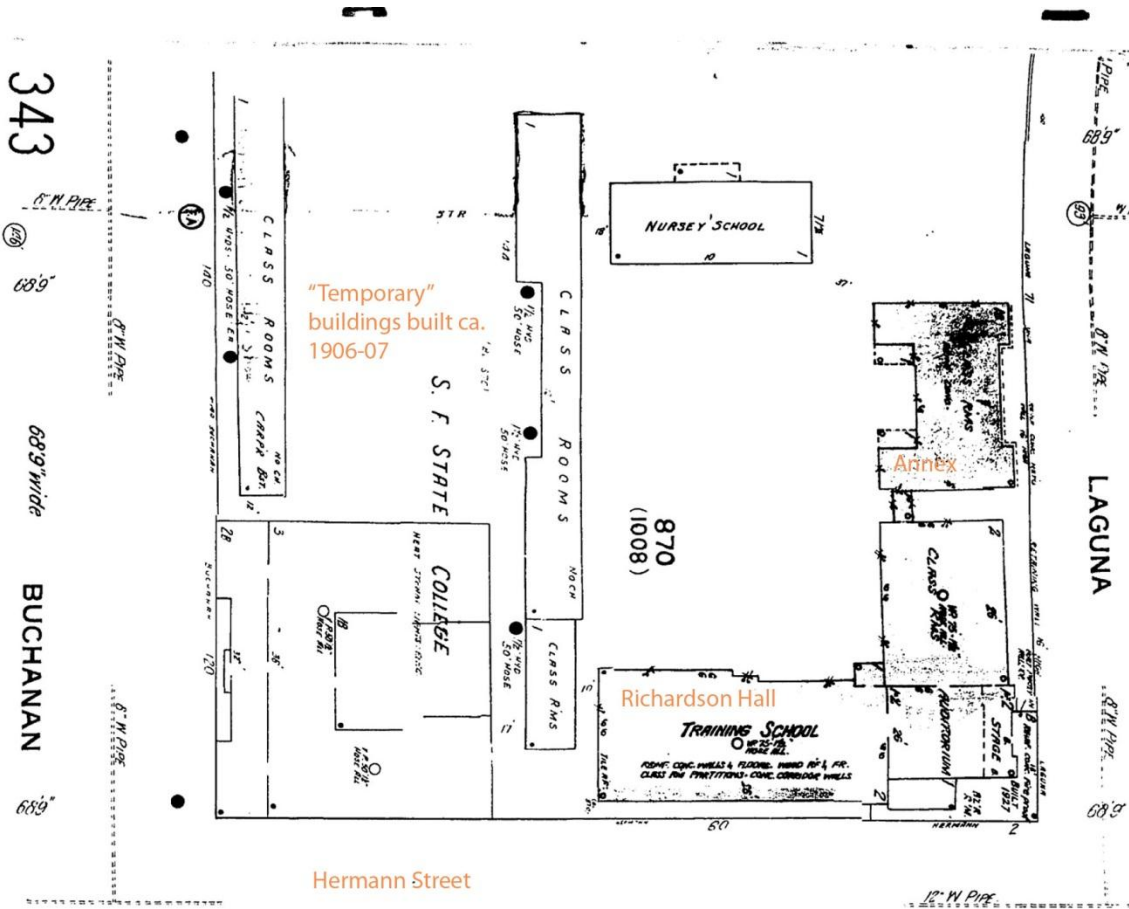


Figure 42. Map 344, 1950 Sanborn Fire Insurance Company map showing Downtown Campus
 Source: San Francisco Public Library; annotated by Chris VerPlanck

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



Figure 43. San Francisco State College's Downtown Campus, 1957

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

University of California, Berkeley Extension

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

- Conversion of Burk Hall Annex (Richardson Hall Annex) into a new Administration Building. This work, which was necessitated by the demolition of the ca. 1908 Administration Building at Hermann and Buchanan streets, involved gutting the interior, installing a new faculty lounge in its north wing, construction of information/registration counters in the central pavilion, and remodeling the toilet rooms. On the exterior Ward's drawings removed the

doors, columns, and shed roof from the primary entrance and inserted a new wooden pergola and planting beds in the west patio.

- Substantial interior remodel of Burk Hall (Richardson Hall), including removing most ornamental plaster work from the interior of the classrooms and the auditorium. In addition, specialized laboratories and other spaces were converted into general-purpose classrooms.
- Substantial interior remodel of Anderson Hall (Woods Hall), including removing laboratories and other specialized interior spaces and their replacement with classrooms.
- The site plan included converting the former asphalt-covered playgrounds into surface parking lots. Around the same time concrete stairs with steel pipe railings were built to link upper and lower terraces.⁵⁰

The former San Francisco State College campus at 55 Laguna Street remained UC Berkeley's San Francisco Extension campus from 1958 until 2002. During the 1960s Burk Hall was renamed Richardson Hall (including the Annex) and Anderson Hall was renamed Woods Hall (including the Annex). Richardson Hall was renamed after Governor William "Friend" Richardson, governor of California from 1923 until 1927. Woods Hall may have been named for State Superintendent of Instruction, William C. Wood, although the source of the name remains uncertain. During the four decades that the campus served as UC Berkeley's "Laguna Extension" campus, the University made few exterior changes to the physical plant aside from the construction of the UCSF Dental Clinic in the late 1970s on the site of the former San Francisco State College Administration Building.⁵¹

In 1973, UC Berkeley leased the upper portion of the Hayes Valley campus to the French-American International School. The school converted Woods Hall and Woods Hall Annex into classrooms, remodeling the interior of Woods Hall extensively. In 1989, the French-American International School hired the architecture firm of Ripley Associates to remodel the old Gymnasium/Library into a combination gymnasium and classroom building. During this time the basement was gutted and remodeled and an addition constructed on the east façade. The building was renamed Middle Hall.⁵²

In 2002, UC Berkeley closed its Laguna Extension campus, consolidated its operations downtown, and entered into negotiations with developers to redevelop the campus with market-rate and subsidized housing. The campus has remained vacant for a decade.

⁵⁰ California State Division of Architecture, "Renovation of Former San Francisco State College Buildings," (1957).

⁵¹ Page & Turnbull, Inc., *Historic Resource Evaluation – UCB Laguna Extension Campus, San Francisco, California* (San Francisco: December 13, 2005), 40.

⁵² Page & Turnbull, Inc., *Historic Resource Evaluation – UCB Laguna Extension Campus, San Francisco, California* (San Francisco: December 13, 2005), 41.

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

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

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

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

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

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

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

Integrity

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

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

D. Archaeological Resources

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

VII. Findings

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

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

VerPlanck Historic Preservation Consulting created the following table to summarize the existing historic status of every property within the APE that is a) developed, and b) has a structure on it built before 1967. Most properties within the APE already have California Historical Resource Status Codes. We did not change any of these status codes. However, for contributors to the Hayes Valley Residential Historic District that we thought may be eligible for individual listing in the National Register, we added a second status code of "2B" to the right-hand column.⁵³

⁵³ Note, CL stands for City Landmark, NR stands for National Register, CR stands for California Register, HVHD stands for Hayes Valley Historic District, and SFTCHD stands for San Francisco State Teachers' College Historic District.

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

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

As described in the Research Methodology Section in Chapter II, the entire APE has been surveyed as part three major different cultural resource inventories: the 1996 Hayes Valley Survey by Bill Kostura, the 2006 Market and Octavia Survey by Page & Turnbull, and the 2008 Hayes Valley Survey Update, also by Page & Turnbull. Although DPR 523 A and B forms were prepared for a handful of properties before 2006, the first time that the entire APE was systematically documented did not occur until 2006. In the Market and Octavia Survey Page & Turnbull prepared DPR 523 A Forms for nearly every property within the APE that was developed before 1962 and that was not either listed in the National Register or a City Landmark. Properties within the APE not surveyed by Page & Turnbull include the Nightingale House at 201 Buchanan Street (designated a City Landmark in 1972), the U.S. Mint at 155 Hermann Street (listed in the National Register in 1998), the UC Laguna Extension campus at 55 Laguna Street (determined eligible for the National Register in 2006), 133 Buchanan Street (a vacant lot), 295 Buchanan Street (constructed 1962), 214 Haight Street (constructed ca. 1965), 140 Laguna Street (constructed 1988), 201 Laguna Street (constructed 1990), the San Francisco Housing Authority property at Haight and Buchanan streets (constructed 1999), and 1930 Market Street (1958).⁵⁴ Probably unaware that they were landmarks, Page & Turnbull prepared 523 A Forms for the McMorry-Lagen Houses at 188 and 198 Haight (designated a City Landmark in 1983).

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

By the terms of its contract with the San Francisco Planning Department, Page & Turnbull only prepared DPR 523 B Forms for approximately 10 percent of the properties within the Market and Octavia survey area, including only three properties within the APE: 1896-1898 Market Street (Fred Beaudry Building), 1900 Market Street (Allen Arms Apartments), and a single-family dwelling at 86 Waller Street.

In 2010, four years after the Market and Octavia Survey was completed, the San Francisco Planning Department hired the author's former firm of Kelley & VerPlanck Historical Resources Consulting (Kelley & VerPlanck) to prepare 523 B Forms for a select number of properties within the Market and Octavia survey area. Within the APE Kelley & VerPlanck prepared 523 B Forms

⁵⁴ It is not known why Page & Turnbull did not prepare a DPR 523 A form for 1930 Market Street as it was age-eligible at the time that the Market and Octavia Survey was completed.

for the following properties: 109 Buchanan Street, 235 Buchanan Street, 65 Hermann Street, 100 Hermann Street, 10-14 Hermann Street, 1884-1886 Market Street, 1890 Market Street, and 201 Waller Street.

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

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

B. Integrity of Resources within the Area of Potential Effect

The Hayes Valley Residential Historic District does contain many fine examples of Victorian and Edwardian-era residential construction and the integrity level for most historical resources within the APE is high. Although some contributors to the Hayes Valley Residential District bear evidence of misguided façade “improvements” dating back to the middle of the twentieth century, others escaped intact, and yet others have been painstakingly restored to their historic appearance. There remain several properties that have had most of their façade ornament stripped and although recognizable as nineteenth-century residential structures, they do not retain sufficient integrity to be listed in the National Register. Nonetheless, several properties that have severely compromised integrity were added as contributors to the Hayes Valley Residential Historic District in Page & Turnbull’s 2008 update, including 218 and 220-224 Haight

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

⁵⁶ The California Historical Resource Status Codes are taken from the San Francisco Planning Department’s Market and Octavia Survey database.

Street and 148-150 Laguna Street. Although we disagree with these findings, we did not change the status codes or evaluations.

C. Finding of Effect

The proposed project, which is described in detail in Chapter III above, includes the construction of 440 dwelling units, including 109 units of affordable senior housing, on the site of the former UC Berkeley Laguna Extension campus at 55 Laguna Street. Mercy Housing and Openhouse would build the affordable housing units within the rehabilitated Richardson Hall and in a new structure at the corner of Laguna and Waller streets. Wood Partners would construct 330 units of housing in the rehabilitated Woods Hall as well as five new buildings within the center of the existing campus. Wood Partner would also rehabilitate Woods Hall Annex as a community center. New public parkland would be introduced along the Waller Street right-of-way and a little over 90,000 square feet of parking would be built below grade in the center of the site. In the following sections we will evaluate the proposed project for compliance with the Secretary of the Interior's Standards.

The Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings (the Rehabilitation Standards and the Guidelines, respectively) provide guidance for reviewing work to historic properties.⁵⁷ Developed by the National Park Service for reviewing certified rehabilitation tax credit projects, the Standards have been adopted by local government bodies across the country for reviewing proposed work to historic properties under local preservation ordinances. The Rehabilitation Standards are also used for evaluating impacts to projects under Section 106 of the National Historic Preservation Act.

The Rehabilitation Standards are a useful analytic tool for understanding and describing the potential impacts of changes to historical resources. Rehabilitation is the *only* one of the four treatments (the others are Preservation, Restoration, and Reconstruction) that allows for the construction of an addition or other alteration to accommodate a change in use or program.⁵⁸

The first step in analyzing a project's compliance with the Rehabilitation Standards is to identify the resource's character-defining features, including characteristics such as design, materials, detailing, and spatial relationships. Once the property's character-defining features have been identified, it is essential to devise a project approach that protects and maintains these

⁵⁷ U.S. Department of Interior National Park Service Cultural Resources, Preservation Assistance Division, *Secretary of the Interior's Standards for Rehabilitation and Illustrated Guidelines for Rehabilitating Historic Buildings, 1992*. The Standards, revised in 1992, were codified as 36 CFR Part 68.3 in the July 12, 1995 Federal Register (Vol. 60, No. 133). The revision replaces the 1978 and 1983 versions of 36 CFR 68 entitled *The Secretary of the Interior's Standards for Historic Preservation Projects*. The 36 CFR 68.3 Standards are applied to all grant-in-aid development projects assisted through the National Historic Preservation Fund. Another set of Standards, 36 CFR 67.7, focuses on "certified historic structures" as defined by the IRS Code of 1986. The Standards in 36 CFR 67.7 are used primarily when property owners are seeking certification for federal tax benefits. The two sets of Standards vary slightly, but the differences are primarily technical and non-substantive in nature. The Guidelines, however, are not codified in the Federal Register.

⁵⁸ *Ibid.*, 63.

important materials and features – meaning that the work involves the “least degree of intervention” and that important features and materials are safeguarded throughout the duration of construction.⁵⁹ It is critical to ensure that new work does not result in the permanent removal, destruction, or radical alteration of any significant character-defining features.

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

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

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

The following paragraphs evaluate the project for compliance with each of the ten Rehabilitation Standards.

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

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

⁵⁹ Ibid.

would result from the new use include the construction of new storefronts in the concrete retaining wall beneath Richardson Hall and the addition of windows to the auditorium volume of Richardson Hall. On the contrary, the physical and visual impacts to the site that would result from the project derive less from the proposed new use than from the allowable density of the new use.

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

Rehabilitation Standard 2: The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize the property will be avoided.

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

The exteriors of the three historic buildings would be retained and restored, with few significant alterations planned as part of the proposed project. Exterior alterations, where they occur, mostly consist of new sconces and handrails near the entrances, several new doors where egress standards must be met, and new windows and storefronts in select locations. The most significant of these proposed changes would be the insertion of six commercial storefronts within the Laguna Street retaining wall beneath Richardson Hall and another storefront on Hermann Street. These storefronts would be located at the center of the existing bays of the retaining wall and would not impact the historic cement plaster quoining between each bay. The retaining wall along Laguna Street between Waller and Haight streets would be removed as well. The third major physical change would be and the insertion of 12 new windows within the auditorium volume at Laguna and Hermann streets.

Discussion of Indirect Visual Impacts to the Project Site: The proposed project would construct six new residential buildings within the existing UC Berkeley Laguna Extension campus. The heights of these proposed buildings, which range from three to seven stories, contrast in

comparison with the existing historic buildings in terms of their height, bulk, and massing. None of the historic buildings exceed three stories above-grade in any location. The historic buildings are also horizontally massed buildings with hipped and gable roofs. In contrast, the proposed new buildings are massed orthogonally with flat roofs and squared-off parapets. In many locations the new buildings would be located within close proximity (within 10') of the existing historic buildings, dramatically changing existing and historic visual and spatial characteristics within the former campus.

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

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

The conversion of the campus to high-density residential would not compromise the eligibility of the surrounding properties within the APE as contributors to the Hayes Valley Residential Historic District. First, the former UC Berkeley Laguna Extension campus is not located within either this district, or the potential San Francisco State Teachers' College Vicinity Apartments District. Second, the immediate vicinity of the campus (within the Secondary APE) is already in part characterized by a mixed pattern of residential development, including two and three-story

Victorian and Edwardian-era flats and single-family dwellings punctuated by much larger concrete apartment buildings from the 1920s.

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

Rehabilitation Standard 3: Each property will be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

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

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

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

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

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

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

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

Discussion: For the most part the historic buildings, retaining walls, and other structures of the former UC Berkeley Laguna Extension campus are built of mass-produced materials. These materials, including the stucco-coated concrete, steel industrial windows, red clay tile roofing, and cast cement detailing are all durable and attractive materials that are in keeping with 1920s and 1930s-era construction. On the buildings that remain – Richardson Hall, Woods Hall, and Woods Hall Annex, these materials would be retained and preserved as they are. With the exception of the corner of Laguna and Hermann streets, where new windows and storefronts would penetrate the blank walls of Richardson Hall’s auditorium of Richardson Hall and retaining wall, the exterior concrete and stucco walls of the buildings would remain unchanged. All extant steel industrial sash windows would also be retained and restored, as well as the red clay roof tiles, which would be removed during construction and reinstalled afterward. Decorative sculpture work, including the figural group above the main entrance to Richardson Hall (Hermann Street) would be retained and preserved, as well as the decorative metal grill and urns at the main entrance to Woods Hall at Buchanan and Haight streets. The partial-height wall between the urns would be cut to provide an unobstructed path of travel to this entrance. The decorative quoining around the entrance to Woods Hall Annex would be retained and preserved.

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

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

Rehabilitation Standard 6: Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

Discussion: Although the remaining historic buildings of the former UC Berkeley Laguna Extension campus have been vacant for a decade, and during that time have been vandalized, they are built of durable materials that can be retained and repaired rather than replaced. The proposed project calls for the retention and repair of the historic steel sash windows, repair of cement stucco finish and trim, and retention of the red clay roofing tiles. The windows are in generally good condition and can be reused with occasional missing or broken panes of glass replaced. The exterior walls are also generally in good condition. Any areas of damaged plaster would be patched to match the original in regard to texture and color. The roof tiles would have

to be temporarily removed to replace the existing roof sheathing. The tiles would be stored on site, protected, and reinstalled upon completion of the work. Any broken or missing tiles would be replaced in kind.

The interior spaces of the historic buildings vary in terms of condition, although few rise above fair. But with the exception of parts of the interior of Woods Hall Annex, these interior spaces have been extensively remodeled after the period of significance. There are, however, several interior spaces that do retain some historic materials and finishes from the period of significance, including the main lobby of Woods Hall, with its exposed rafters and purlins; the east stairwell in Woods Hall Annex, with its mural by Reuben Kadish; and the double-loaded corridor configuration of Richardson Hall, including the barrel and groin-vaulted section on the second floor near the main Hermann Street entrance. The corridors of Woods Hall Annex also retain some historic vaulting, wall niches, water fountain and finishes. Materials and features within these areas would be protected during construction and restored. Artistic works in any of these areas would be retained, protected during construction, and restored.

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

Rehabilitation Standard 7: Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Discussion: The plans for the proposed project are still in schematic phase so no specifications have been developed. However, according to existing CEQA mitigation documents the project sponsor would retain a qualified preservation architect and/or conservator to develop a plan to protect significant interior and exterior features during construction. As part of this plan, the preservation architect would identify the gentlest methods for cleaning historic materials and features without resorting to harmful chemical or physical treatments.

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

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

Discussion: The project sponsor, in collaboration with the City, has developed a plan for treating potential archaeological resources should any be encountered as part of grading for new

construction. The following program is excerpted from the draft CEQA mitigation measures developed as part of the proposed project.⁶⁰

- A. In order to effectively focus and maximize the efforts to identify buried archeological deposits, the City will determine an area of direct impact (ADI) or project footprint that is limited to the exact locations of the proposed buildings as well as all associated features and utility placements. This ADI will have both a horizontal scope (surface coverage) and a vertical scope (depth of excavations for grading as well as footings, sub-floors, and utility installations).
- B. Prior to the initiation of project construction, and immediately after the removal of pavement, landscaping and other surface obscuring features, an archeological testing program consisting of archeological coring or geoprobng will be employed to investigate the potential for buried historic or cultural deposits or features within the ADI, or project footprint.
- C. In consultation with the SHPO, the city will determined if there are any buried archeological deposits that meet the criteria for the National Register of Historic Places based on the results and evaluation of the subsurface investigation. If there are, the City will further consult to determine whether further investigative, i.e., data recover, measures are warranted.
- D. The City shall ensure that upon discovery of any Native American human remains and of associated or unassociated funerary objects, such things shall be treated in accordance with the provisions of California Public Resources Code (PRC) Sections 5097.94, 5097.98, and 5097.99, and the California Health and Safety Code Section 7050.5 or as provided at 36 CFR § 800.13(b)(2).
- E. The signatories to this PA acknowledge that archeological resources covered by this PA are subject to the provisions of Section 304 of the NHPA, and Section 6254.10 of the California Government Code (Public Records Act) relating to the disclosure of archeological site information and having so acknowledged, will ensure that all actions and documentation prescribed by this PA are consistent with Section 304 of the NHPA and Section 6254.10 of the California Government Code.
- F. A copy of the results of any archeological investigation undertaken as a result of the Undertaking shall be submitted to the Northwest Information Center at Sonoma State University.

⁶⁰ Draft Mitigation Measures – 55 Laguna.

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

Rehabilitation Standard 9: New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

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

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

The Secretary of the Interior's Guidelines for Rehabilitation also recommend against "removing or relocating historic buildings on a site or in a complex of related historic structures....thus diminishing the historic character of the site or complex."⁶¹ As mentioned above, the proposed project would remove one contributor to the National Register-listed property, as well as a portion of another. Although specifically discouraged by the Rehabilitation Standards and Guidelines, the overall impact on the historic resource (the campus) is somewhat lessened by the fact that Middle Hall and Richardson Hall are the most heavily altered components of the campus. Indeed, the 2005 HRE by Page & Turnbull states that Middle Hall's integrity is insufficient for listing in the California Register or the National Register.⁶² On the other hand, the

⁶¹ Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1995), 102.

⁶² Page & Turnbull, Inc., *Historic Resource Evaluation – UCB Laguna Extension Campus, San Francisco, California* (San Francisco: December 13, 2005), 51.

author of the 2007 National Register nomination determined that Middle Hall had sufficient integrity to be listed in the National Register.⁶³ Regardless, Middle Hall and Richardson Hall Annex are both contributors to the listed National Register historic district and their demolition would fail to comply with the Rehabilitation Standards.

The Rehabilitation Guidelines recommend preserving in place important archaeological resources, which the proposed project would do as demonstrated under Rehabilitation Standard 8. The Guidelines also recommend preserving important landscape features. According to the mitigation measures developed as part of the Planning Department's environmental review process, the project sponsor would retain a qualified arborist to oversee the relocation of the mature Canary palm known as the "Sacred Palm." This feature would be stored during construction and replanted elsewhere on the site.⁶⁴

Discussion of Indirect Visual Impacts to the Project Site: The proposed project would significantly alter the existing site of the former UC Berkeley Laguna Extension campus. The construction of six new residential structures within the now undeveloped portions of the campus would introduce new features that significantly change the relationship of the existing historic buildings to their site. In addition to disrupting historic spatial relationships, the new buildings would be much taller than the historic buildings. Despite their size, the proposed new buildings would be visually broken down into sections to reduce their apparent size. Stylistically speaking the proposed new buildings would be designed in a modern vocabulary with no applied ornament, vertical banks of fenestration, horizontal balconies, and contemporary finish materials including stucco, metal, and glass.

The Secretary of the Interior's Guidelines for Rehabilitation recommend against "removing or radically changing buildings and their features or site features which are important in defining the overall historic character of the property so that, as a result, the character is diminished."⁶⁵ Though the former UC Berkeley Laguna Extension campus has been compromised by the construction of the parking lots after 1957, UC Berkeley replaced existing hardscaped playgrounds and tennis courts and did not construct any new buildings, thereby avoiding major physical or spatial impacts. Even though the parking lots are not historic features and do not contribute to the sense of this being a historic campus, they do not impede views between the existing buildings and do not disrupt historic spatial relationships. In comparison, the construction of six new buildings within the parcel would radically transform the open character of the campus as it exists today, blocking important visual connections between the remaining historic buildings.

⁶³ Carol Roland – Roland-Nawi Associates, *National Register of Historic Places, Registration Form – "San Francisco State Teachers' College,"* (Sacramento: 2007), 7-15.

⁶⁴ Draft Mitigation Measures – 55 Laguna.

⁶⁵ Kay D. Weeks and Anne E. Grimmer, *The Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings* (Washington, D.C.: U.S. Department of the Interior, National Park Service, 1995), 102.

Although the original San Francisco State Teachers' College master plan of 1923 would have built out the campus in a much denser configuration than what exists today, the Depression and the Second World War quashed these plans. The interior of the campus was supposed to have been landscaped with quadrangles, planting beds, trees, and lawns. Aerial photographs indicate that the interior of the campus has long been terraced and that the level sections of these terraces were never landscaped, with the exception of the quadrangle between Woods Hall and Middle Hall. Instead, most of the level areas were for many years paved playgrounds and tennis courts. These features were converted into surface parking lots (which they remain) after 1957 when UC Berkeley took over the property.

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

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

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

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

In regard to their design, the new buildings would be designed in a contemporary, modern idiom using contemporary materials like metal and stucco cladding and clear and tinted glazing. They will be clearly modern buildings and will not imitate the historic buildings that would be retained as part of the proposed project. In terms of their design vocabulary the new buildings would make some references to the surrounding residential properties in terms of their façades being articulated as a series of shallow projecting bays alternating with recessed sections containing stacked windows. But that said the proposed buildings to not bear any relationship to the former UC Berkeley Laguna Extension buildings.

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

Rehabilitation Standard 10: New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

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

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

VIII. Conclusions

Developed between 1924 and 1935, in partial fulfillment of a never-realized campus plan developed by State Architect George B. McDougall, the former UC Berkeley Laguna Extension campus at 55 Laguna Street is listed in the National Register of Historic Places under Criterion A (Events), with a period of significance spanning the years 1924-1957. In addition, three of its five buildings are designated San Francisco City Landmarks – Richardson Hall, Woods Hall, and Woods Hall Annex. The former campus is bounded on three sides by the National Register-eligible Hayes Valley Residential Historic District and the seven contributors of the potential California Register-eligible San Francisco State Teachers' College Vicinity Apartments District.

As a comparatively sparsely developed former college campus, the project site has long been desired as a site for infill housing. However, as a National Register-listed property whose list of character-defining features includes its sparse arrangement of buildings around a central quadrangle type of arrangement, most infill construction would likely compromise the integrity of the former campus. The proposed infill construction is also much larger than the existing historic buildings and bear little relationship to them. The proposed project would also demolish one contributor (Middle Hall) to the National Register district and a portion of another (Richardson Hall Annex). Though the proposed project goes to some length to treat the remaining historic buildings with consideration, when considered in terms of its total physical and visual impacts the proposed project fails to comply with the Secretary of the Interior's Standards for Rehabilitation. Though it complies with Rehabilitation Standards 1 and 3-8, it does not comply with Rehabilitation Standards 2 and 8-10, largely because of the permanent and irreversible impacts to historic fabric and existing spatial and visual characteristics of the former campus. As such, the proposed project would have an adverse effect on National Register-listed properties in the Primary APE. Upon completion of the project, the former San Francisco State Teachers' College campus at 55 Laguna Street would no longer remain eligible for listing in the National Register.

The proposed project, though it would introduce a significant new feature to the neighborhood, would not result in an adverse effect to the National Register-eligible Hayes Valley Residential Historic District, other individual National Register-listed properties, the potential San Francisco State Teachers' College Vicinity Apartments Historic District, or any other California Register-eligible properties within the Secondary APE.

IX. Appendix

A. Project Drawings

B. Consultation Letters

C. DPR 523 Forms

DRAFT

**MAYOR'S OFFICE OF HOUSING
CITY AND COUNTY OF SAN FRANCISCO**



EDWIN M. LEE
MAYOR

OLSON LEE
DIRECTOR

April 3, 2012

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer
Attn: Lucinda Woodward
Office of Historic Preservation
California Department of Parks and Recreation
1725 23rd Street, Suite 100
Sacramento, CA 95816

Re: Consultation on San Francisco State Teacher's College; 55 Laguna Street, San Francisco, CA
Identification and Evaluation of Historic Properties within the APE

Dear Mr. Donaldson:

The Mayor's Office of Housing of the City and County of San Francisco (MOH) is preparing an Environmental Assessment which will examine the environmental impacts of the proposed development of housing and retail uses at the San Francisco State Teachers College. The site is listed in the National Register of Historic Places as a Historic District under Criteria A (07001391 *National Register Information System*). The proposed action is the approval of funding subject to regulation by 24 CFR Part 58 (Part 58 funding). As development of the site would involve Part 58 funding it is subject to the Programmatic Agreement executed in January 2007 by and among the City and County of San Francisco, the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation Regarding Historic Properties Affected By Use Of Revenue From The Department Of Housing And Urban Development Part 58 Programs (2007 PA).

The 55 Laguna Street site was listed as a Historic District in the National Register of Historic Places as San Francisco State Teacher's College on January 7, 2008 under Criteria A. Under Criterion A (Events), the UC Extension campus is representative of the broad patterns of events relating to the history of state normal schools in California and to WPA projects in San Francisco. Three of the existing buildings on the site—Richardson Hall (excluding the Richardson Hall Annex), Woods Hall and Woods Hall Annex—have been designated San Francisco City Landmarks.

The proposed project includes the construction of 440 housing units. 110 units of the housing will be affordable senior housing; the remaining units will be market rate housing. Included in the proposed development is the creation of a linear park on the former Waller Street right-of-way, additional open space, an internal street network, retail and commercial space, a community center and subsurface parking. The proposed undertaking includes demolishing the existing Administration Wing of Richardson Hall (Richardson Hall Annex) and Middle Hall and the adaptive reuse of three existing City Landmark buildings: Woods Halls, Woods Hall Annex and Richardson Hall. Portions of the retaining wall on Laguna Street would be removed.

1 South Van Ness Avenue, Fifth Floor, San Francisco, CA 94103
Phone: (415) 701-5500 Fax: (415) 701-5501 TDD: (415) 701-5503 <http://sf-moh.org/>

In accordance with Stipulation VII of the 2007 PA (Identification and Evaluation of Historic Properties) Paragraph D, I am submitting State of California Historic Inventory Forms (DPR 523) for those properties located within the Area of Potential Effects that the San Francisco Planning Department has determined to be eligible for listing in the National Register of Historic Places. Enclosed also, please find the map of the Area of Potential Effects and the rationale for setting such. Please advise my office within 15 days of receipt of this letter as to whether you concur with our determinations of eligibility for these properties.

Upon the expiration of the 15 day concurrence period, my office will contact you in accordance with the 2007 PA regarding consultation for the resolution of adverse effects of the undertaking on the resource and consideration and treatment of archeological resources.

As of the date of this letter, the following organizations have been identified as consulting parties for the Section 106 Review Process:

- 55 Laguna, LLC (Developer of Senior Housing)
- Wood Partners (Developer of Market Rate Housing)
- University of California (Property owner)
- Save the Laguna Street Campus (Neighborhood Preservation Group)
- California State Historic Preservation Officer.

No response to our letters of January 24, 2012 inviting the California Historical Society, Muwekma Ohlone Tribe, the National Trust for Historic Preservation and the San Francisco Architectural Heritage to participate in the 106 process as consulting parties have been received. If you have any comment on the list of consulting parties, please let us know your thoughts.

I look forward to your response to our request for concurrence on eligibility under the Programmatic Agreement. My staff can provide your office with more detailed information should you find such information necessary. If you have any questions or need additional information, please contact my Environmental Compliance Manager, Eugene Flannery, at 415-701-5598.

Sincerely,



Olson Lee
Mayor's Office of Housing

Enclosures

1. List of Properties Determined to be Eligible for Listing in the National Register
2. State Historic Resource Inventory Forms (DPR 523)
3. Map of APE

C:

Ramie Dare, Mercy Housing
Jonathan Hayes, Wood Partners
Allen Meacham, University of California
Cynthia Servetnick, Save the Laguna Street Campus
Tina Tam, San Francisco Planning Department

Definition of Area of Potential Effect

According to 36 CFR 800.2, an "Area of potential effects means the geographic area or areas within which an undertaking may cause changes in the character or use of historic properties, if any such properties exist." The area of potential effect (APE) should include both areas of direct (physical) and indirect (visual) impacts. Direct impacts include activities such as site grading, road construction, excavation, demolition, new construction, alterations, and all other physical repercussions. Indirect impacts include less tangible results such as visual, audible, or atmospheric effects that are out of character with the historic property or that alter its setting.

The APE for the 55 Laguna Street project encompass the project site itself, which will be physically impacted by the proposed project, as well as 51 individual properties that surround the project site. The project site, which comprises two city blocks bounded by Laguna Street to the east, Haight Street to the north, Buchanan Street to the west, and Hermann Street to the south, consists of Assessor's parcel numbers 857/001 and 001A and 870/001 and 002. Assessor's parcel number 870/003 (the UCSF Dental Clinic at 100 Buchanan Street) is commonly perceived to be part of the property, but is not part of the project site.¹ Nevertheless, because it abuts parts of the campus that will be physically impacted by the project, and because it is a non-contributing element of the National Register listed San Francisco State Teachers' College historic district, it is included within the primary APE.

The secondary APE encompasses 51 mostly residential properties that surround the primary APE. Many of the properties that make up the secondary APE are contributors to the Hayes Valley Residential Historic District, determined eligible for listing in the National Register of Historic Places in 1997 and subsequently listed in the California Register of Historical Resources (**Figure 1**). Others are part of the potential San Francisco State Teachers' College Vicinity Apartment Historic District, a discontinuous district consisting of six large concrete apartment buildings dating from the late 1920s, most of which were evidently constructed to house students at the San Francisco State Teachers' College. Indeed, all six buildings in the district sit opposite the former campus, on Hermann, Laguna, Buchanan, and Haight streets.

DPR 523 A and B forms for these properties were completed after the APE was determined in order to identify properties eligible for listing in the National Register of Historic Places. Five properties will not get forms either because the parcel is vacant or contains an age-ineligible building

The APE does not include properties on the south side of Market Street because Market Street is a wide artery and due to the landforms in the area, as well as large buildings on the north side of Market Street, much of the project site is not easily visible from the south side of Market, aside from the prominent southeast corner of Richardson Hall.

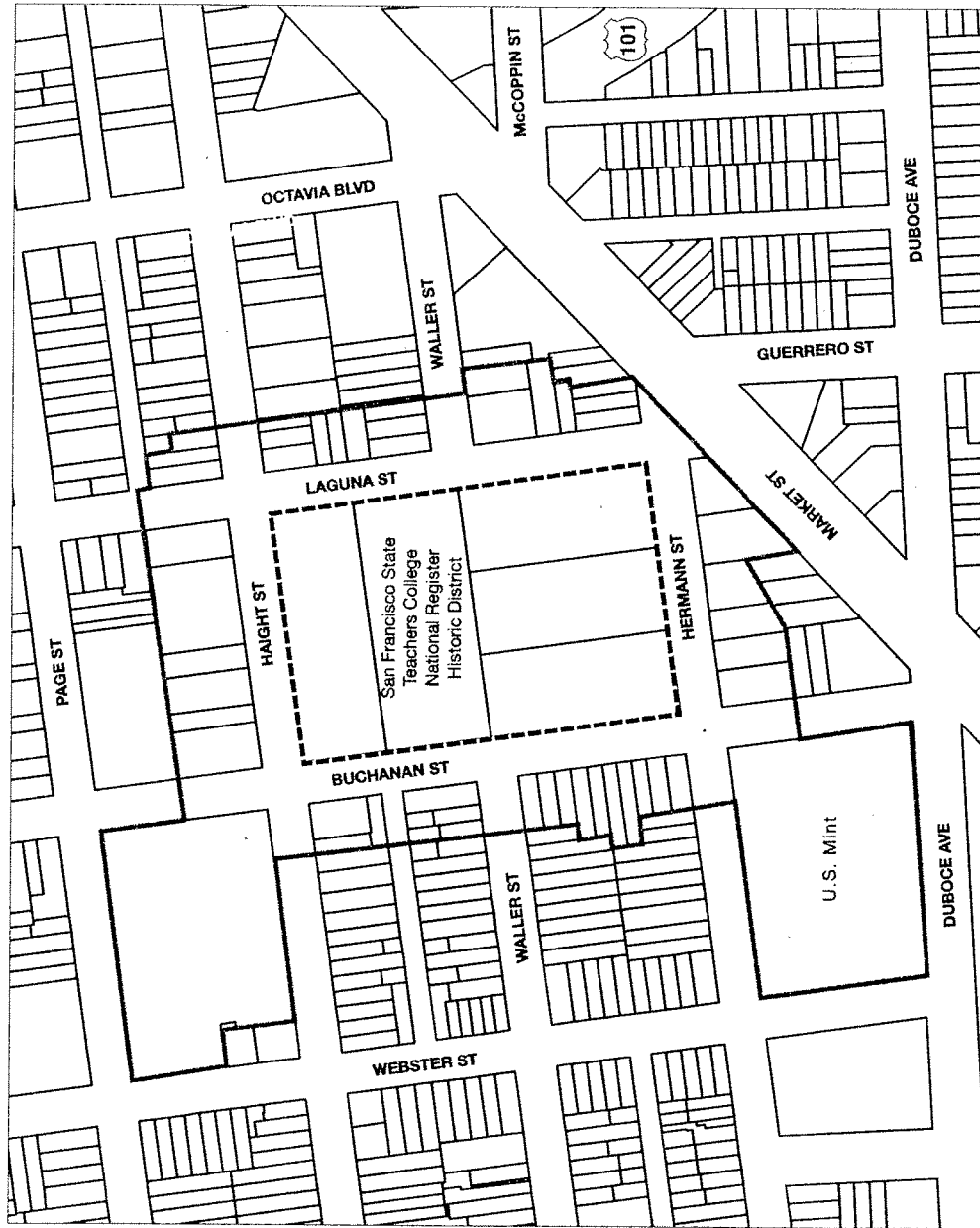
¹ Although the project site encompasses five individual properties, it is hereafter referred to as a single property.



- - - - Project Site
 _____ APE Boundary



55 Laguna Street Project, 211872
Figure 1
 APE - Aerial View



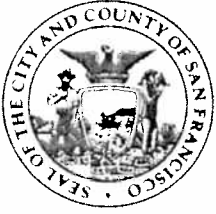
55 Laguna Street Project - 211872
Figure 2
 APE - Parcel Map

Eligible	Project	Street Address	Street	Street Type	Zip	Block	Parcel
As individual property	55 Laguna	100	Hermann	Street	94102	869	010
As individual property	55 Laguna	1896	Market	Street	94102	871	021
As individual property	55 Laguna	201	Waller	Street	94102	869	001
As part of a District	55 Laguna	78	Buchanan	Street	94102	872	009
As part of a District	55 Laguna	117	Buchanan	Street	94102	869	008
As part of a District	55 Laguna	133	Buchanan	Street	94102	869	006
As part of a District	55 Laguna	135	Buchanan	Street	94102	869	051-052
As part of a District	55 Laguna	141	Buchanan	Street	94102	869	044
As part of a District	55 Laguna	149	Buchanan	Street	94102	869	003
As part of a District	55 Laguna	155	Buchanan	Street	94102	869	002
As part of a District	55 Laguna	300	Buchanan	Street	94102	851	013
As part of a District	55 Laguna	175	Haight	Street	94102	856	017A
As part of a District	55 Laguna	218	Haight	Street	94102	851	010

Eligible	Project	Street Address	Street	Street Type	Zip	Block	Parcel
As part of a District	55 Laguna	220	Haight	Street	94102	851	011
As part of a District	55 Laguna	226	Haight	Street	94102	851	012
As part of a District	55 Laguna	319	Haight	Street	94102	858	030
As part of a District	55 Laguna	55	Hermann	Street	94102	872	012
As part of a District	55 Laguna	77	Hermann	Street	94102	872	010
As part of a District	55 Laguna	16	Laguna	Street	94102	871	010
As part of a District	55 Laguna	50	Laguna	Street	94102	871	012
As part of a District	55 Laguna	100	Laguna	Street	94102	856	012
As part of a District	55 Laguna	126	Laguna	Street	94102	856	013
As part of a District	55 Laguna	148	Laguna	Street	94102	856	015
As part of a District	55 Laguna	11	Laussat	Street	94102	858	037
As part of a District	55 Laguna	210	Waller	Street	94102	858	003
As part of a District	55 Laguna	216	Waller	Street	94102	858	039

Eligible	Project	Street Address	Street	Street Type	Zip	Block	Parcel
As part of district and as individual property	55 Laguna	201	Buchanan	Street	94102	858	002
As part of district and as individual property	55 Laguna	180	Haight	Street	94102	852	010
As part of district and as individual property	55 Laguna	185	Haight	Street	94102	856	017
As part of district and as individual property	55 Laguna	188	Haight	Street	94102	852	033
As part of district and as individual property	55 Laguna	191	Haight	Street	94102	856	016
As part of district and as individual property	55 Laguna	198	Haight	Street	94102	852	034
As part of district and as individual property	55 Laguna	1900	Market	Street	94102	872	001
As part of district and as individual property	55 Laguna	73	Waller	Street	94102	871	017-020
As part of district and as individual property	55 Laguna	80	Waller	Street	94102	0856	028

MAYOR'S OFFICE OF HOUSING CITY AND COUNTY OF SAN FRANCISCO



EDWIN M. LEE
MAYOR

OLSON LEE
DIRECTOR

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer
Attn: Lucinda Woodward
Office of Historic Preservation
California Department of Parks and Recreation
1725 23rd Street, Suite 100
Sacramento, CA 95816

Re: Consultation on San Francisco State Teacher's College; 55 Laguna Street, San Francisco, CA

Dear Mr. Donaldson:

Thank you for your letter of April 23 concurring with our determination of eligibility of properties for listing in the National Register of Historic Places within the area of potential effects for the undertaking located at 55 Laguna Street San Francisco. In accordance with Stipulations VIII and IX of the 2007 Programmatic Agreement, I am initiating the consultation process for the resolution of adverse effects of this Undertaking on the San Francisco State Teacher's College Historic District.

The proposed project includes the construction of 440 housing units on the site. 110 units of senior housing will be developed on the site of the Richardson Hall and its annex. The Annex will be demolished for construction of a seven story residential building with a senior activity center and Richardson Hall will be adaptively reused for forty residential units, retail and ancillary space. The remainder of the project site would be developed for market-rate rental housing and community serving uses. The 330 market-rate rental units will be developed through construction of five new buildings located generally on the existing surface parking lots and the current footprint of Middle Hall, which will also be demolished, and through adaptive reuse of Woods Hall. Woods Hall Annex would also be adaptively reused as a community center open to the general public. Included in the proposed development is the creation of a linear park on the former Waller Street right-of-way, additional open space, an internal street network, retail and commercial space, a community center and subsurface parking.

The proposed project goes to some length to treat the remaining historic buildings in accordance with the Secretary of the Interior's Standards, however, when considered in terms of its total physical and visual impacts the proposed project fails to comply with Rehabilitation Standards 2, 8, 9 and 10. Accordingly, the San Francisco Planning Department has determined that the proposed project would have an adverse effect on the site, which is listed in the National Register. Upon completion of the project, the former San Francisco State Teachers' College campus at 55 Laguna Street would no longer remain eligible for listing in the National Register¹.

It is our opinion that development of a Standard Mitigation Measures Agreement as set forth in the 2007 PA is not appropriate in light of the effect of the Undertaking on a historic district listed on the National Register. Therefore we are proposing that we negotiate and execute a programmatic agreement in accordance with 36 CFR §800.14(b) based upon the fact that necessary archival research and surveying of the APE as recommended by the Northwest Information Center cannot be accomplished until after the

¹ Historic Property Survey Report, 55 Laguna Street, 2012, page 63.

request for the release of funds has been submitted to HUD. Additionally, the HPSR has noted that two WPA era murals may be discovered during project activities.

The undertaking involves rehabilitation, demolition, and new construction that in combination result in adverse effects to the historic resource. Therefore, in accordance with Stipulation VIII (Treatment of Historic Properties) and IX (Resolution of Adverse Effects), the following documents are attached:

- Description of the Project
- Alternatives considered
- Independent Structural Analysis
- Cost estimates for rehabilitation
- Economic, social, program-related considerations
- Need for demolition
- Mitigation plan
- Public comments received
- Future Plans and Site Plans
- NWIC letter

Consideration and Treatment of Archeological Resources

In accordance with Stipulation IX.D Of the PA, I am requesting your comments on the enclosed recommendation of the Northwest Information Center (IC) resulting from our request of December 13, 2011 for a records search relating to archeological resources at the site of the proposed development. I have enclosed a copy of the Rapid Response Letter from the IC for your comments. The IC recommends that the Archaeological Research Design and Treatment Plan previously developed for this project, S-30524 (Pastron et al. 2005) be implemented, see attached documentation. Please respond in writing to us within the fifteen-day time period as specified in Stipulation XI.F of the PA.

I look forward to your response to our request for consultation under the Programmatic Agreement. If you have any questions or need additional information, please contact my Environmental Compliance Manager, Eugene Flannery, at 415-701-5598.

Sincerely,



Olson Lee
Mayor's Office of Housing

Enclosures

**MAYOR'S OFFICE OF HOUSING
CITY AND COUNTY OF SAN FRANCISCO**



EDWIN M. LEE
MAYOR

OLSON LEE
DIRECTOR

April 24, 2012

Reid Nelson, Director
Office of Federal Agency Programs
Advisory Council on Historic Preservation
Old Post Office Building
1100 Pennsylvania Avenue, NW, Suite 803
Washington, DC 20004

Re: Consultation on San Francisco State Teacher's College; 55 Laguna Street, San Francisco, CA

Dear Mr. Nelson:

The Mayor's Office of Housing of the City and County of San Francisco (MOH) is preparing an Environmental Assessment which will examine the environmental impacts of the proposed development of housing and retail uses at the San Francisco State Teachers College. The site, the former San Francisco State University campus, was listed in the National Register of Historic Places as a Historic District on January 7, 2008 under Criteria A (07001391 *National Register Information System*). Under Criterion A (Events), the campus is representative of the broad patterns of events relating to the history of state normal schools in California. Three of the existing buildings on the site—Richardson Hall (excluding the Richardson Hall Annex), Woods Hall and Woods Hall Annex—have been designated San Francisco City Landmarks. The proposed activities would have an adverse effect on the qualities of the resource which serve as the basis for its listing on the National Register. Specifically, the Undertaking would change the character of the property's use and its physical features within its setting that contribute to its historic significance as a state normal school.

The proposed action is the approval of funding subject to regulation by 24 CFR Part 58 (Part 58 funding). As development of the site would involve Part 58 funding it is subject to the *Programmatic Agreement by and among the City and County of San Francisco, the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation Regarding Historic Properties Affected By Use Of Revenue From The Department Of Housing And Urban Development Part 58 Programs* executed in January 2007 (2007 PA).

In accordance with Stipulation VIII.F.1.e (*New construction and relocation of non-historic properties*) of the 2007 PA, I am advising the Advisory Council on Historic Preservation that the Undertaking will adversely affect a historic property and am initiating the consultation process set forth in 36 CFR §800.6. It is our opinion that development of a Standard Mitigation Measures Agreement as set forth in the 2007 PA is not appropriate in light of the effect of the Undertaking on a historic district, the San Francisco State Teachers College, listed on the National Register. In accordance with 36 CFR §800.6(a)(1) I am inviting the ACHP to participate in the consultation process for the resolution of the adverse effects of this undertaking on a National Register site.

1 South Van Ness Avenue, Fifth Floor, San Francisco, CA 94103
Phone: (415) 701-5500 Fax: (415) 701-5501 TDD: (415) 701-5503 <http://sf-moh.org/>

The proposed project includes the construction of 440 housing units on a 5.8-acre lot located north of Market Street on two city blocks (Block 857, Lots 1 and 1a; and Block 870, Lots 1, 2, and 3). The parcel is bounded by Haight Street to the north, Laguna Street to the east, Hermann Street to the south, and Buchanan Street to the west (see map) in the Hayes Valley neighborhood of San Francisco at the former University of California Berkeley Extension Campus.

110 units of the housing will be affordable senior housing; 50 units will be affordable rental units and the remaining 280 units will be market rate rental housing. Included in the proposed development is the creation of a linear park on the former Waller Street right-of-way, additional open space, an internal street network, retail and commercial space, a community center and subsurface parking. The proposed undertaking includes demolishing the existing Administration Wing of Richardson Hall (Richardson Hall Annex) and Middle Hall and the adaptive reuse of three existing City Landmark buildings: Woods Hall, Woods Hall Annex and Richardson Hall. Portions of the retaining wall on Laguna Street would be removed.

In compliance with 36 CFR §800.11(e), I am attaching documentation in support of our finding of an adverse effect. The documentation includes:

- A description of the Undertaking, preliminary project site plans and elevations, and San Francisco Planning Department comments regarding those plans;
- A description of the Area of Potential Effects and the basis for its establishment;
- Explanation of the process used to determine eligible properties within the APE and a list of eligible properties within that APE; Draft Historic Property Survey Report (HPSR), for the purposes of describing the affected historic properties, the undertaking's effect upon those properties, and for explaining the basis of the applicability of the criteria of adverse effects;
- Public outreach documents; notices of public meetings, notice of intent to prepare EA, mailing list to whom the notices were sent, copies of comments received from the public and consulting parties and a copy of the scoping report; list of all public meetings and hearings;
- Planned mitigation measures;
- A copy of the 2007 PA;
- Correspondence from California State Historic Preservation Officer.

As of the date of this letter, the following organizations have been identified as consulting parties for the Section 106 Review Process:

55 Laguna, LLC (Developer of Senior Housing)
Wood Partners (Developer of Market Rate Housing)
University of California (Property owner)
Save the Laguna Street Campus (Neighborhood Preservation Group)
California State Historic Preservation Officer

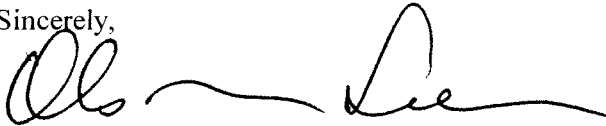
We received no response to our letters of January 24, 2012 inviting the California Historical Society, the Muwekma Ohlone Tribe, the National Trust for Historic Preservation and the San Francisco Architectural Heritage to participate in the 106 process as consulting parties.

Although neither NEPA nor 24 CFR Part 58 requires publication of a notice of intent to prepare an EA or a formal scoping process, both authorities and the MOH encourage public participation in the decision making process for housing development. In the spirit of encouraging such participation, the MOH held a scoping hearing on December 19, 2011 at a local community center. The scoping hearing initiated a 30 day comment period that preceded the preparation of an EA. This initial scoping period was held in addition to the mandatory 30 day comment period which will be held upon completion of the EA. Copies of responses and comments received during this initial scoping period are included as attachments to this letter.

Additionally, the San Francisco Planning Department has scheduled two public hearings before the San Francisco Historic Preservation Commission on May 16, 2012 and June 6, 2012. The May 16th hearing will address approval of applications for Certificates of Appropriateness for three of the building on the site and the June 6 hearing will be held for purposes of Section 106 Consultation and solicitation of comments on compatibility of the undertaking with local land use. Also, the project sponsors have scheduled community meetings for May 1 and 16, 2012 at a local community center to discuss project design.

If you have any questions or need additional information, please contact my Environmental Compliance Manager, Eugene Flannery, at 415-701-5598.

Sincerely,

A handwritten signature in black ink, appearing to read "Olson Lee". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Olson Lee
Mayor's Office of Housing

Enclosures

C:

Lucinda Woodward, California Office of Historic Preservation
Ernest Molins, HUD Environmental Officer
Tina Tam, San Francisco Planning Department
Cynthia Servetnick, Save the Laguna Street Campus
Ramie Dare, Mercy Housing
Jonathan Hayes, Wood Partners
Allen Meacham, University of California

**MAYOR'S OFFICE OF HOUSING
CITY AND COUNTY OF SAN FRANCISCO**



**EDWIN M. LEE
MAYOR**

**OLSON LEE
DIRECTOR**

June 18, 2012

Reid Nelson, Director
Office of Federal Agency Programs
Advisory Council on Historic Preservation
Old Post Office Building
1100 Pennsylvania Avenue, NW, Suite 803
Washington, DC 20004

Re: Resubmittal of Consultation on San Francisco State Teacher's College; 55 Laguna Street, San Francisco, CA

Dear Mr. Nelson:

The Mayor's Office of Housing of the City and County of San Francisco (MOH) had previously written to you on April 24, 2012 regarding consultation under 36 CFR §800.6 for the proposed development of housing and retail uses at the San Francisco State Teacher's College. Your office requested that we resubmit our invitation to the Advisory Council on Historic Preservation to participate in the consultation process for the resolution of adverse effects of this undertaking on a National Register site after the California State Historic Preservation Officer (SHPO) had responded to our request for consultation. On June 18, 2012, the SHPO advised me that he concurred with my conclusion that a Standard Mitigation Measures Agreement is not appropriate to resolve adverse effects of this undertaking on historic properties. I have enclosed a copy of the SHPO's letter for your records.

MOH is preparing an Environmental Assessment which will examine the environmental impacts of the proposed development of housing and retail uses at the San Francisco State Teachers College. The site, the former San Francisco State University campus, was listed in the National Register of Historic Places as a Historic District on January 7, 2008 under Criteria A (07001391 *National Register Information System*). Under Criterion A (Events), the campus is representative of the broad patterns of events relating to the history of state normal schools in California. Three of the existing buildings on the site—Richardson Hall (excluding the Richardson Hall Annex), Woods Hall and Woods Hall Annex—have been designated San Francisco City Landmarks. The proposed activities would have an adverse effect on the qualities of the resource which serve as the basis for its listing on the National Register. Specifically, the Undertaking would change the character of the property's use and its physical features within its setting that contribute to its historic significance as a state normal school.

The proposed action is the approval of funding subject to regulation by 24 CFR Part 58 (Part 58 funding). As development of the site would involve Part 58 funding it is subject to the *Programmatic Agreement by and among the City and County of San Francisco, the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation Regarding Historic Properties Affected By Use Of*

**1 South Van Ness Avenue, Fifth Floor, San Francisco, CA 94103
Phone: (415) 701-5500 Fax: (415) 701-5501 TDD: (415) 701-5503 <http://sf-moh.org/>**

Revenue From The Department Of Housing And Urban Development Part 58 Programs executed in January 2007 (2007 PA).

In accordance with Stipulation VIII.F.1.e (*New construction and relocation of non-historic properties*) of the 2007 PA, I am advising the Advisory Council on Historic Preservation that the Undertaking will adversely affect a historic property and am initiating the consultation process set forth in 36 CFR §800.6. It is the opinion of MOH and the California State Historic Preservation Officer that development of a Standard Mitigation Measures Agreement as set forth in the 2007 PA is not appropriate in light of the effect of the Undertaking on a historic district, the San Francisco State Teacher's College, listed on the National Register. In accordance with 36 CFR§800.6(a)(1) I am inviting the ACHP to participate in the consultation process for the resolution of the adverse effects of this undertaking on a National Register site.

The proposed project includes the construction of 440 housing units on a 5.8-acre lot located north of Market Street on two city blocks (Block 857, Lots 1 and 1a; and Block 870, Lots 1, 2, and 3). The parcel is bounded by Haight Street to the north, Laguna Street to the east, Hermann Street to the south, and Buchanan Street to the west (see map) in the Hayes Valley neighborhood of San Francisco at the former University of California Berkeley Extension Campus.

110 units of the housing will be affordable senior housing; 50 units will be affordable rental units and the remaining 280 units will be market rate rental housing. Included in the proposed development is the creation of a linear park on the former Waller Street right-of-way, additional open space, an internal street network, retail and commercial space, a community center and subsurface parking. The proposed undertaking includes demolishing the existing Administration Wing of Richardson Hall (Richardson Hall Annex) and Middle Hall and the adaptive reuse of three existing City Landmark buildings: Woods Hall, Woods Hall Annex and Richardson Hall. Portions of the retaining wall on Laguna Street would be removed.

In compliance with 36 CFR §800.11(e), I am attaching documentation in support of our finding of an adverse effect. The documentation includes:

- Correspondence from California State Historic Preservation Officer and planned mitigation measures;
- A description of the Undertaking, preliminary project site plans and elevations, and San Francisco Planning Department comments regarding those plans;
- A description of the Area of Potential Effects and the basis for its establishment;
- Explanation of the process used to determine eligible properties within the APE and a list of eligible properties within that APE; Draft Historic Property Survey Report (HPSR), for the purposes of describing the affected historic properties, the undertaking's effect upon those properties, and for explaining the basis of the applicability of the criteria of adverse effects;
- Public outreach documents; notices of public meetings, notice of intent to prepare EA, mailing list to whom the notices were sent, copies of comments received from the public and consulting parties and a copy of the scoping report; list of all public meetings and hearings.

As of the date of this letter, the following organizations have been identified as consulting parties for the Section 106 Review Process:

55 Laguna, LLC (Developer of Senior Housing)

Wood Partners (Developer of Market Rate Housing)
Save the Laguna Street Campus (Neighborhood Preservation Group)
California State Historic Preservation Officer

We received no response to our letters of January 24, 2012 inviting the California Historical Society, the Muwekma Ohlone Tribe, the National Trust for Historic Preservation and the San Francisco Architectural Heritage to participate in the 106 process as consulting parties.

Although neither NEPA nor 24 CFR Part 58 requires publication of a notice of intent to prepare an EA or a formal scoping process, both authorities and the MOH encourage public participation in the decision-making process for housing development. In the spirit of encouraging such participation, the MOH held a scoping hearing on December 19, 2011 at a local community center. The scoping hearing initiated a 30 day comment period that preceded the preparation of an EA. This initial scoping period was held in addition to the mandatory 30 day comment period which will be held upon completion of the EA. Copies of responses and comments received during this initial scoping period are included as attachments to this letter.

Additionally, the San Francisco Planning Department scheduled two public hearings before the San Francisco Historic Preservation Commission on May 16, 2012 and July 18, 2012. The May 16th hearing approved applications for Certificates of Appropriateness for three of the building on the site and the July 18 hearing will be held for purposes of Section 106 Consultation and solicitation of comments on compatibility of the undertaking with local land use. Also, the project sponsors held community meetings on May 1 and 16, 2012 at a local community center to discuss project design.

If you have any questions or need additional information, please contact my Environmental Compliance Manager, Eugene Flannery, at 415-701-5598.

Sincerely,



Olson Lee
Mayor's Office of Housing

Enclosures

Cc:

Lucinda Woodward, California Office of Historic Preservation
Tina Tam, San Francisco Planning Department
Cynthia Servetnick, Save the Laguna Street Campus
Ramie Dare, Mercy Housing
Jonathan Hayes, Wood Partners

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

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



April 24, 2012

REPLY TO: HUD120406F

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

Dear Mr. Lee:

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,

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

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

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

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



June 18, 2012

REPLY TO: HUD120406F

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

Dear Mr. Lee:

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

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

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

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

Sincerely,

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

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

DRAFT

MEMORANDUM OF AGREEMENT

BETWEEN THE CITY AND COUNTY OF SAN FRANCISCO AND THE CALIFORNIA STATE HISTORIC PRESERVATION OFFICER REGARDING THE SAN FRANCISCO STATE TEACHER'S COLLEGE

WHEREAS, the Mayor's Office of Housing of the City and County of San Francisco (MOH) has been asked to approve funding subject to regulation by 24 CFR Part 58 (Part 58) for the development of affordable senior housing units (Undertaking) sponsored by 55 Laguna, L. P. (Project Sponsor) at the former University of California at Berkeley Extension (UC Extension) site at 55 Laguna Street in San Francisco; and

WHEREAS, the City and County of San Francisco (City) has assumed responsibility for environmental review responsibilities for programs and activities subject to regulation under Part 58; and

WHEREAS, the Director of the Mayor's Office of Housing has been designated the Agency Official under Section 106 of the National Historic Preservation Act (NHPA) and the Certifying Officer under Part 58; and

WHEREAS, the City is a Certified Local Government pursuant to Section 101(c)(1) of the NHPA; and

WHEREAS, the City has consulted with the California State Historic Preservation Officer (SHPO) pursuant to the Programmatic Agreement by and among the City and county of San Francisco, the California State Historic Preservation Officer, and the Advisory Council on Historic Preservation Regarding Historic Properties Affected by the Use of Revenue from the Department of Housing and Urban Development Part 58 Programs, executed January 10, 2007 (PA for Part 58); and

WHEREAS, SF-MEA has consulted with the San Francisco Historic Preservation Commission and Save the Laguna Street Campus regarding the effects of the undertaking on historic properties; and

WHEREAS, the City has established the Area of Potential Effects (APE) for the Undertaking as defined at 36 CFR §800.16 based on the 55 Laguna Street Historic Property Survey Report (HPSR), prepared for and approved by the San Francisco Planning Department (Planning); and

WHEREAS, the City, with public participation, has identified and evaluated historic properties located within the APE; and

WHEREAS, the City has determined that the Undertaking would not have an adverse effect on off-site historic resources within the APE; including contributors to the Hayes Valley Historic District or San Francisco Landmarks in the immediate vicinity; and

WHEREAS, the former UC Extension site was listed as a Historic District on the National Register of Historic Places as San Francisco State Teachers' College on January 7, 2008 under Criteria A, as representative of the broad patterns of events relating to the history of state normal schools in California and to Work Progress Administration (WPA) projects in San Francisco as #38-84; and

WHEREAS, three of the existing buildings on the site: Richardson Hall (excluding its annex), Woods Hall and Woods Hall Annex, have been designated San Francisco City Landmarks; and

WHEREAS, the activities funded by the Part 58 programs would have an adverse effect on the qualities of the resource which serve as the basis for the National Register listing of the site under Criteria A; and

WHEREAS, In accordance with 36 CFR 800.6(a)(1), MOH has notified the Advisory Council on Historic Preservation (ACHP) of its adverse effect determination with specified documentation and has invited the ACHP to participate in the consultation pursuant to 36 CFR 800.6(a)(1)(iii). The ACHP has declined to participate; and

WHEREAS, the Undertaking was subject to preliminary archeological review by Planning which determined that there was reasonable presumption that archeological resources may be present within the project; and

WHEREAS, the Northwest Information Center (NWIC) at Sonoma State University has advised the City that there is a moderately high possibility of identifying Native American archeological resources and a moderately high possibility of identifying historic-period archeological resources in the project site; and

WHEREAS, the signatories to this MOA acknowledge that archeological resources covered by this MOA are subject to the provisions of Section 304 of the NHPA and Section 6254.10 of the California Government Code (Public Records Act) relating to the disclosure of archeological site information and having so acknowledged will ensure that all actions and documentation prescribed by this MOA are consistent with those authorities; and

WHEREAS, the SHPO has acknowledged that the necessary archeological studies cannot be completed until after a request for release of funds has been submitted to the Department of Housing and Urban Development (HUD) by the City and has advised the City that a MOA between the SHPO and the City that outlines the procedures and methodology that the City will use to further identify potential archeological resources within the project site is appropriate; and

WHEREAS, the City, pursuant to 36 CFR §800.13(a) and 36 CFR §800.14(b) will outline actions to be taken if historical or cultural deposits are discovered during the implementation of the Undertaking; and

WHEREAS, on DATE, the Historic Preservation Commission (HPC) of the City and County of San Francisco held a public hearing regarding the Undertaking and the nature of the mitigation measures necessary to address the adverse effect of the Undertaking; and

WHEREAS, the City has incorporated the recommendations of the HPC into the Environmental Review Records (ERR) of the Undertaking and has included them in this PA; and

WHEREAS, the City and the SHPO are signatories to this MOA, and 55 Laguna L.P., Wood Partners, and Save the Laguna Street Campus have been invited to sign this MOA as concurring parties; and

NOW THEREFORE, the City and the SHPO agree that the Undertaking shall be implemented in accordance with the following stipulations in order to take into account the effect of the Undertaking on Historic Properties, and further agree that these stipulations will govern the Undertaking and all of its parts until this MOA expires or is terminated.

STIPULATIONS

I. ADDRESSING ADVERSE EFFECTS OF THE UNDERTAKING ON HISTORIC ARCHITECTURAL PROPERTIES

- A. Prior to any physical removal of any historic building or part of any building or any site features, the Project Sponsor shall prepare, or cause to be prepared, documentation of the historic properties proposed for demolition or alteration located at the San Francisco State Teacher's College, San Francisco, California. This documentation shall include the precise recordings of the structures through measurements, drawings, and photographs and shall meet the Historic American Buildings Survey (HABS) standards. The HABS level documentation package shall be submitted to the Planning Department for review and comment prior to issuance of any permit that may be required by the City for demolition or alteration of historic properties. This HABS level documentation shall include the following:
 1. A HABS-level outline which shall include descriptive and historical information on the buildings and their architects. Information from any previous reports may be included to fulfill the requirements for descriptive and historical requirements.
 2. Photographic documentation of the exterior and any significant interior elements of the buildings. Photographic documentation shall follow the HABS Photographic Standards for detail and quality, including use of large format photographs and negatives, archival processing, labeling and sacrificial test prints. Planning Department staff shall be consulted during the scoping process to identify exterior and interior building elements to be photographed for the documentation package. Two sets of archival prints and two sets of archival negatives shall be prepared.
 3. The HABS-level documentation shall include:

- a. Drawings: Existing drawings, where available, shall be photographed with large format negatives or photographically reproduced on Mylar.
 - b. Photographs: Black and white photographs with large-format negatives should be shot of exterior and interior views of the campus, including shots of the buildings in their existing physical context. These photographs shall include, but are not limited to, the Administration Wing of Richardson Hall, Middle Hall, the Laguna Street retaining wall and any significant landscape features of the former campus. Historic photos, where available, should be reproduced using large-format photography and all photographs should be printed on archival (acid-free) fiber paper.
 - c. Written data: A report should be prepared that documents the existing condition of the Administration Wing or Richardson Hall, Middle Hall, the Laguna Street retaining wall, and any significant landscape features of the former campus, as well as the overall history of the California Normal School and the site of San Francisco State University.
 - d. Documentation of the former campus shall be submitted to the following repositories:
 - 1) Documentation report and one set of photographs and negatives and a copy of the original drawings, if available, shall be submitted to the History Room of the San Francisco Public Library.
 - 2) Documentation report and one set of photographs and negatives and a copy of the original drawings, if available, shall be submitted to the Environmental Design Archives in the College of Environmental Design, University of California, Berkeley.
 - 3) Documentation report and xerographic copies of the photographs and the original drawings shall be submitted to the Northwest Information Center of the California Historic Resources Information Center, Sonoma State University.
 - 4) Documentation report and xerographic copies of the photographs and the original drawings shall be submitted to the Planning Department for review prior to the issuance of any permit that may be required by the City for demolition or alteration of the Historic Property.
 - e.
- 4.
- B. The Project Sponsor shall prepare and implement, or cause to be prepared and implemented, an interpretation program. Such a program may include a permanent interpretive display at the San Francisco State Teacher's College to describe to the general public the history of the site as an early California Normal School and as the original site of the San Francisco State University, as well as its WPA-era associations, including information about the existing WPA-era mural(s) in Woods

Hall Annex. As part of the interpretation program, the murals shall remain in publicly accessible areas, or made publicly available by arrangement for curated tours where the murals would be located in private common areas. The sponsor shall retain the historic names of site building, and should consider naming new private streets for aspects of the site's evolution, including its historic geography, or cultural landscape. Components of this mitigation program could include a permanent kiosk within or near the proposed Waller Park that would contain historic photographs, plans, and descriptive text. The proposed interpretation program shall be submitted to the Planning Department for review and comment.

- C. Prior to any renovation activities, the Project Sponsor shall retain a preservation architect to 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 resources during the construction phase. Prior to any renovation activities, 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 a possible interior mural by John Emmett Gerrity or an exterior mosaic by Maxine Albro (both near the northwest entrance to Woods Hall).
- D. Prior to any renovation activities, the architectural finishes conservator 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 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 determines reasonably equitable and feasible.
- E. The Project Sponsor shall retain a qualified preservation architect during design development to:
 - 1. Assist with ensuring the compatibility of the new structures with the National Register Historic District and the retained individual historic resources buildings in terms of their location, scale, massing, fenestration pattern, details and materials, so as not to detract from the National Register Historic District or the setting of the retained individual historic resource buildings;
 - 2. Conduct historic window and door survey of the site prior to approval of construction drawings;
 - 3. Manage treatment of the retained historic resource building, including accessibility and structural upgrade design;

4. Plan and oversee mural preservation; and
 5. Act with overall responsibility to implement historic resource mitigations, monitor work performed, and to report quarterly to the City, as Lead Agency, and to SHPO, as requested, and pursuant to Section 106 as necessary, during the period from project approval to end of construction.
- F. The Project Sponsor shall retain a qualified arborist to ensure the successful relocation a Canary Palm called the “Sacred Palm.” Prior to approval of construction documents, a horticultural report shall be prepared with information to guide the retention and design requirements for the continuing health of the Canary Palm, including its successful storage, replanting, and spatial requirements for growth and feeding.
- G. The Project Sponsor, in consultation with the San Francisco Planning Department, shall identify appropriate parties to receive salvaged architectural features. The Project Sponsor shall ensure that significant architectural features are salvaged before demolition or alteration and that they are properly stored and protect. When feasible and appropriate, salvaged architectural features shall be reused in other preservation projects.

II. ADDRESSING ADVERSE EFFECTS OF THE UNDERTAKING ON ARCHEOLOGICAL PROPERTIES

The City will ensure that the following measures are carried out:

- A. Based on a reasonable presumption that archeological resources may be present within the project site, the following measures shall be undertaken to avoid any potentially significant adverse effect from the proposed project on buried or submerged historical resources.
1. The project sponsor shall retain the services of an archeological consultant meeting the Secretary of the Interior’s Professional Qualifications Standards (36 CFR Part 61, Appendix A) for archeology from the pool of qualified archeological consultants maintained by the Planning Department archeologist.
 - a. The archeological consultant shall undertake an archeological testing program as specified herein.
 - b. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure.
 - c. The archeological consultant’s work shall be conducted in accordance with this measure and with the requirements of the project archeological research design and treatment plan (Archeo-Tec. Final Archeological Research Design/Treatment Plan for the Laguna Hill Project, July 1, 2005) at the direction of the Environmental Review Officer (ERO).
 - d. In instances of inconsistency between the requirements of the project archeological research design and treatment plan and of this archeological mitigation measure, the requirements of this archeological mitigation measure shall prevail.

- e. All plans and reports prepared by the consultants as specified herein shall be submitted first and directly to the ERO for review and comment, and shall be considered draft reports subject to revision until final approval by the ERO.
 - f. Archeological monitoring and/or data recovery programs required by this measure could suspend construction of the project for up to a maximum of four weeks. At the direction of the ERO, the suspension of construction can be extended beyond four weeks only if such a suspension is the only feasible means to reduce to a less than significant level potential effects on a significant archeological resource as defined in CEQA Guidelines Sect. 15064.5(a)(c).
2. Consultation with Descendant Communities: On discovery of an archeological site¹ associated with descendant Native Americans or the Overseas Chinese an appropriate representative² of the descendant group and the ERO shall be contacted. The representative of the descendant group shall be given the opportunity to monitor archeological field investigations of the site and to consult with ERO regarding appropriate archeological treatment of the site, of recovered data from the site, and, if applicable, any interpretative treatment of the associated archeological site. A copy of the Final Archeological Resources Report shall be provided to the representative of the descendant group.
3. Archeological Testing Program. The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP).
- a. The archeological testing program shall be conducted in accordance with the approved ATP. The ATP shall identify the property types of the expected archeological resource(s) that potentially could be adversely affected by the proposed project, the testing method to be used, and the locations recommended for testing. The purpose of the archeological testing program will be to determine to the extent possible the presence or absence of archeological resources and to identify and to evaluate whether any archeological resource encountered on the site constitutes an historical resource under CEQA.
 - b. At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO.
 - c. If based on the archeological testing program the archeological consultant finds that significant archeological resources may be present, the ERO in consultation with the archeological consultant shall determine if additional measures are warranted. Additional measures that may be undertaken include additional archeological testing, archeological monitoring, and/or an archeological data recovery program. If the ERO determines that a significant archeological resource is present and that the resource could be adversely affected by the proposed project, at the discretion of the project sponsor either:

¹ By the term "archeological site" is intended here to minimally included any archeological deposit, feature, burial, or evidence of burial.

² An "appropriate representative" of the descendant group is here defined to mean, in the case of Native Americans, any individual listed in the current Native American Contact List for the City and County of San Francisco maintained by the California Native American Heritage Commission and in the case of the Overseas Chinese, the Chinese Historical Society of America.

- 1) The proposed project shall be redesigned so as to avoid any adverse effect on the significant archeological resource; or
 - 2) A data recovery program shall be implemented, unless the ERO determines that the archeological resource is of greater interpretive than research significance and that interpretive use of the resource is feasible.
- d.
4. Archeological Monitoring Program. If the ERO in consultation with the archeological consultant determines that an archeological monitoring program shall be implemented the archeological monitoring program shall minimally include the following provisions:
 - a. The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the AMP reasonably prior to any project related soils disturbing activities commencing. The ERO in consultation with the archeological consultant shall determine what project activities shall be archeologically monitored. In most cases, any soils disturbing activities, such as demolition foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall required archeological monitoring because of the risk these activities pose to potential archeological resources and their dispositional context.
 - b. The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resources(s), of how to identify the evidence of the expected resource(s), and of the appropriate protocol in the event of apparent discovery of an archeological resource;
 - c. The archeological monitor(s) shall be present on the project site according to a schedule agreed upon by the archeological consultant and the ERO until the ERO has, in consultation with project archeological consultant, determined that project construction activities could have no effects on significant archeological deposits;
 - d. The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
 - e. If an intact archeological deposit is encountered, all soils disturbing activities in the vicinity of the deposit shall cease. The archeological monitor shall be empowered to temporarily redirect demolition/excavation/pile driving/construction activities and equipment until the deposit is evaluated. If in the case of pile driving activity (foundation, shoring, etc.), the archeological monitor has cause to believe that the pile driving activity may affect an archeological resource, the pile driving activity shall be terminated until an appropriate evaluation of the resource has been made in consultation with the ERO. The archeological consultant shall immediately notify the ERO of the encountered archeological deposit. The archeological consultant shall make a reasonable effort to assess the identity, integrity, and significant of the encountered archeological deposit, and present the findings of this assessment to the ERO>
 - f. Whether or not significant archeological resources are encountered, the archeological consultant shall submit a written report of the findings of the monitoring program to the ERO.

5. Archeological Data Recovery Program

- a. The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP).
- b. The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP.
- c. The archeological consultant shall submit a draft ADRP to the ERO. The ADRP shall identify how the proposed data recovery program will preserve the significant information the archeological resource is expected to contain. That is, the ADRP will identify what scientific/historical research questions are applicable to the expected resource, what data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions.
- d. Data recovery, in general, should be limited to the portions of the historical property that could be adversely affected by the proposed project. Destructive data recovery methods shall not be applied to portions of the archeological resources if nondestructive methods are practical.
- e. The scope of the ADRP shall include the following elements:
 - 1) Field Methods and Procedures: Descriptions of proposed field strategies, procedures, and operations.
 - 2) Cataloguing and Laboratory Analysis. Description of selected cataloguing system and artifact analysis procedures.
 - 3) Discard and Deaccession Policy. Description of and rational for field and post field discard and deaccession policies.
 - 4) Interpretive Program. Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program.
 - 5) Security Measures. Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities.
 - 6) Final Report. Description of proposed report format and distribution of results.
 - 7) Curation. Description of the procedures and recommendations for the curation of any recovered data having potential research value, identification of appropriate curation facilities, and a summary of the accession policies of the curation facilities.

6. Human Remains and Associated Funerary Objects

- a. The treatment of human remains and of associated or unassociated funerary objects discovered during any soils disturbing activity shall comply with applicable State and Federal laws.
- b. This shall include immediate notification of the Coroner of the City and County of San Francisco and in the event of the Coroner's determination that the human remains are Native American remains, notification of the California State Native American Heritage Commission (NAHC) who shall appoint a Most Likely Descendant (MLD) (Pub. Res. Code Sec. 5097.98)
- c. The archeological consultant, project sponsor, and MLD shall make all reasonable efforts to develop an agreement for the treatment of, with

- appropriate dignity, human remains and associated or unassociated funerary objects. (CEQA Guidelines. Sec. 15064.5(d)).
- d. The agreement should take into consideration the appropriate excavation, removal, recordation, analysis, custodianship, curation, and final disposition of the human remains and associated or unassociated funerary objects.
7. Final Archeological Resources Report. The archeological consultant shall submit a Draft Final Archeological Resources Report (FARR) to the ERO that evaluates the historical significance of any discovered archeological resource and describes the archeological and historical research methods employed in the archeological testing/monitoring/data recovery program(s) undertaken. Information that may put at risk any archeological resource shall be provided in a separate removable insert within the final report.
 - a. Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archeological Site Survey Northwest Information Center (NWIC) shall receive one (1) copy and the ERO shall receive a copy of the transmittal of the FARR to the NWIC. The Environmental Planning division of the Planning Department shall receive one bound, one unbound and one unlocked, searchable PDF copy on CD of the FARR along with copies of any formal site recordation forms (CA DPR 523 series) and/or documentation for nomination to the National Register of Historic Places/California Register of Historical Resources.
 - b. In instances of high public interest in or the high interpretive value of the resource, the ERO may require a different final report content, format, and distribution than that presented above

III. DISPUTE RESOLUTION

- A. Should any signatory object at any time to the manner in which the terms of this MOA are implemented, the Advisory Council on Historic Preservation (ACHP) shall be asked to comment in accordance with 36 CFR §800.2(b)(2).
- B. At any time during implementation of the measures outlined in this MOA should an objection to any such measure or its manner of implementation be raised in writing by a member of the public, the City shall take the objection into account and consult, as needed, with the objecting party and the SHPO, as needed, for a period of time not to exceed fifteen (15) calendar days. If the City is unable to resolve the conflict, the City shall forward all documentation relevant to the dispute to the ACHP pursuant to 36 CFR§800.2(b)(2)

IV. AMENDMENTS, NONCOMPLIANCE AND TERMINATION

- A. If any signatory believes that the terms of this MOA cannot be carried out or that an amendment to its terms should be made, that signatory shall immediately consult with the other parties to develop amendments pursuant to 36 CFR §800.6(c)(7). If this MOA is not amended as provided for in this stipulation, any signatory may terminate it with 30 days notice, whereupon the City shall proceed in accordance with 36 CFR §800.6(c)(8).

- B. If either the terms of this MOA or the Undertaking have not been carried out within 5 years of the execution of this agreement, the signatories shall reconsider its terms. If the signatories agree to amend the MOA, they shall proceed in accordance with the amendment process outlined in Stipulation IV.A, above.

Execution and implementation of this MOA evidences that the City has afforded the ACHP a reasonable opportunity to comment on the Undertaking and its effects on historic properties, that the City has taken into account the effects of the Undertaking on historic properties, and the City has satisfied its responsibilities under Section 106 of the NHPA.

SIGNATORIES

City and County of San Francisco, Mayor's Office of Housing

By: _____ Date: _____
Olson Lee, Director

California State Historic Preservation Officer

By: _____ Date: _____
Milford Wayne Donaldson, FAIA

CONCURRING PARTIES:

55 Laguna L.P.

By: _____ Date: _____
Name of Person signing for 55 Laguna

Wood Partners

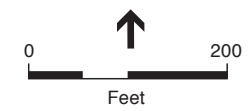
By: _____ Date: _____
Name of Person signing for Wood Partners

Save the Laguna Street Campus.

By: _____ Date: _____
Name of Person signing for Save the Laguna Street Campus



- Project Site
- APE Boundary





- Project Site
- APE Boundary

