



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: January 31, 2013
TO: Historic Preservation Commission
FROM: Shelley Caltagirone, Historic Preservation Planner, (415) 558-6625
REVIEWED BY: Tim Frye, Preservation Coordinator, (415) 575-6822
RE: **February 6, 2013 Review and Comment Hearing**
55 Laguna Street Mixed Use Project Mitigation Documents
Case No. 2004.0773E!CMTR / 2012.0033ACEF

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PROPERTY DESCRIPTION

The 55 Laguna Street Mixed Use Project 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 site consists of five buildings: 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 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 subject property is located within the RM-3 (Residential, Mixed, Medium Density), NC-3 (Moderate-Scale Neighborhood Commercial), and Laguna-Haight-Buchanan-Hermann Streets SUD (Special Use District) Zoning Districts and the 40-X, 50-X, and 85-X Height and Bulk Districts.

BACKGROUND

The 55 Laguna Mixed Use Project was first reviewed under Case No. 2004.0773E!CMTR and received its first entitlements in 2008-09. The property was then leased to the new project sponsors in 2010 and a revised project was submitted to the Planning Department for review in 2011. An amendment to the Final Environmental Impact Report (FEIR) and new entitlements were issued under Case No. Case No. 2012.0033ACEF. The Mitigation Monitoring and Reporting Program (MMRP) established as part of the FEIR in April 2008 was not modified in the amendment. The MMRP document is attached for reference.

As part of the FEIR for the proposed project at 55 Laguna Street, several mitigation measures require review and comment by the San Francisco Landmarks Preservation Advisory Board (LPAB). In January 2009, the Historic Preservation Commission (HPC) was conveyed as per Charter Section 4.135, and has jurisdiction over the duties and responsibilities of the LPAB. The relevant parts of the MMRP established as part of the FEIR are cited below:

Mitigation Measure HR-1 HABS Level Recordation

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

Mitigation Measure HR-3 Preservation Architect

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

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

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

PROJECT DESCRIPTION

The project is an adaptive re-use of the San Francisco Normal School/State Teacher’s College campus, including demolition of Richardson Hall Administration Wing and Middle Hall; rehabilitation of Richardson Hall, Woods Hall, and Woods Hall Annex; construction of six (6) infill buildings; and the introduction of new interior pathways and landscaping, including re-location of the Sacred Palm.

STAFF ANALYSIS

The Department finds that the attached mitigation documents are in compliance with the 55 Laguna Mixed Use Project FEIR and MMRP. Each document was scoped with the Preservation

Architect prior to development and was reviewed in draft form prior to finalization. Moreover, the Project Sponsor has remained in continual contact with the Department regarding the progress of the MMRP as a whole, thereby complying with the monitoring schedule outlined in the mitigation document. The Project Sponsor has completed all mitigation measures required at this stage of the project, including retaining a Preservation Architect, preparing design guidelines for infill construction, and retaining an arborist to prepare a horticultural report for relocation of the Sacred Palm. The last remaining mitigation concerning the interpretive display (Mitigation Measure HR-2) will be designed in consultation with the ERO, Planning staff, and the HPC prior to project completion as described in the MMRP.

Regarding *Mitigation Measure HR-1 HABS Level Recordation*, staff worked with the Preservation Architect to scope a report that meets the high quality of Level II documentation standards while allowing for some accommodation for the limited capacity of the designated repositories. For example, staff did not require photograph negatives or plans reproduced on mylar as the Department cannot affectively store these archival materials. Staff has noted, however, that the plans reproduced in the report should be printed at an 11"x17" size for better legibility and attached as an appendix to the report. Also, please note that the Project Sponsor contacted the National Park Service (NPS) who determined that the report does not need to be filed with the Library of Congress.

Regarding *Mitigation Measure HR-3 Preservation Architect*, staff found that the updated survey results comply with the intent of the mitigation. Please note that the survey format and content was previously approved by the LPAB and the current document only reflects minor changes resulting from revisions to the project approved in 2012.

Regarding *Mitigation Measure HR-4 Mural Identification, Testing, and Preservation Procedures*, staff finds that the procedures document prepared by the Preservation Architect will ensure the protection of the murals and mosaics through the construction phase of the project. Furthermore, the document outlines the next steps required for completion of this mitigation measure with regard to long-term treatment of these resources. The investigative plan presented in this document will result in the information necessary to develop long-term preservation and/or restoration treatments for the murals so that they may contribute to the interpretation of the site's history. As noted in the mitigation measure, the ERO will ultimately decide on the equitability and feasibility of the long-term preservation and/or restoration plan developed by the Project Sponsor. To aid in this planning process the Project Sponsor will obtain cost estimates from the Conservator and Preservation Architect for full and partial restoration options for the resources. The Planning Department and the HPC will comment on the long-term preservation plan once it has been developed.

For these reasons, staff recommends endorsement of the attached mitigation documents.

REQUESTED ACTION

The Department is requesting that the Historic Preservation Commission comment on the adequacy and content of the three mitigation documents: (1) Historic American Building Survey (HABS) report; (2) Mural Identification, Testing, and Preservation Procedures memo; and, (3) an updated Existing Window and Door survey. These mitigation documents are submitted for review by the Historic Preservation Commission in accordance with the Mitigation Monitoring and Reporting Program established as part of the Final Environmental Impact Report for the proposed project at 55 Laguna Street, which was certified in April 2008.

ATTACHMENTS

- Draft Resolution
- Exhibits, including Parcel Map, 1998 Sanborn Fire Insurance Map, and Aerial Photograph
- Mitigation Monitoring and Reporting Program
- Historic American Building Survey (HABS) report (disc)
- Mural Identification, Testing, and Preservation Procedures memorandum
- Existing Window and Door Survey



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Resolution

HEARING DATE: February 6, 2013

Date: January 31, 2013
Case No.: 2004.0773E!CMTR / 2012.0033ACEF
Project Address: 55 Laguna Street
Zoning: RM-3 (Residential, Mixed, Medium Density), NC-3 (Moderate-Scale Neighborhood Commercial), and Laguna-Haight-Buchanan-Hermann Streets SUD (Special Use District)) Zoning Districts 40-X, 50-X, and 85-X Height and Bulk Districts
Block/Lot: 0857 / 001 and 001a; 0870 / 001, 002, and 003
Project Sponsor: Elisa Skaggs, Page & Turnbull, Inc.
Staff Contact: Shelley Caltagirone – (415) 558-6625
Shelley.caltagirone@sfgov.org
Reviewed By: Tim Frye, Preservation Coordinator
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ADOPTING FINDINGS RELATED TO MITIGATION MEASURES HR-1 HABS LEVEL RECORDATION, HR-3 PRESERVATION ARCHITECT, AND HR-4 MURAL IDENTIFICATION, TESTING, AND PRESERVATION PROCEDURES OF THE FINAL ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED ADAPTIVE RE-USE PROJECT AT 55 LAGUNA STREET (LOTS 001 AND 001A IN ASSESSOR'S BLOCK 0857 AND LOTS 001-003 IN ASSESSOR'S BLOCK 0870), LOCATED WITHIN RM-3 (RESIDENTIAL, MIXED, MEDIUM DENSITY), NC-3 (MODERATE-SCALE NEIGHBORHOOD COMMERCIAL), AND LAGUNA-HAIGHT-BUCHANAN-HERMANN STREETS SUD (SPECIAL USE DISTRICT) ZONING DISTRICTS AND A 40-X, 50-X, AND 85-X HEIGHT AND BULK DISTRICTS.

PREAMBLE

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

3. On April 15, 2008, the Board of Supervisors took action to approve the project, and in so doing adopted the Planning Commission's CEQA approval findings as its own, adopted the MMRP, and adopted additional findings under the California Environmental Quality Act, which can be found on file with the Clerk of the Board of Supervisors in Files Nos. 071001, 071002, and 080319.
4. As part of the FEIR for the proposed project at 55 Laguna Street, several mitigation measures require review and comment by the San Francisco Landmarks Preservation Advisory Board (LPAB). In January 2009, the Historic Preservation Commission (HPC) was conveyed as per Charter Section 4.135, and has jurisdiction over the duties and responsibilities of the LPAB. The relevant parts of the MMRP that established as part of the FEIR are cited below:
 - ***Mitigation Measure HR-1 HABS Level Recordation***
...[T]he project sponsor shall document the context of the National Register-nominated San Francisco State Teacher's College site, inclusive of the buildings, structures, landscape features, spatial relationships within the site, campus within its urban setting, and interiors, according to HABS Level II documentation standards.
 - ***Mitigation Measure HR-3 Preservation Architect***
As part of project design development, the sponsor shall retain a qualified preservation architect to ... conduct historic window and door survey of the site prior to approval of construction drawings ... plan and oversee mural preservation...
 - ***Mitigation Measure HR-4 Mural Identification, Testing, and Preservation Procedures***
... [T]he project sponsor, through their Preservation Architect shall design a plan to address protection of significant interior finishes, including murals, during construction. A conditions assessment and protection plan shall be prepared by a qualified architectural finishes conservator and submitted with the project proposal to ensure the safety of the contributing elements of the historic resource during the construction phase. Prior to any renovation efforts, the Preservation Architect shall prepare a plan to identify, retain, and preserve all WPA-era murals and/or mosaics at the project site, including Reuben Kadish's mural "A Dissertation on Alchemy" located in Woods Hall Annex, the "Angel" mural in Richardson Hall (by artist Bebe Daum), and others which may potentially exist beneath paint and/or plaster, such as a possible interior mural by John Emmett Gerrity or an exterior mosaic by Maxine Albro (both near the northwest entrance to Woods Hall.) Prior to any renovation efforts, the architectural finishes conservator retained for the project shall, as part of the plan, test and remove wall coatings to investigate the location and condition of any covered WPA-era murals and/or mosaics. If any such resources are located, including contributing decorative and sculptural elements, they shall also remain in place and be restored, through the auspices of sponsor partnership with the University of California, private and public art endowments, as the San Francisco Environmental Review Officer (ERO) determines reasonably equitable and feasible.
5. On February 6, 2013, the Department presented the proposed mitigation materials to the Historic Preservation Commission for review and comment. The Commission's comments on the adequacy and content of the mitigation documents would be forwarded to the Environmental Review Officer

for confirmation of compliance with the Mitigation Monitoring and Reporting Program (MMRP) established as part of the 55 Laguna Mixed Use Project Final Environmental Impact Report.

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

- *Mitigation Measure HR-1 HABS Level Recordation*
 -
- *Mitigation Measure HR-3 Preservation Architect*
 -
- *Mitigation Measure HR-4 Mural Identification, Testing, and Preservation Procedures*
 -

BE IT FURTHER RESOLVED that the Historic Preservation Commission hereby directs its Recording Secretary to transmit this Resolution, and other pertinent materials in the Case File Nos. 2004.0773E!CMTR and 2012.0033ACEF to the Environmental Review Officer (ERO).

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

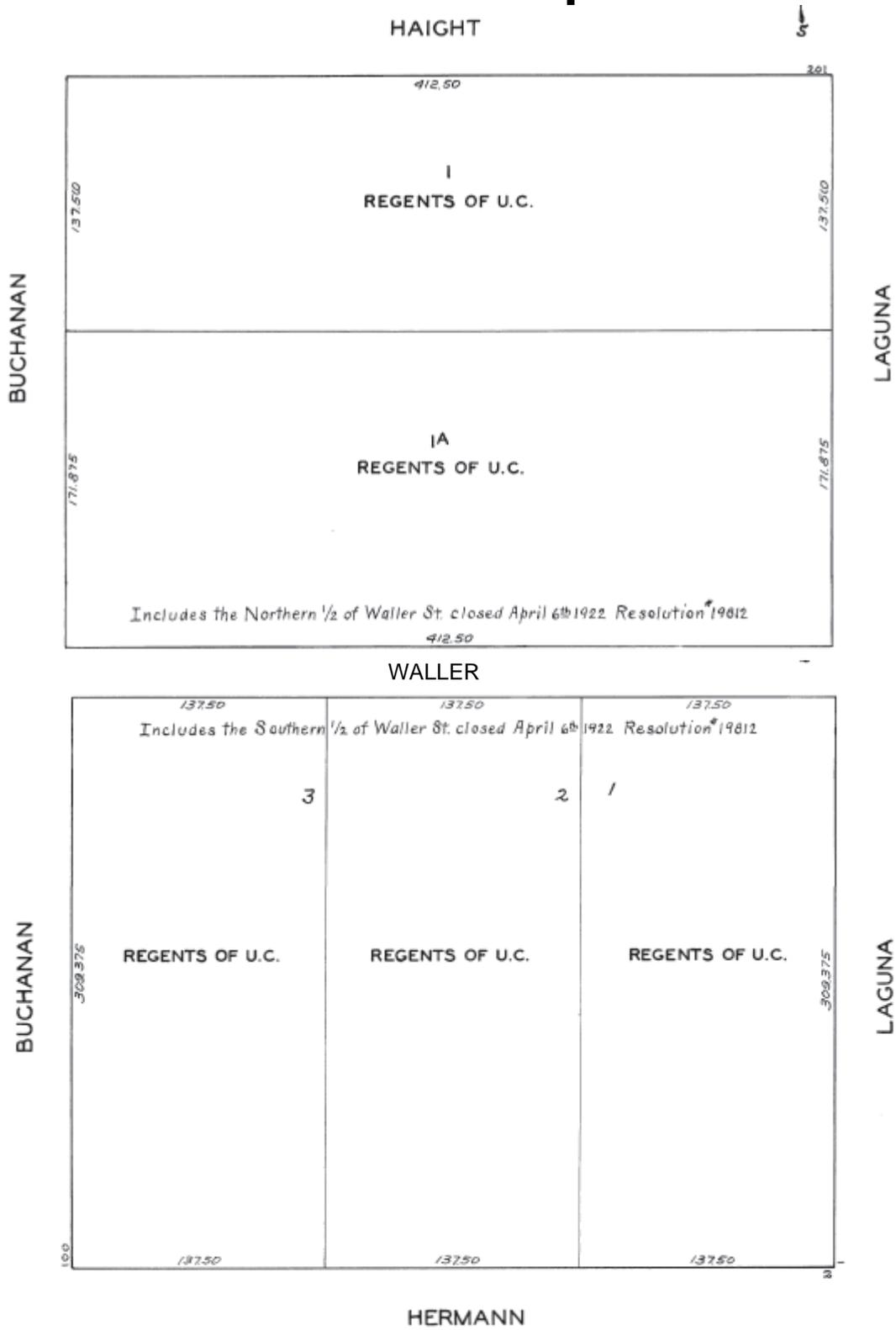
Jonas P. Ionin
Acting Commission Secretary

PRESENT:

ABSENT:

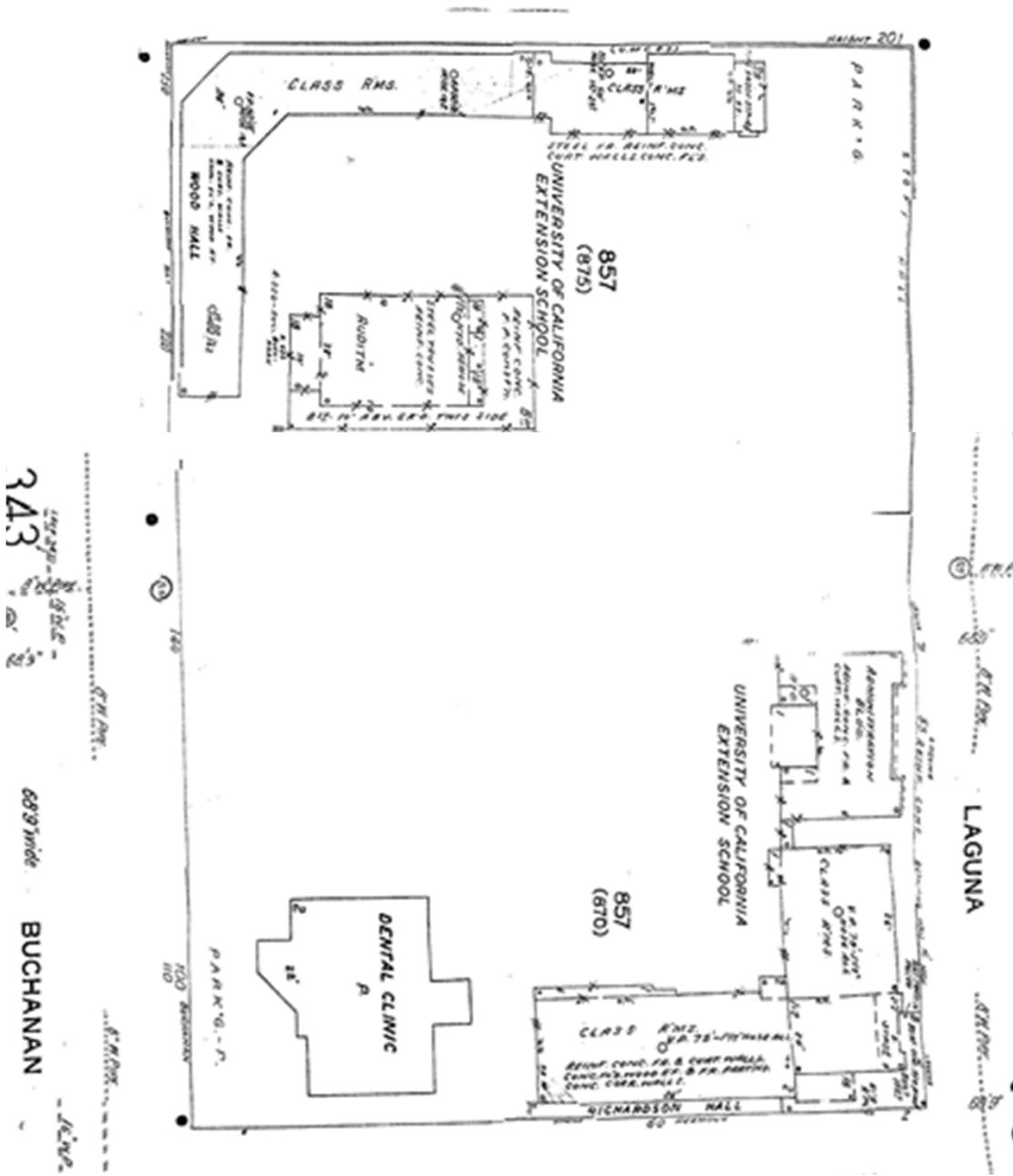
ADOPTED: February 6, 2013

Parcel Map



MMRP Hearing
 Case Nos. 2004.0773E!CMTR/ 2012.0033ACEF
 55 Laguna Street

Sanborn Map*

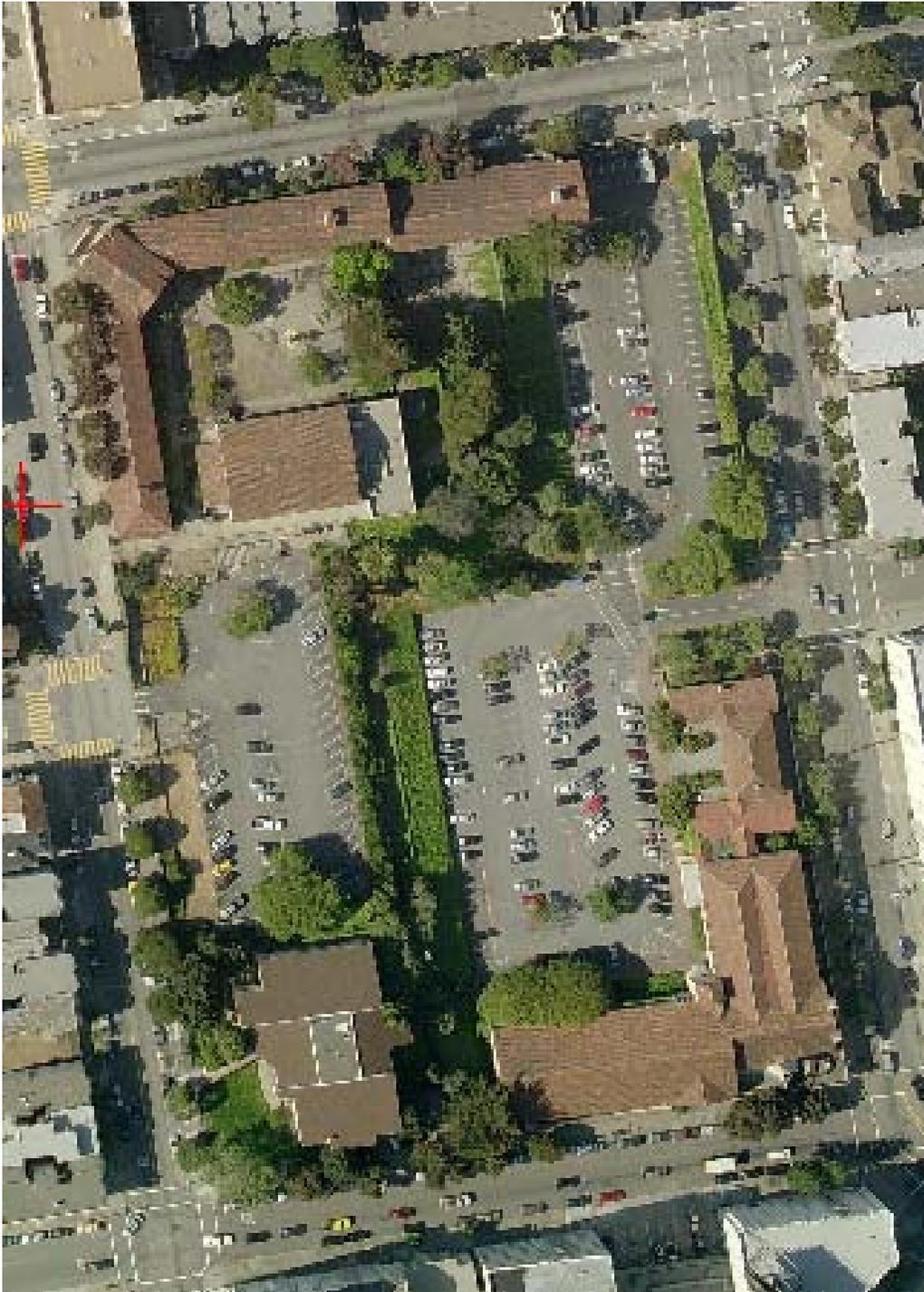


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



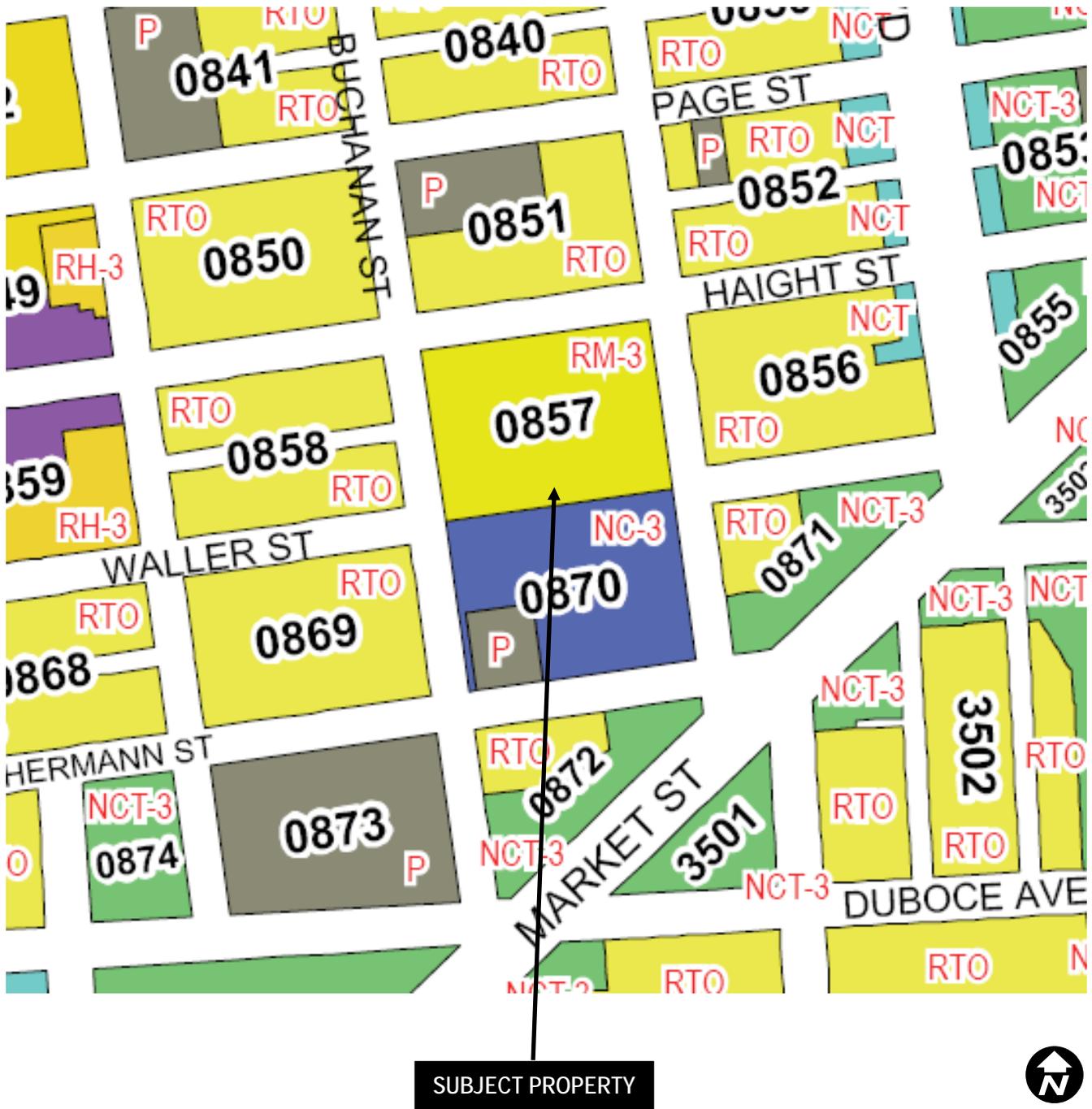
MMRP Hearing
 Case Nos. 2004.0773E!CMTR/ 2012.0033ACEF
 55 Laguna Street

Aerial Photo



MMRP Hearing
Case Nos. 2004.0773E!CMTR/ 2012.0033ACEF
55 Laguna Street

Zoning Map



MMRP Hearing
Case Nos. 2004.0773E!CMTR/ 2012.0033ACEF
55 Laguna Street

**EXHIBIT D: MITIGATION MONITORING AND REPORTING PROGRAM
(Including the Text of the Adopted Mitigation Measures)**

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM				
	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
HISTORIC RESOURCES					
Mitigation Measure HR-1 HABS Level Recordation (FEIR p. IV-1)					
<p>A common strategy for the mitigation of historical resources that would be lost as part of the proposed project is through documentation and recordation of the resource(s) prior to their demolition using historic narrative, photographs and/or architectural drawings. While not required for state or local resources, such efforts often comply with the federal standards provided by the National Park Service’s Historic American Building Survey (HABS). The project sponsor shall coordinate with the National Park Service (NPS) to determine if the project should be an official Historic American Building Survey (HABS) submittal. The project sponsor shall document the context of the National Register-nominated San Francisco State Teacher’s College site, inclusive of the buildings, structures, landscape features, spatial relationships within the site, campus within its urban setting, and interiors, according to HABS Level II documentation standards. According to HABS Standards, Level II documentation consists of the following tasks:</p> <ul style="list-style-type: none"> <i>Drawings:</i> Existing drawings, where available, should be photographed with large format negatives or photographically reproduced on mylar. Many copies of drawings of the project site buildings are known to exist, as they were cited in the Page & Turnbull report. <i>Photographs:</i> Black and white photographs with large-format negatives should be shot of exterior and interior views of the campus, including, but 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. <p>Many historic photos of the site are known to exist, as they were cited in the Page & Turnbull report. Photographs of existing WPA-era murals can be taken, where possible, at this juncture.</p> <ul style="list-style-type: none"> <i>Written data:</i> A report should be prepared that documents the existing conditions of the Administration Wing of 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 	Project Sponsor	Prior to Approval on any Demolition Permits	<p>A qualified historic preservation consultant shall prepare a scope of work for the HABS level recordation</p> <p>Per guidance, HABS level recordation and documentation is carried out; these products shall be submitted to the ERO for review. Also submit it to the NPS if requested by the NPS</p> <p>Any revisions are completed, and final shall be submitted to ERO, NPS as required, and distributed</p>	<p>Planning Department’s Preservation Technical Specialist, at minimum, shall review scope of work, and reply with any comment or guidance.</p> <p>ERO, Planning Department’s Preservation Technical Specialist, and LPAB review and comment on the consultant’s documentation report</p>	<p>Development of scope of work prior to commencing recordation</p> <p>Project sponsor’s preservation architect to report on progress bi-monthly to the City</p>

MONITORING AND REPORTING PROGRAM					
Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
HISTORIC RESOURCES (continued)					
Mitigation Measure HR-1 HABS Level Recordation (cont.)					
and the site of San Francisco State University. Much of the historical and descriptive data used in preparation of the Page & Turnbull report can be reused for this task. WPA-era associations including information about the WPA-era murals can be collected at this juncture.					
Documentation of the former UC Extension site shall be submitted to the following repositories:	Project Sponsor		The qualified historic preservation consultant shall distribute the photographs and documentation for archival records and reference		Considered complete upon agency receipt and distribution
<ul style="list-style-type: none"> • Documentation report and one set of photographs and negatives shall be submitted to the History Room of the San Francisco Public Library. • Documentation report should be submitted to the Northwest Information Center of the California Historical Resources Information Resources System. • Documentation report, one set of photographs, original drawings, and rehabilitation drawings should be sent to the Environmental Design Archives in the College of Environmental Design, University of California, Berkeley. • Documentation report and xerographic copies of the photographs should be submitted to the San Francisco Planning Department for review prior to issuance of any permit that may be required by the City and County of San Francisco for demolition of Middle Hall or the Administration Wing of Richardson Hall. • Documentation report and xerographic copies of the photographs should be submitted to the San Francisco Landmarks Preservation Advisory Board. • If requested by the NPS, the documentation report and photographs shall be submitted to the Library of Congress. 					
Mitigation Measure HR-2 Interpretive Display (FEIR p. IV-2)					
An additional form of mitigation shall include the installation of permanent interpretative display at the former UC Laguna Extension campus to describe to the general public the long and significant history of the site as an early California normal school and as the original site of 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 should 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 buildings, and should consider naming new private streets for aspects of the	Project Sponsor	Prior to project completion	The project sponsor's historic preservation consultant shall prepare a scope of work for an interpretive display's content and design	Planning Department's Preservation Technical Specialist, at minimum, shall review scope of work, and reply with any comment or guidance.	Project sponsor's preservation architect to report on progress bi-monthly to the City

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM				
	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
HISTORIC RESOURCES (continued)					
<i>Mitigation Measure HR-2 Interpretive Display (cont.)</i>					
<p>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 and plans, and descriptive text. Historic photos, plans, and text developed from the HABS-level recordation could be used for this interpretive display.</p>			<p>Per guidance, final display content and design is developed</p> <p>Any revisions are completed, and final interpretive display is developed</p> <p>Interpretive display is installed</p>	<p>ERO, Planning Department's Preservation Technical Specialist, and LPAB for review and comment on the consultant's proposed interpretive display design</p>	<p>Installation plans are reviewed and approved by Department of Building Inspection</p> <p>Considered complete upon installation at the project site</p>
<i>Mitigation Measure HR-3 Preservation Architect (FEIR p. IV-3)</i>					
<p>As part of project design development, the sponsor shall retain a qualified preservation architect to 1) assist with ensuring the compatibility of the new structures with the NR historic district and the retained individual historic resource buildings in terms of their location, scale, massing, fenestration pattern, details, and materials, so as not to detract from the character of the NR historic district or the setting of the retained individual historic resource buildings, 2) conduct historic window and door survey of the site prior to approval of construction drawings, 3) manage treatment of the retained historic resource buildings, 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 bi-monthly to the City, as Lead Agency, and State Office of Historic Preservation and National Park Service (NPS), as requested, and pursuant to Section 106, as necessary, during the period from project approval to end of construction.</p>	<p>Project sponsor</p> <p>Preservation architect</p>	<p>Prior to proceeding with Certificate of Appropriateness; Prior to Approval on any Demolition Permits; Prior to design development for new construction</p> <p>Prior to development of design guidelines</p>	<p>Retain a preservation architect meeting NPS professional qualifications standards</p> <p>Design guidelines to be scoped with Planning Department's Preservation Coordinator and Technical Specialist</p>	<p>Coordinate project design team response to LPAB memo dated 12/10/07 concerning the appropriateness of the proposed site infill, reports to Planning Department's Preservation Technical Specialist</p> <p>Sponsor</p>	<p>Project sponsor's preservation architect to report on implementation bi-monthly to the City, and State Office of Historic Preservation and NPS as requested, during the period from project approval to end of construction</p>

MONITORING AND REPORTING PROGRAM					
Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
	Sponsor and design team	Prior to design development for new construction and/or pursuit of Certificate of Appropriateness	Develop design guidelines for infill appropriate to the site, per scope approved by City	Preservation architect	Prior to proceeding with Certificate of Appropriateness
	Preservation architect		Project sponsor's preservation architect to assist design team with infill design strategies per Sec. Interior's Stds, to ensure design compatibility with historic resources, responding to scope developed with City	Preservation Technical Specialist and LPAB to review and comment on draft guidelines LPAB to agree by consensus on developed guidelines	Design Guidelines completed Prior to consideration of Certificate of Appropriateness
	Preservation architect	During design development	Historic window and door survey of the site	Preservation Technical Specialist and LPAB to review and comment on survey results, evaluate architects' design, concur with appropriateness of new construction	City evaluates reuse and rehabilitation of historic doors and windows as part of review of project design Complete w/ Preservation concurrence on new design
		Prior to approval of construction drawings; Prior to Approval of any Demolition permits	Project design review		Reporting throughout construction

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM				
	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
HISTORIC RESOURCES (continued)					
<i>Mitigation Measure HR-4. Mural Identification, Testing, and Preservation Procedures (FEIR p. IV-3)</i>					
<p>Prior to any renovation efforts, the project sponsor, through their Preservation Architect shall design a plan to address protection of significant interior finishes, including murals, during construction. A conditions assessment and protection plan shall be prepared by a qualified architectural finishes conservator and submitted with the project proposal to ensure the safety of the contributing elements of the historic resource during the construction phase. Prior to any renovation efforts, the Preservation Architect shall prepare a plan to identify, retain, and preserve all WPA-era murals and/or mosaics at the project site, including Reuben Kadish’s mural “A Dissertation on Alchemy” located in Woods Hall Annex, the “Angel” mural in Richardson Hall (by artist Bebe Daum), and others which may potentially exist beneath paint and/or plaster, such as a possible interior mural by John Emmett Gerrity or an exterior mosaic by Maxine Albro (both near the northwest entrance to Woods Hall.) Prior to any renovation efforts, the architectural finishes conservator retained for the project shall, as part of the plan, test and remove wall coatings to investigate the location and condition of any covered WPA-era murals and/or mosaics. If any such resources are located, including contributing decorative and sculptural elements, they shall also remain in place and be restored, through the auspices of sponsor partnership with the University of California, private and public art endowments, as the San Francisco Environmental Review Officer determines reasonably equitable and feasible.</p>	Project sponsor	<p>Prior to Approval on any Demolition Permits</p> <p>Prior to any renovation efforts in Woods Hall, Woods Hall Annex, or Richardson Hall</p>	<p>Project sponsor’s preservation architect to prepare a mural/mosaic identification, testing, and preservation plan</p> <p>Any revisions are completed, and final plan is begun in phases as required.</p> <p>Protection of murals and contributing interior features during construction</p>	<p>Planning Department’s Preservation Technical Specialist and LPAB to review and comment on the mural/mosaic plan</p>	<p>Plan submittal prior to final entitlements</p> <p>Project sponsor’s preservation architect to report on restoration progress bi-monthly to the City</p> <p>Considered complete when all extant WPA-era murals and/or mosaics have been identified and restored.</p>
<i>Mitigation Measure HR-5. Arborist (FEIR p. IV-5)</i>					
<p>The project sponsor shall retain a qualified arborist to ensure the successful re-location of 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.</p>	Project sponsor	<p>Prior to approval of construction documents</p>	<p>Project sponsor’s arborist to prepare a horticultural report to guide successful relocation and health of the “Sacred Palm”</p> <p>Any revisions are completed</p>	<p>Arborist to provide Environmental Review Officer (ERO) with report for review and comment</p>	<p>Project sponsor’s preservation architect to report on progress bi-monthly to the City</p> <p>City evaluates tree accommodation in sponsor’s design submittals</p>

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM				
	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
HISTORIC RESOURCES (continued)					
<i>Mitigation Measure HR-5. Arborist (cont.)</i>					
					Considered complete when "Sacred Palm" has been successfully relocated and determined to be healthy by arborist
MITIGATION MEASURES FROM INITIAL STUDY					
<i>Mitigation Measure 1-Construction Air Quality (FEIR p. IV-3a)</i>					
<p>To reduce particulate emissions, the project sponsor shall require the contractor(s) to spray the project site with water during demolition, excavation and construction activities; sprinkle unpaved exterior construction areas with water or apply non-toxic soil binders at least twice per day, or as necessary; cover stockpiles of soil, sand, and other material; hydroseed or apply non-toxic soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more); cover trucks hauling debris, soil, sand or other such material; install sandbags or other erosion control measures to prevent silt runoff to public roadways; replant vegetation in disturbed areas as quickly as possible; and sweep surrounding streets during demolition excavation and construction at least once per day. Ordinance 175-91, passed by the Board of Supervisors on May 6, 1991, requires that non-potable water be used for dust control activities. Therefore, the project sponsor would require that the contractor(s) obtain reclaimed water from the Clean Water Program for this purpose. All paved access roads, parking area, and any paved areas used for staging shall be swept daily.</p> <p>The project sponsor shall require the project contractor(s) to maintain and operate construction equipment so as to minimize exhaust emissions of particulates and other pollutants, by such means as prohibiting idling motors when equipment is not in use or when trucks are waiting in queues, and implementing specific maintenance programs to reduce emissions for equipment that would be in frequent use for much of the construction period.</p>	Project sponsor's construction contractor	During demolition and construction	Require that contractor control dust at the project site	Contractor to provide Environmental Review Officer (ERO) with monitoring report following soil-disturbing construction period and final monitoring report at conclusion of project construction	Considered complete upon receipt of final monitoring report at completion of construction

MONITORING AND REPORTING PROGRAM					
Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
MITIGATION MEASURES FROM INITIAL STUDY (continued)					
<i>Mitigation Measure 2-Avian Surveys (FEIR p. IV-3a)</i>					
<p>The project sponsor shall complete all demolition activities, including ground clearing, grading, and removal of trees or shrubs, during the non-breeding season (August 1 through January 31). If this is determined to be infeasible, a qualified wildlife biologist shall conduct preconstruction/demolition surveys of all potential special-status bird nesting habitat in the vicinity of the buildings to be demolished no more than two weeks in advance of any demolition activities that would commence during the breeding season (February 1 through July 31). Depending on the survey findings, the following actions shall be taken to avoid potential adverse effects on nesting raptors and other nesting birds:</p> <ol style="list-style-type: none"> 1. If active nests of special-status birds are found during the surveys, a no-disturbance buffer zone shall be created around active nests until a qualified biologist determines that all young have fledged. The size of the buffer zones and types of construction activities restricted within them shall be determined through coordination with the California Department of Fish and Game (CDFG), taking into account factors such as the following: <ol style="list-style-type: none"> a. Noise and human disturbance levels at the project site and the nesting site at the time of the survey and the noise and disturbance expected during the construction activity; b. Distance and the amount of vegetation or other screening between the project site and the nest; c. Sensitivity of individual nesting species and behaviors of the nesting birds. 2. If preconstruction/demolition surveys indicate that no nests of special-status birds are present or that nests are inactive or potential habitat is unoccupied, no further mitigation is required. 3. Preconstruction/demolition surveys are not required during the non-breeding season (August 1 through January 31) for demolition activities including ground clearing, grading, and removal of trees or shrubs. 4. Furthermore, demolition and/or construction activities commencing during the non-breeding season and continuing into the breeding season do not require surveys (as it is assumed that any breeding birds taking up nests would be acclimated to project-related activities already under way). However, if trees and shrubs are to be removed during the breeding season, the trees and shrubs shall be surveyed for nests prior to their removal, according to the survey and protective action guidelines 1a through 1c, above. 	Project sponsor	August 1 through January 31	If demolition occurs outside of this period, require that sponsor hire a qualified wildlife biologist to complete avian surveys	Sponsor to provide Environmental Review Officer (ERO) with avian survey prior to demolition	Considered complete upon receipt of avian survey report

MONITORING AND REPORTING PROGRAM					
Adopted Mitigation Measures	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
MITIGATION MEASURES FROM INITIAL STUDY (continued)					
<i>Mitigation Measure 2-Avian Surveys (cont.)</i>					
5. Nests initiated during demolition or construction activities are presumed to be unaffected by the activity, and a buffer is not necessary.					
6. Destruction of active nests of special-status birds and overt interference with nesting activities of special-status birds shall be prohibited.					
7. Trees and shrubs that have been determined to be unoccupied by nesting special-status birds may be removed as long as they are located outside of any buffer zones established for active areas.					
<i>Mitigation Measure 3 – Hazards (FEIR p. IV-4)</i>					
The project sponsor shall prepare and implement a Soil Management Plan (SMP) and a Health and Safety Plan (HSP), both of which are described below.	Project sponsor	Prior to issuance of grading or demolition permit and prior to soil-disturbing activity.	Project sponsor to retain a qualified and registered environmental assessor to conduct a SMP and HSP, and submit the report(s) to Department of Public Health (DPH), with copy to Department of Building Inspection (DBI) and Planning Department’s ERO.	DPH to review SMP and HSP and advise DBI and ERO if additional testing is required.	Considered complete when all hazardous materials have been removed from existing buildings, and soil handling activities have been completed, and upon receipt by the San Francisco Planning Department and DPH of a report stating that the mitigation measures described in the reports have been implemented.
1. Potential hazards to construction workers and the general public during demolition and construction shall be mitigated by the preparation and implementation of a site-specific soil management plan. Specific information to be provided in the plan would include soil-handling procedures that segregate Class I from Class II or III fill material and isolate fill material from the underlying native soil. The plan would also include procedures for on-site observation and stockpiling of excavated soils during construction, soil sampling for focused waste classification purposes, and legal disposal at an appropriate disposal facility. In the event that the soil were characterized as a hazardous waste according to State or Federal criteria, the soil shall be disposed of at a Class I disposal facility. Soil classified as a non-hazardous waste could be disposed of at a Class II or III disposal facility in accordance with applicable waste disposal regulations.					
2. Potential hazards to construction workers and the general public during demolition and construction shall be mitigated by the preparation and implementation of a site-specific health and safety plan. The health and safety plan shall meet the requirements of federal, state and local environmental and worker safety laws. Specific information to be provided in the plan includes identification of contaminants, potential hazards, material handling procedures, dust suppression methods, personal protection clothing and devices, controlled access to the site, health and safety training requirements, monitoring equipment to be used during construction to verify health and safety of the workers and the public, measures to protect public health and safety, and emergency response procedures.					

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM				
	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
MITIGATION MEASURES FROM INITIAL STUDY (continued)					
Mitigation Measure 4 – Archaeology (FEIR p. IV-5)					
<p>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. The project sponsor shall retain the services of a qualified archeological consultant having expertise in California prehistoric and urban historical archeology. The archeological consultant shall undertake an archeological testing program as specified herein. In addition, the consultant shall be available to conduct an archeological monitoring and/or data recovery program if required pursuant to this measure. The archeological consultant's work shall be conducted in accordance with, a) the project archaeological research design and treatment plan (Archeo-Tec, Final Archaeological Research Design and Treatment Plan for the Laguna Hill Project, San Francisco, California, July 2005 at the direction of the Environmental Review Officer (ERO), and b) in instances of any inconsistency between the requirements of the project archaeological research design and treatment plan and of this archaeological mitigation measure, the requirement of the latter shall prevail. All plans and reports prepared by the consultant 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. 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 Sections 15064.5 (a) and (c).</p>	Project Sponsor/Archeological consultant, at the direction of the ERO	Prior to any soil-disturbing activities.	See individual components below.	See individual components below.	See individual components below.
<p>Archeological Testing Program</p> <p>The archeological consultant shall prepare and submit to the ERO for review and approval an archeological testing plan (ATP). 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</p>	Project sponsor and archeological consultant.	Prior to any soil-disturbing activities.	Archaeologist to conduct testing program and submit report to ERO.	ERO to review report and determine presence or absence of significant archaeological resource(s).	Prior to any soil-disturbing activities. Considered complete upon ERO determination

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM				
	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
MITIGATION MEASURES FROM INITIAL STUDY (continued)					
<i>Mitigation Measure 4 – Archaeology(cont.)</i>					
whether any archeological resource encountered on the site constitutes an historical resource under CEQA.					whether project must be re-designed so as to avoid adverse effect or whether a data recovery program shall be initiated.
At the completion of the archeological testing program, the archeological consultant shall submit a written report of the findings to the ERO. 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:					
a. The proposed project shall be re-designed so as to avoid any adverse effect on the significant archeological resource; or					
b. A data recovery program shall be implemented, unless the ERO determines that the archaeological resources is of greater interpretive than research significance and that interpretive use of the resource is feasible.					
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:	ERO and archeological consultant.	Prior to any soil-disturbing activities.	Determination as to whether archaeological monitoring program is required.	ERO, project sponsor, and archaeological consultant	Prior to any soil-disturbing activities.
<ul style="list-style-type: none"> 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, 					Considered complete upon determination of scope of monitoring program.

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM				
	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule

MITIGATION MEASURES FROM INITIAL STUDY (continued)

Mitigation Measure 4 – Archaeology (cont.)

such as demolition, foundation removal, excavation, grading, utilities installation, foundation work, driving of piles (foundation, shoring, etc.), site remediation, etc., shall require archeological monitoring because of the risk these activities pose to potential archeological resources and to their depositional context;

- The archeological consultant shall advise all project contractors to be on the alert for evidence of the presence of the expected resource(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;
- 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;
- The archeological monitor shall record and be authorized to collect soil samples and artifactual/ecofactual material as warranted for analysis;
- 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 significance of the encountered archeological deposit, and present the findings of this assessment to the ERO.

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.

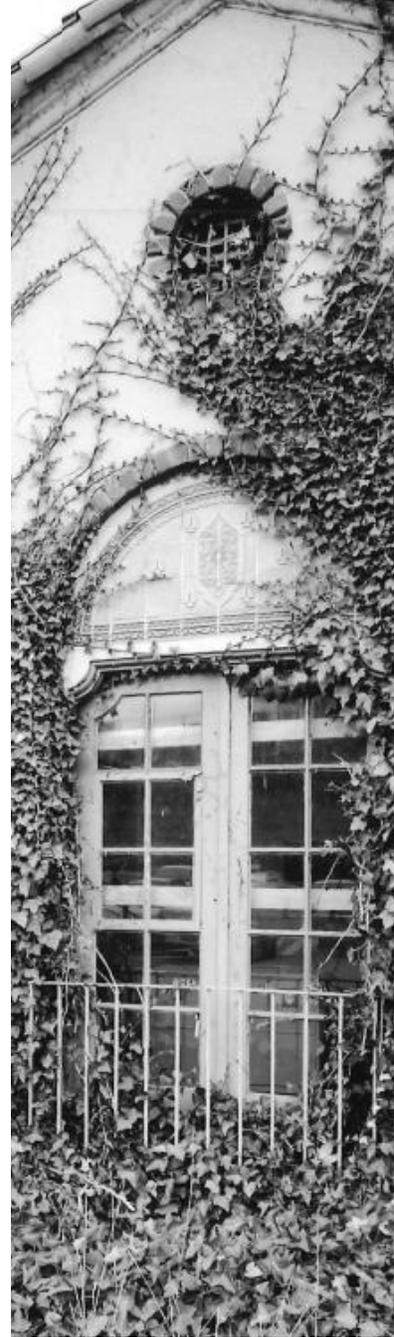
Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM				
	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
MITIGATION MEASURES FROM INITIAL STUDY (continued)					
Mitigation Measure 4 – Archaeology (cont.)					
Archeological Data Recovery Program					
<p>The archeological data recovery program shall be conducted in accord with an archeological data recovery plan (ADRP). The archeological consultant, project sponsor, and ERO shall meet and consult on the scope of the ADRP prior to preparation of a draft ADRP. The archeological consultant shall submit a draft ADRP to the ERO.</p> <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> 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. 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. <p>The scope of the ADRP shall include the following elements:</p> <ul style="list-style-type: none"> <i>Field Methods and Procedures.</i> Descriptions of proposed field strategies, procedures, and operations. <i>Cataloguing and Laboratory Analysis.</i> Description of selected cataloguing system and artifact analysis procedures. <i>Discard and Deaccession Policy.</i> Description of and rationale for field and post-field discard and deaccession policies. <i>Interpretive Program.</i> Consideration of an on-site/off-site public interpretive program during the course of the archeological data recovery program. <i>Security Measures.</i> Recommended security measures to protect the archeological resource from vandalism, looting, and non-intentionally damaging activities. <i>Final Report.</i> Description of proposed report format and distribution of results. 	<p>Project sponsor and archaeological consultant, in consultation with ERO.</p>	<p>Upon discovery of significant archaeological resources.</p>	<p>Appropriate treatment of significant archaeological resources discovered, consistent with Archaeological Data Recovery Plan for Westbrook Plaza Project.</p>	<p>Data recovery program to be described in Final Archaeological Resources Report (see below).</p>	<p>Considered complete upon ERO approval of Draft FARR (see below).</p>

Adopted Mitigation Measures	MONITORING AND REPORTING PROGRAM				
	Responsibility for Implementation	Mitigation Schedule	Mitigation Action	Monitoring/Reporting Responsibility	Monitoring Schedule
MITIGATION MEASURES FROM INITIAL STUDY (continued)					
Mitigation Measure 4 – Archaeology (cont.)					
<ul style="list-style-type: none"> <i>Curation.</i> 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. 					
Human Remains and Associated or Unassociated Funerary Objects					
<p>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. 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). 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)). 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.</p>	Project sponsor and archaeological consultant.	During archaeological field program.	Appropriate treatment of human remains.	Archaeological monitor to notify coroner and, if appropriate, NAHC, and shall provide written report of such notification to ERO.	Considered complete upon receipt by ERO of any notification, if applicable.
Final Archeological Resources Report					
<p>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.</p>	Project sponsor and archaeological consultant.	Following completion of any archeological field program.	Submittal of Draft FARR.	ERO to review Draft FARR.	Considered complete upon ERO approval of Draft FARR.
<p>Once approved by the ERO, copies of the FARR shall be distributed as follows: California Archaeological 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 Major Environmental Analysis division of the Planning Department shall receive three copies 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. 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.</p>	Project sponsor	Upon ERO approval of Draft FARR.	Distribution of FARR	Project sponsor to provide ERO with copies of transmittals of FARR distribution.	Considered complete upon receipt by ERO of evidence of distribution.

SAN FRANCISCO STATE TEACHER'S COLLEGE
HABS-STYLE DOCUMENTATION FOR CEQA MITIGATION

55 LAGUNA
SAN FRANCISCO, CALIFORNIA
[10236 AND 11235]

Prepared for
CITY OF SAN FRANCISCO
PLANNING DEPARTMENT



PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

14 DECEMBER 2012

FINAL

**SAN FRANCISCO STATE TEACHER'S COLLEGE
55 LAGUNA STREET, SAN FRANCISCO, CALIFORNIA**

PROJECT INFORMATION:

The Historic American Buildings Survey (HABS) was the nation's first federal preservation program, begun in 1933 to document America's architectural heritage. The HABS program is a division of the National Park Service (NPS). In addition to providing a public archive of the nation's architectural heritage, the HABS program is also responsible for establishing national standards for recording historic architecture. As a collection, HABS represents "a complete resume of the builder's art," ranging "from the smallest utilitarian structures to the largest and most monumental."

HABS documentation combines measured or existing drawings, written historical reports, and large-format black-and-white photography to produce a comprehensive, interdisciplinary record of a historic building, site, structures, or object. HABS documentation can range in scope depending upon the level of significance and complexity of the resource, with Level I being the most detailed documentation and Level IV being the most abbreviated.¹

This HABS report is a required mitigation for the demolition and redevelopment of portions of the historic San Francisco State Teacher's College campus (most recently known as the U.C. Berkeley Laguna Extension Campus and formerly known as the San Francisco State Normal School). These areas include:

- Middle Hall (originally the Gymnasium)
- Administration Wing of Richardson Hall (originally Kindergarten training)
- Portions of the Laguna Street retaining wall
- Landscaped or minimally-developed open areas of the campus.

This report has been prepared to HABS Level II standards, which includes the reproduction of select existing drawings, large-format exterior and interior photographs, and a written history, all in an archivally stable format.²

The report makes use of various existing drawings, including:

- Gymnasium, San Francisco State Teachers College, 1923 (State Architect, Division of Architecture)
- Boiler Plant, San Francisco State Teachers College, 1925 (State Architect, Division of Architecture)
- Kindergarten, San Francisco State Teachers College, 1925 (State Architect, Division of Architecture)
- Survey of the University of California Extension Campus, 1957 (Wm. J. Wright, Surveyor)
- University of California Extension Center, Parking and Utilities, 1957 (Ward Thomas, Architect)
- University of California Extension Center, Burk Hall & Administration First Floor Plan & Exterior Elevations & Details, 1957 (Ward Thomas, Architect)
- University of California Extension Center, Administration Building Details & Door Openings, 1957 (Ward Thomas, Architect)

¹ National Park Service, "Heritage Documentation Programs," at <http://www.cr.nps.gov/hdp> (accessed 5 April 2011).

² National Park Service, *HABS/HAER Standards* (1990), at <http://www.nps.gov/history/hdp/standards/standards.pdf> (accessed 5 April 2011).

- University of California Extension Center, Administration Building Furniture Plan, 1957 (Ward Thomas, Architect) Richardson Hall As Built Plans and Existing Elevations, 2012 (Van Meter Williams Pollack)
- Woods Hall, As Built Plans and Existing Elevations, 2012 (BAR Architects)
- Woods Hall Annex, As Built Plans and Existing Elevations, 2012 (BAR Architects)

Copies of this report will be submitted to the following repositories:

- History Room of the San Francisco Public Library (report plus one set of photographs and negatives)
- Northwest Information Center of the California Historical Resources Information Resources System (report)
- Environmental Design Archives, University of California Berkeley (report plus one set of photographs, original drawings and rehabilitation drawings)
- San Francisco Planning Department (report plus xerographic copies of photographs)

LOCATION:

55 Laguna Street
San Francisco, California 94102
(Assessor's Block and Lot: Block 857, Lots 001, 001a; Block 870, Lots 001, 002, 003)

PRESENT OWNER:

Regents of the University of California

PRESENT USE:

Vacant

SIGNIFICANCE:

As described in its San Francisco Landmark Designation, the buildings are significant for their association with historic events, including the "development of Normal Schools in California, for their association with the expanding role of state and federal government in education in the 1920s and 1930s, and for their association with the Works Progress Administration (WPA)." The Landmark Designation also states the buildings are significant for their architecture as "examples of a transitional style of Spanish architecture as employed by the Office of the State Architect, in particular by George B. McDougall."

PROJECT TEAM:

This HABS documentation report was prepared by Page & Turnbull, Inc. of San Francisco, California in order to comply with Mitigation Measure HR-1 HABS Level Recordation. This report documents and records the San Francisco State Teachers' College National Register District with a focus on two resources that will be demolished: the Administration Wing and the Gymnasium (Middle Hall). All staff meet or exceed the Secretary of the Interior's *Professional Qualifications Standards* for Historic Architecture, History, or Architectural History.

The project team consists of:

Page & Turnbull, Inc.

Historic Preservation Consultant (HABS written documentation)

1000 Sansome Street, Suite 200, San Francisco, CA 94111
(415) 362-5154 phone, (415) 362-5560 fax
Jay Turnbull, Principal-in-Charge
Elisa Skaggs, Project Manager

Jonathan Lammers, Architectural Historian
Jason Wright, Designer

William A. Porter
Photographer (HABS photographic documentation)
P.O. Box 422888, San Francisco, CA 94142
(415) 885-4840

METHODOLOGY:

The information is based on several reports, including the *UCB Laguna Extension Campus Historic Resource Evaluation* (2004) prepared by Page & Turnbull, Inc.; *Landmark Designation Report for the U.C. Extension Center at 55 Laguna Street, formerly San Francisco State Teacher's College* (2007) prepared for the San Francisco Planning Commission; the National Register of Historic Places Registration Form for San Francisco State Teacher's College (2007) prepared by Roland Nawi Associates; and the *Historic Property Survey Report 55 Laguna Street Former UC Berkeley Laguna Extension Rehabilitation Project* (2012) prepared by VerPlanck Historic Preservation Consulting. Additional site visits to verify existing conditions and HABS photography was conducted during August and September 2012, and this report was completed in November 2012. The project team also coordinated with the San Francisco Planning Department to determine and obtain clarification regarding Mitigation Measure HR-1 requirements.

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Part I. Historical Information

A. Physical History

I. Date of Construction:

- Middle Hall (originally the Gymnasium): 1924
- Richardson Hall Administration Wing (originally Kindergarten training): 1924
- Woods Hall (originally Anderson Hall): 1926
- Richardson Hall (originally Burk Hall): 1930
- Woods Hall Annex: 1935
- Laguna Street Retaining Wall: circa 1930

2. Architect:

Office of the California State Architect George B. McDougall

George B. McDougall (1868-1957) was born in San Francisco, and along with his brothers Charles and Benjamin trained under the tutelage of their father, Barnett McDougall. Initially, the family members worked together as B. McDougall & Sons, but in 1897 the brothers formed their own architectural firm, the McDougall Brothers, with offices in San Francisco and Bakersfield.

Among the firm's San Francisco Bay Area works were the Calvary Presbyterian Church, Park Branch Library and Medical Clinic in San Francisco; the Shuman Block and Downtown YMCA in Berkeley; and the St. Mark's Hotel in Oakland.³ The McDougall Brothers were also extremely active in the Central Valley, including the design of the Kings County Jail, Hanford Carnegie Library, the Merced Security Savings Bank and the Visalia First National Bank.⁴ The firm also constructed numerous residences in Fresno and Bakersfield.

In 1913, George B. McDougall was appointed State Architect for the California Department of Public Works. In 1921, he advanced to become the Chief of the Department of Architecture with responsibilities for the construction of public buildings in San Francisco and Sacramento.⁵ Some of his notable works included the California State Normal Schools in San Diego, San Francisco, Fresno and Santa Barbara, as well as the Inyo Fish Hatchery and Oakland Federal Building.⁶ Other works included the California State Printing Office in Sacramento, the Los Angeles Armory, and the Receiving Building for the State Hospital in Patton, California.⁷

During his work at the California State Architect's Office, McDougall's influence was noted as "encouraging ... the trend of our State architects to improve upon the architecture of State institutional buildings, adopting a style that is in keeping with climatic conditions and natural environment."⁸ Many of these works were executed in the Spanish Colonial Revival or Mediterranean Revival style, which was widely popular in California from the 1910s through the 1930s.

³ Bygone Bakersfield, "Benjamin McDougall," <http://bygonebakersfield.blogspot.com/2012/02/my-favorite-local-architect.html> accessed 11 August 2012.

⁴ John Edward Powell, "McDougall Bros.," <http://historicfresno.org/bio/mcdougall.htm> accessed 8 May 2007.

⁵ "Road Engineer to Head State Public Works," *San Francisco Chronicle*, July 28, 1921: 5.

⁶ John Edward Powell, "McDougall Bros.," <http://historicfresno.org/bio/mcdougall.htm> accessed 8 May 2007.

⁷ C. Howard Walker, "The Review of Recent Architectural Magazines," *The Architectural Review*, Vol. X, No. 1 (January 1920), 28-29.

⁸ Frederick Hamilton, "Tower, California School for the Blind, Berkeley," *Architect and Engineer*, Vol. 108 (February 1932),

Designs for the San Francisco State Teacher's College reflected a collaboration between George B. McDougall and San Francisco State Teacher's College President, Frederic Burk, who "helped McDougall plan the organization of the campus and classrooms within individual buildings."⁹ Designs for the Training School were completed by W.B. Daniels, an architect who served in McDougall's office.¹⁰ As described in the *UCB Laguna Extension Campus Historic Resource Evaluation*:

Characterized by gabled roofs clad in terracotta tile, thick masonry walls, wrought iron grilles, and ceramic tile entries, the former U.C.B Laguna Extension campus is an example of the Spanish Colonial Revival style applied to an institutional building in San Francisco. Though not as ornate as other examples, the campus still displays the character-defining features of the Spanish Colonial Revival style.... As one of the surviving works of State Architect George B. McDougall (1868-1957), the campus had a similar architectural vocabulary as his other works, including the State Normal schools in Fresno, Santa Barbara and San Diego. Participating in the State's attempt to create a defining architectural style for all State Normal Schools, the campus is one of the best surviving examples.¹¹

3. Original and subsequent owners:

State of California: 1924 (construction of the original San Francisco State Teacher's College campus) – 1957

Regents of the University of California: 1957 - Present

4. Builder, contractor, suppliers:

- Middle Hall (Gymnasium)
 - General contractor: unknown
- Richardson Hall Administration Wing (Kindergarten)
 - General contractor: unknown
- Woods Hall (Anderson Hall)
 - General contractor: unknown
 -
- Richardson Hall (Burk Hall)
 - General contractor: unknown
- Woods Hall Annex
 - General contractor: unknown
- Laguna Street Retaining Wall
 - General contractor: F.C. Amoroso & Son, San Francisco

⁹ Page & Turnbull, Inc., *Historic Resource Evaluation Laguna Extension Campus University of California Berkeley*, (San Francisco: Page & Turnbull, December 13, 2005), 29.

¹⁰ Ibid: 32.

¹¹ Ibid: 45.

5. Original plans and construction:

- Gymnasium, San Francisco State Teachers College, 1923 (State Architect, Division of Architecture)
- Boiler Plant, San Francisco State Teachers College, 1925 (State Architect, Division of Architecture)
- Kindergarten, San Francisco State Teachers College, 1925 (State Architect, Division of Architecture)

6. Alterations and additions:

The following is excerpted from the *Historic Resource Evaluation Laguna Extension Campus University of California Berkeley*, completed by Page & Turnbull in 2005.

After the departure of San Francisco State College, plans were made to renovate the old Hayes Valley campus for utilization as an extension campus of the University of California. The Regents of the University of California commissioned architect Ward Thomas to draw up plans to renovate the four existing facilities left on the Laguna campus. According to 1957 architectural drawings, Thomas planned to renovate all of the existing classrooms within Burk Hall and Anderson Hall as well as to convert the former Kindergarten into office and administrative space for the university extension. Of note within his drawings were the changes to the former assembly hall in Burk Hall, which was converted into a lecture hall. All of the ornamental plasterwork within the lecture hall was removed and the configuration of the seating and stage altered. In addition, most of the specialized spaces in Burk Hall were remodeled into classrooms. In the former Kindergarten, Thomas removed the west courtyard's exterior porch columns and shed roof, and replaced them with a wood-frame trellis and planting bed.

In Anderson Hall, the existing casework and lab facilities were removed for new classrooms. Newer fixtures of a lesser quality replaced most of the interior fixtures and doors. On the site, Thomas cleared out and terraced much of the sloped area to provide three surface parking lots. In addition, he added new pavers, planters, and staircases to the grounds. His work did not include major renovations to the Anderson Hall Annex.

The old San Francisco State College campus functioned as the University of California Extension campus from 1958 until 2002. During the 1960s, Anderson Hall and Burk Hall were renamed Woods Hall and Richardson Hall, respectively. While Richardson Hall is named after Governor William "Friend" Richardson of California (1923-27), the source of Woods Hall's name is more elusive. The building was most likely named after State Superintendent of Education, Will C. Wood. As the new owners of the site, the University of California added only one building to the campus, the Dental Clinic.

The French-American International School

In 1973, the French-American Bilingual School moved into the upper half of the campus, leasing Woods Hall, Woods Hall Annex and the Gymnasium from the University of California. Commissioning architect Robert Hersey, the school converted Woods Hall into an elementary and middle school. During this renovation, several exterior windows were

replaced as were much of the interior finishes. In addition, the building was made accessible to the disabled. The Annex was left relatively untouched. Throughout the 1970s, the school operated in the upper half of the site. In 1989 the French American International School renovated the existing Gymnasium and exterior courtyard. Ripley Associates was commissioned to convert the Gymnasium into a contemporary classroom building for the addition of a high school. During this time the interior staircase was removed and the smaller gymnasium converted into bathrooms and offices. The entire first floor was renovated for office and classroom space and a second-story was added to the east face of the building. During the 1990s, the Gymnasium was renamed Middle Hall and two new high-tech classrooms were renovated on the second floor.

By 2003, the French American International School vacated Woods Hall, the Annex, and Middle Hall. Similarly the University of California Laguna Extension vacated the facilities at Richardson Hall, after forty years of occupation. Since that time the site has remained vacant.

B. Historical Context

I. History of San Francisco and Hayes Valley

Early History of San Francisco

European settlement of what is now San Francisco took place in 1776 with the simultaneous establishment of the Presidio of San Francisco by representatives of the Spanish Viceroy, as well as the founding of Mission San Francisco de Asis (Mission Dolores) by the Franciscan missionaries. The Spanish colonial era continued until 1821, when Mexico earned its independence from Spain, taking with it the former Spanish colonial possession known as Alta (“upper”) California. During the Mexican period, the region’s economy was based primarily on cattle ranching, and a small trading village known as Yerba Buena grew up around a plaza—today known as Portsmouth Square—located along a cove in San Francisco Bay. In 1839, a few streets were laid out around the Plaza, and settlement expanded up the base of Nob Hill.

During the Mexican-American War in 1846, Yerba Buena was occupied by U.S. military forces, and the following year the village was renamed San Francisco to take advantage of that name’s association with the bay. Around the same time, a surveyor named Jasper O’Farrell extended the original street grid, while also laying out Market Street from what is now the Ferry Building to Twin Peaks. Blocks north of this then imaginary line were laid out in small 50-vara square blocks whereas blocks south of Market were laid out in larger 100-vara blocks.¹²

The discovery of gold at Sutter’s Mill in 1848 brought explosive growth to San Francisco, with thousands of would-be gold-seekers making their way to the isolated outpost on the edge of North America. Between 1846 and 1852, the population of San Francisco mushroomed from less than one thousand people to almost 35,000. The lack of level land for development around Portsmouth Square soon pushed development south to Market Street, eastward onto filled tidal lands, and westward toward Nob Hill. At this time, most buildings in San Francisco were concentrated downtown, and the outlying portions of the peninsula remained unsettled throughout much of the late nineteenth century.

With the decline of gold production during the mid 1850s, San Francisco’s economy diversified to include agriculture, manufacturing, shipping, construction, and banking.¹³ Prospering from these industries, a new elite of merchants, bankers, and industrialists arose to shape the development of the city as the foremost financial, industrial and shipping center of the West.

Development of Hayes Valley

The following information is adapted from the San Francisco State Teacher’s College Apartments Historic District nomination prepared by Page & Turnbull in 2007:

The former San Francisco State Teacher’s College is located at the western end of Hayes Valley. Prior to Euro-American development, the area was characterized by a hollow containing groves of coast live oaks and several natural springs. These conditions contrasted with the dunes and chaparral that characterized most of the northern peninsula and contributed to the valley’s attractiveness for settlement.

¹² *Vara* is derived from an antiquated Spanish unit of measurement

¹³ Rand Richards, *Historic San Francisco. A Concise History and Guide* (San Francisco: Heritage House Publishers, 2001), 77.

This neighborhood was named for Colonel Thomas Hayes, an Irish-born immigrant who arrived in San Francisco during the Gold Rush. Circa 1850, Hayes acquired a 160-acre tract of land through the use of a preemption deed. As confirmed by the Van Ness Ordinance of 1855, Hayes' land was described as follows: "This tract began near the intersection of Fulton and Polk streets, ran northwest to Turk and Laguna, thence southwest to Oak and Webster, thence south east to a point just south of Market Street, and finally northeast to the point of commencement."¹⁴

Hayes initially tried farming his tract, but soon refocused his efforts on marketing the property to potential homeowners. Hayes subdivided his tract in three separate surveys that took place in 1859, 1860, and 1861. His next move was to establish a "come-on" attraction called Hayes Park in order to lure potential property buyers to the area. The park, located near what is today the intersection of Hayes and Laguna streets, included a small picnic ground, restaurant, and beer garden.

To improve access to his property, Hayes acquired a franchise from the State Legislature in 1857 to build a steam railroad line on Market Street, with a spur line running six blocks out Hayes Street to Hayes Park.¹⁵ Completed in 1860, the railroad linked the Hayes Tract, as it was known, to downtown San Francisco.¹⁶ Initially, Hayes experienced repeated problems keeping the tracks clear of sand, as well as maintaining the steam engines—to the extent that he later replaced the engines with horse cars. Despite these difficulties, though, residential development in Hayes Valley steadily increased during the 1860s.¹⁷

The 1869 Coast Survey and Geodetic Map indicate that the core of Hayes Valley was moderately built up by that time. In addition to a fair number of dwellings, there were also several substantial public and private institutional buildings—most notably the Protestant Orphan Asylum. Founded in 1851 and originally occupying a small cottage on Folsom Street, the orphanage was given \$30,000 by the Common [City] Council to buy land and construct a new building on Laguna Street.

Completed in 1854, this was the first orphan asylum on the West Coast and stood on the site of what would later become the San Francisco State Teacher's College campus.¹⁸ According to the 1893 Sanborn fire insurance map, the two-story masonry orphanage was located on the western half of the block bounded by Buchanan, Waller, Haight, and Laguna Streets in the vicinity of what is today Woods Hall. To the south of the orphanage was a one-story wood-frame schoolhouse which was also operated by the Protestant Orphan Asylum. It stood near the southeast corner of Buchanan and Waller streets.

During the 1860s, development in Hayes Valley was largely characterized by individual speculative construction. The 1870s, however, witnessed the introduction of row house development by firms such as The Real Estate Associates (TREA). Development intensified further during the 1880s and 1890s, largely due to the introduction of mass transit lines. By 1890, cable car lines operated on Market, Hayes, Oak and Haight Streets.¹⁹ The Market &

¹⁴ William Kostura, *Hayes Valley Housing Historic Context Statement*, (Unpublished manuscript on file at the San Francisco Public Library, 1995), 2.

¹⁵ *Ibid.*

¹⁶ *Ibid.*

¹⁷ Page & Turnbull, *Draft Historic Resource Evaluation Report for UCB Laguna Campus* (Unpublished report, December 2005), 21.

¹⁸ Roland-Nawi Associates. "San Francisco State Teacher's College (1921 – 1935)." National Register Nomination. 2006.

¹⁹ Rand McNally & Company, Map of San Francisco, 1897.

Haight streets line opened in late 1883 and ran west out Haight Street to Golden Gate Park. The Market & Hayes line opened for service in 1886, with a capacity of 33 cars running west from Market Street on Hayes to Golden Gate park.²⁰ The Oak Street line, opened in 1889, was operated by the Omnibus Railroad & Cable Company and ran out 10th Street from Howard, jogging on Fell, Franklin, and finally Oak Street before running west to Golden Gate Park.²¹

By the turn of the century, Hayes Valley had emerged as a dense Victorian streetcar suburb, complete with rows of single-family dwellings, row houses, multi-family flats, churches and a commercial district. Nevertheless, Sanborn fire insurance maps from 1899 indicate that the blocks immediately south and southwest of what would become the San Francisco State Teacher's College campus remained largely undeveloped at that time. This included the irregularly-shaped block bounded by Market, Hermann and Buchanan streets which was completely vacant, while the block to the west bounded by Webster, Hermann, Buchanan and Duboce Avenue (today the site of the U.S. Mint) included only a small single-family dwelling. Almost certainly the lack of development on these blocks was a result of the steep terrain in the area.

The 1906 Earthquake heavily damaged the Protestant Orphan Asylum. More serious, however, were the fires that broke out following the tremors. These included the infamous "Ham and Eggs Fire," which began near the intersection of Hayes and Gough Street and consumed much of Hayes Valley, as well as the northern portion of the Mission District. The flames were stopped only a block away from the orphanage at Octavia Street, while to the south across Market Street the fire was halted along the east side of Dolores Street. Following the disaster, the undeveloped area surrounding the Protestant Orphan Asylum became the site of an earthquake refugee camp. Within a few years, both the main Asylum building and its adjacent school would be converted for use as classroom space by the San Francisco Normal School—which later became San Francisco State Teacher's College. None of the orphanage buildings remain today.²²

2. History of the San Francisco State Teacher's College

The following history is excerpted from the San Francisco Planning Commission's Landmark Designation Report for the U.C. Extension Center:

In California public concern regarding the lack of professionally trained teachers led to a call for the establishment of New England style normal schools to prepare teachers for the public schools. The first effort in this direction was the establishment of Minns Evening Normal School in San Francisco....

With the support of the State Superintendent of Schools, Andrew Jackson Moulder, notable educational figures and groups such as John Swett and the California State Teacher's Institute, the California legislature passed an enabling bill in May, 1862, that provided for free teacher education in the

²⁰ Cable Car Museum, "The Market Street Cable Railway – 1883" Website information accessed on 3 December 2007 from: <http://www.cablecarmuseum.org/co-market-st.html>

²¹ Joe Thompson, "Omnibus Railroad & Cable Company." Website information accessed on 4 December 2007 from: <http://www.cable-car-guy.com/html/ccsfomni.html>

²² William Kostura, *Hayes Valley Housing Historic Context Statement* (Unpublished manuscript on file at the San Francisco Public Library, 1995), 2.

State. This legislation set up a state board with the authority to accept buildings, furniture and facilities from the San Francisco Board of Education and to award diplomas and certificates.

San Francisco was a natural choice for the first state supported Normal School given the precedent of the Minns program and the fact that the city had the largest school district in the state at the time. The local school district provided facilities for instruction in existing buildings but made no move to provide the San Francisco Normal School with its own building or campus. This situation continued from 1862 to 1871 by which time the pressure of enrollment and the often inadequate conditions of the temporary buildings led to action to provide a permanent facility. This decision resulted in a fierce competition among several cities to secure the State Normal School. In 1871 the State Superintendent of Schools selected San Jose as the site of the first permanent campus. This decision was both a response to the heavy lobbying campaign of the city, and a reflection of the view that a Bay Area location might leave the Normal School overshadowed by the "State University" at Berkeley.

The 1880s saw a significant expansion of the normal school system. Population growth and expansion within the state placed increasing pressures on local school systems and created an increasing demand to make teacher training more accessible in some of the rural areas of the state. In 1881 a Southern California Normal School was established in Los Angeles. In 1887 a school was opened in Chico on land donated by General George Bidwell. At first these institutions were viewed as branches of the school at San Jose, but by 1887 legislation was passed making each an independent school under the direct governance of the State Board.

In 1899 two more normal schools were added to the state system, one in San Diego and one in San Francisco. Although the San Francisco School Board displayed a somewhat apathetic attitude toward the re-establishment of a normal school within the city, the State legislature provided authorization and funding and the school was opened in rented quarters in July, 1899. With limited funding, the San Francisco Normal School struggled with inadequate physical facilities for its first several years.

The leadership of the San Francisco Normal School was placed in the hands of Frederick Burk. Burk was an important educational figure in California who enjoyed a national reputation. He graduated from the University of California in 1883 with a Bachelor of Letters degree. He taught in both public and private schools to finance his post graduate work at Stanford, receiving his MA in 1892. In 1896 he began studies for the Ph.D. under the tutelage of G. Stanley Hall in Massachusetts. When he returned to California he served as Superintendent of Schools for Santa Barbara in 1898-1899. He then accepted an offer to become President of San Francisco State Normal School shortly after the Legislature authorized its creation. He served as President until his death in 1924.

Undeterred by the "old, barren-looking" facilities that were provided, Burk saw new opportunities in the urban location of the school. San Francisco had excellent secondary schools from which the Normal School could draw

recent graduates. Long an advocate of more stringent entry standards for normal schools, Burk instituted admissions standards equivalent to those of the University of California. In this regard he was a pioneer both in the in the state and country.... Burk introduced courses on educational philosophy and its practical application in the classroom. San Francisco Normal School taught no general academic courses. They pioneered in introducing seminar based classes and practice teaching into the program.

San Francisco Normal School quickly established itself as a center of educational debate and a progressive voice promoting higher standards for both teachers and students. Among the state's normal school facilities San Francisco and Los Angeles took on more prominent roles as research institutions. San Francisco began publishing a series of bulletins based on faculty research and observation. In 1912 it launched a more widely circulated series of monographs on educational issues.... In 1914 they introduced the first post-graduate course and in 1917 they added special elementary and secondary diplomas in music, physical education and playground athletics. In addition to training large numbers of teachers in the Bay Area, San Francisco Normal School was a center of educational innovation and debate both within the state and in the larger professional educational world....

In 1919 ... the legislature appointed a special committee to investigate "the problem of meeting the needs and furnishing support for the schools and educational institutions of the state." The report, commonly known as the Jones Report, recommended that the normal schools be transformed into teachers colleges with full collegiate status. This recommendation was passed into legislation in May, 1921. This action elevated teacher education to the post-secondary level and was the culmination of a long reform effort. It also functioned to create eight acknowledged collegiate level institutions which eventually became the California State University system. In keeping with its change in status, the San Francisco Normal School changed its name to San Francisco State Teacher's College and, again, in 1935 to San Francisco State College.²³

3. History of the Laguna Street Campus

The following history is excerpted from the San Francisco Planning Commission's Landmark Designation Report for the U.C. Extension Center:

When the Powell Street Normal School building was destroyed in the earthquake of 1906, classes reconvened temporarily in Oakland, but within a short time the Normal School moved to more permanent quarters in the Chapel of the Protestant Orphan Asylum in Hayes Valley. The Orphanage building was severely damaged in the quake, but other buildings were left unharmed. The "new" campus, in addition to the Chapel, consisted of a row of one-story classrooms along Waller Street, a two-story building on Buchanan, and a U-plan, two-story Mission Revival style classroom building at the corner of Buchanan and Hermann Streets.

²³ San Francisco Planning Commission, *Landmark Designation Report for the U.C. Extension Center at 55 Laguna Street, formerly San Francisco State Teacher's College*, Case No. 207.0219L, June 7, 2007, 14-16.

The school's new status as a college and its expanded liberal arts curriculum encouraged the development of new and more adequate facilities. Initially, Bay Area architect, Bernard Maybeck was retained to develop a concept plan. The Maybeck plan, however, was abandoned at an early concept stage and was never implemented. Instead the school turned to the Office of the State Architect in Sacramento to prepare a master plan for the campus.

The State Architect's Office had begun as a small operation located within the California Department of Public Works with oversight of state building construction. During the teens and early 1920s the office substantially increased in size, employing a number of young architects and designers, some of whom went on to establish successful private practices and acquire notable regional reputations. The office began to assume more responsibility for the design and construction of state funded facilities including mental hospitals, facilities for the developmentally disabled, fish hatcheries, state office buildings and state courthouses. With the passage of the Field Act in 1933, they assumed plan-check authority over local school building design.

In carrying out its work, the Office drew on a wide variety of popular styles. Buildings in the 1920s were executed in period revivals style including examples of Tudor, Norman and, as in the case of the San Francisco Teacher's College, Spanish Revival. The massive Courts and Library and Unruh buildings adjacent to the State Capitol were executed in the Classical Revival Style. In the later part of the 1930s, the office began to design more Streamline Moderne offices and facilities that were modeled on what might be termed New Deal government modern. Excellent examples of this type are also found in the area of the State Capitol. A number of buildings designed in the period 1915-1940 by the State Architect have been recognized with listing in the National Register of Historic Places or formal determinations of eligibility under section 106. Some of these include the Library and Courts Building, Sacramento, the Cal Trans, Veterans Affairs and Legislative Office buildings, Sacramento, and the original San Diego Teacher's College campus.

State Architect George B. McDougall initiated a Master Plan for the San Francisco campus which was to be developed in phases as funding became available. The proposed new campus of the State Teachers' College was described as being "beautiful, imposing, healthful, and efficient." The new campus was planned to eventually accommodate 800 student teachers and 400 elementary school students."

The campus was planned to have two prominent entrances arranged on a northeast-southwest axis. In keeping with the traditions of Spanish architecture and in response to the notion of a self-enclosed educational environment, the buildings were oriented inward on a central courtyard plan. In addition, each of the buildings had smaller courtyard areas designed to provide places of outdoor study, repose and student interaction.

The buildings designed by the State Architect were realized over a period of ten years between 1924 and 1935. Although each is individual in its design

and detailing, they are all executed within the Spanish Revival style and form a coherent architectural and aesthetic complex....

The first building to be completed was the gymnasium, known as Middle Hall. In 1924 the Administrative Wing of Richardson Hall was initiated to house a kindergarten training facility. In 1926 plans were underway to construct a science building, Woods Hall. In 1930 the auditorium and classroom wing, known as the Training Wing, of Richardson Hall were added to the campus. Finally, with the assistance of the WPA, the Woods Hall Annex was completed in 1935.

Despite this aggressive building program enrollment constantly exceeded the capacity of the campus. The 800 student limit of the campus was exceeded before construction of the complex could be completed. As a result, the older Victorian and post-earthquake buildings which were to have been removed under the campus plan remained and continued to be used for classrooms. Over the years they became increasingly dilapidated and were widely viewed as fire hazards. One of San Francisco State's earliest protests came in 1938 as a result of crowded conditions, when students demanded that something be done about the inadequate facilities.

By the late 1930s school administrators had begun a campaign to acquire one of the last large parcels of land in San Francisco near Lake Merced at the western edge of the city. Development of the western campus began in the 1940s. For nineteen years the school maintained both a "downtown" campus at 55 Laguna and the larger campus at Lake Merced. In 1957 all operations were consolidated at the Lake Merced campus. The downtown campus was transferred to the University of California, which used it as an extension program site until 2001.

Of the several normal schools that were constructed, the only surviving campuses are those in San Diego and San Francisco. Other early normal school buildings were lost to fire and subsequent State College campus growth, or remain as isolated buildings within the context of predominantly 1950s and 1960s campus environments. Both of these surviving campuses were designed by the State Architect in the Spanish Revival Style of architecture. Both were also conceived as campuses; that is as an interrelated group of buildings which all supported the educational function of the institution. Both were designed on a central court yard plan to promote student and faculty interaction in a cloistered environment. Both campuses received WPA assistance during the depression. The original San Diego Teacher's College has been listed in the National Register of Historic Places.²⁴

²⁴ San Francisco Planning Commission, *Landmark Designation Report for the U.C. Extension Center at 55 Laguna Street, formerly San Francisco State Teacher's College*, Case No. 207.0219L, June 7, 2007, 16-18.

4. History of the WPA at San Francisco State Teacher's College

The following history is excerpted from the San Francisco Planning Commission's Landmark Designation Report for the U.C. Extension Center:

In 1935, President Franklin D. Roosevelt initiated a work relief program under the umbrella of the National Recovery Act (NRA) called the Works Progress Administration (WPA). Cities and towns around the nation welcomed this relief program which updated public infrastructure and helped to jumpstart the economy. Workers were provided by the community and the wages were paid by the federal government. At its peak, the WPA employed 3.5 million workers and administered a budget of eleven billion dollars....

San Francisco was one of the first cities to receive funding for local projects under the WPA. Thanks to the tireless efforts of Mayor Angelo J. Rossi, the first two projects to be undertaken were the completion and grading of an underground drainage system and the surfacing of a road at Lake Merced and a road through McAllen Park at Persia and La Grande begun in October 1935. In addition to the numerous road and landscape projects, the WPA contributed to several prominent buildings in the city, including a remodeling of Civic Auditorium, and construction of the Police Stables at Golden Gate Park, West Portal and Bernal Heights Libraries, Aquatic Park, the San Francisco Zoo, improvements at Laguna Honda Hospital and the installation of the well-known murals at Coit Tower.

San Francisco State Teacher's College was a center of intense WPA activity in the city. The WPA was responsible for the execution of the Woods Hall Annex building and produced a wide range of mural art throughout the site. Two of these murals are still extant, a large wall mural by Rueben Kadish in the Woods Hall Annex and an angel done by Jack Moxom in a doorway niche in Richardson Hall. However, at least four other frescoes/murals were completed in the buildings. The fate of these murals is unknown and no investigations have been conducted to ascertain if they are still in the buildings.

The artists responsible for the WPA murals at the Teacher's College included Reuben Kadish, Hebe Daum Stackpole, Maxine Albro, Jack Moxom and John Emmett Gerrity.... Reuben Kadish executed the mural known as "A Dissertation on Alchemy," which is located at the top of the stairwell at the east end of the Annex building. The building was part of the college's science facility and the mural drew its subject matter from that association. Kadish originally designed a mural for the building which illustrated the Lawrence Livermore Laboratory and the first atom smasher. However, Timothy Pflueger and the Art Commission found the interpretation too radical and asked for it to be redesigned. Kadish, like many artists of the 1930s, had strong leftist political leanings and produced a number of controversial works including a politically charged work at the City of Hope tuberculosis center.

Kadish was trained at the Otis Art Institute in Los Angeles. In Los Angeles he worked under the tutelage of the well-known Mexican political muralist, David Siqueros. When Siqueros was unable to fulfill a commission in

Morelia, Mexico, he turned over the project to Kadish and his fellow artist Philip Goldstein, who completed a mural entitled "The Struggle against War and Fascism." During WWII Kadish was an art correspondent for LIFE magazine. He went on to become an art and design teacher at the Newark School of Fine Art and Industrial Design, the Brooklyn Museum of Art and the Cooper Union in New York City. He was associated with the New York art scene of the 1950s where he was part of an artistic community that included Jackson Pollack and his old associate Philip Goldstein (aka Guston). On the side, he was a part owner of White Horse Tavern, a well-known artists hang out in the city. Kadish died in 1992.

Other surviving murals by Kadish include "City of Hope," (1936) Duarte, California, which has recently been restored, "Struggle Against Terrorism, Triumph of Good over Evil," and "The Inquisition," all at the University Museum in Morelia Mexico (1934-5). In his later career Kadish turned to sculpture as his primary medium of expression.

Hebe Daum Stackpole executed a large wall mural at the Teacher's College which was associated by subject matter with the kindergarten training done at the college. According to Stackpole the mural measured two hundred by fifty square feet and took nearly a year to complete. The subject was small children playing. The location of the mural is somewhat unclear. In a 1965 interview Stackpole recalled placing the mural in the connection between the kindergarten and another building. This is probably the small connecting hallway between the Richardson Hall Administration Wing and the auditorium/class room wing of the building.

According to her description there was a mosaic at the bottom of the mural which was done by Maxine Albro. Jack Moxom described the murals as occupying a "tiny corridor where the athletes would tear down for showers ... the corridor was a classic with a beamed ceiling and all the wall around covered by perfectly delightful drawings of children."

Stackpole was a Dutch immigrant who attended the California School of Fine Arts from 1931-33. There she studied sculpture under Robert Stackpole (no relation) and fresco painting under Roy Boynton. She assisted Suzanne Scheuer in painting the WPA mural in Coit Tower in 1934. In 1934 she was commissioned to do the mural at the Teacher's College. She later married photographer Peter Stackpole and seems to have only intermittently pursued her art.

Maxine Albro executed an elaborate mosaic mural over the entry to Woods Hall. The mosaic, assembled of marble pieces was designed by Albro and then installed by a team of assistants under her direction. The mural covered the entire gabled pediment with a composition on a floral motif with two figures studying under a tree. It is one of the few examples of marble mosaic that was done under the WPA program. Albro and her assistants also added a mosaic element to Hebe Daum Stackpole's mural at the campus....

Jack Moxom painted one of the extant frescos in the buildings, a single angel in a niche over a door in Richardson Hall. In a 1965 interview, Moxen

recalled having painted other single angels over doors and also a large ("several hundred feet" mural in the library. The subject matter of the library mural was children, but, according to Moxom, portrayed differently than those of Hebe Stackpole. Moxom also alludes to the mural and some of the angels having been painted out.

A large mounted canvas mural was done in the entry to Woods Hall by John Emmett Gerrity. It was executed according to color theories that Gerrity was experimenting with at the time. The mural took approximately four years to finish; Gerrity taking a leave of absence to work on paintings for the Worlds Fair. It is unclear if the mural was taken down or possibly painted over....

The two remaining murals, the frescos by Jack Moxom and Rueben Kadish are excellent examples of WPA/FPA art. They exemplify the range of styles and subject matter encompassed by the public works projects. Moxom worked in a highly traditional fresco style employing a subject matter common in historic fresco work. But in the broad faces and exaggerated feet of the figure Moxom drew heavily on figurative conventions of the Mexican muralists of the era. Kadish's work shows the influence of the Mexican muralists as well as European surrealism. It is a highly unique and personal expression in both content and style. The association of the mural work with the Teacher's College fulfilled a number of goals of the public arts program of the New Deal. It exposed an urban student population to works of art in their daily environment, and implicitly it functioned to heighten the aesthetic awareness of those who would be teaching in the public schools....

San Francisco has a limited number of WPA murals, some of which have been recognized both as representations of an important historic government program and as works of art. The San Francisco Teacher's College murals are important in both of these regards. The Rueben Kadish mural not only stands alone as an example of public mural art, but is also an integral part of the Annex building which was constructed by the WPA as a part of its support of educational institutions. Although the artists who produced these works are not as well known as some who worked for the WPA, they are representative of the San Francisco and Los Angeles art communities that existed in the 1920s and 1930s, and all had established regional reputations.²⁵

²⁵ San Francisco Planning Commission, *Landmark Designation Report for the U.C. Extension Center at 55 Laguna Street, formerly San Francisco State Teacher's College*, Case No. 207.0219L, June 7, 2007, 18-22.

PART II. ARCHITECTURAL INFORMATION

A. Architectural Character

I. General Statement

The primary purpose of this report is to conduct HABS level recordation for two buildings: the Gymnasium (Middle Hall) and the Richardson Hall Administrative Wing, as well as one structure: the Laguna Street Retaining Wall, at the former U.C. Laguna Extension Campus. However, the San Francisco Planning Department Agreement to Implement Mitigation Measure(s) regarding HABS Level Recordation specifically requests that this documentation also include a discussion of other buildings and landscape features of the campus.

The following descriptions of the campus and individual buildings are primarily taken from the 2007 San Francisco Planning Commission *Landmark Designation Report for the U.C. Extension Center at 55 Laguna Street*. Where appropriate, other descriptions have been adapted from the 2005 Page & Turnbull, Inc. *Historic Resource Evaluation for the Laguna Extension Campus*, or the 2009 National Register of Historic Places nomination for San Francisco State Teacher's College. The architectural descriptions included within these three documents are generally in very close agreement, and the passages presented here have been selected primarily for their level of detail.

The UCB Laguna Extension Center consists of five buildings located on two city blocks. At the time of construction, Waller Street, which bisected the site, was closed, creating a single large building site. The campus is bounded by Haight, Buchanan, Hermann, and Laguna Streets. Four of the buildings, Richardson Hall, Woods Hall, Woods Hall Annex and Middle Hall were originally constructed to house the California State Normal School at San Francisco, one of the first five teacher training institutions in the State of California.

Sited on a steep terraced hill, the buildings form a self-enclosed urban campus at the edge of a neighborhood commonly known as Hayes Valley. The four historic buildings on the site are all designed in a variant of the Spanish Revival style of architecture. The buildings largely occupy the periphery of the site with three buildings, Woods Hall, Middle Hall, and the Dental Building, located on the upper terrace, and two buildings, Richardson Hall and Woods Hall Annex, located on the lower. Woods Hall is situated at the northwestern corner of the site and wraps around the corner of Buchanan and Haight Streets. Middle Hall is sited within the campus compound and, unlike the other buildings, does not border the street. A small courtyard/playground and a parking lot are also located adjacent to Middle Hall. On the lower terrace Woods Hall Annex faces onto Haight Street. On the opposite side of the lower terrace Richardson Hall wraps around the corner of Hermann and Laguna Streets. Richardson Hall is separated from the other three buildings by a steep slope in the center of the site and two surface parking lots.

The campus is enclosed behind retaining walls along both Haight and Laguna Streets. The retaining wall is articulated by a regularly spaced pattern of cast cement quoins. The retaining walls and the device of wrapping Woods Hall and Richardson Hall around the corners of the block function

to create an inward looking self-enclosed campus. This arrangement also is very much in keeping with the internal courtyard orientation common to many Mediterranean Revival buildings and complexes.

There are two formal entries to the campus, one, located at the corner of Haight and Buchanan streets, opens into Woods Hall. The other, on Hermann Street, enters through Richardson Hall. The former is recessed in a double story arch. Glazed double doors are set into an elaborate metal grill work with a multi-light arched window above. Wide pilasters flank the entry arch. Originally a WPA marble mosaic decorated the gable end above the entry. The entry to Richardson Hall is defined by a large steel-frame gate of one story. The entry doors are recessed. The entry is framed by austere pilasters and is crowned by a sculpture with an educational motif that is set on the lintel.

A steep slope in the center of the campus separates the buildings on the interior of the campus. Part of this slope has been leveled off to create surface parking lots at the upper and lower level.

The Dental Building at the corner of Buchanan and Hermann was constructed in the 1970s and was not a part of the historic Normal School/State Teacher's College campus.²⁶

2. Middle Hall (Gymnasium)

Middle Hall, the first building constructed on the campus in 1924, is a gymnasium that originally incorporated some office and classroom spaces on the second level. It is designed in the Spanish Colonial Revival style with stucco finished concrete walls, small recessed fenestration and a gabled terracotta tile roof. Middle Hall is both smaller and less elaborate in design and plan than the other campus buildings. The only building within the Normal School complex that does not abut the street, it forms an L with Woods Hall creating a sheltered courtyard space between the two buildings.²⁷

Middle Hall, North Façade

The north façade of Middle Hall is articulated by a band of three groups of steel industrial windows. The windows contain operable pivot sash. This wall also has a mural dating from the 1980s.

Middle Hall, West Façade

The west façade has a one-story shed roof projection at the first floor level and three steel industrial windows centered in the gable above. The projection is articulated by a row of steel windows with a pivot sash on the west façade and single windows on the north and south façades.

Middle Hall, South Façade

²⁶ San Francisco Planning Commission, *Landmark Designation Report for the U.C. Extension Center at 55 Laguna Street, formerly San Francisco State Teacher's College*, Case No. 207.02191L, June 7, 2007, 5-6.

²⁷ Ibid: 11.

The south façade of Middle Hall is the primary façade of the building. This facade is dominated by two symmetrical, projecting stairs that flank a lower entry and are oriented parallel to the façade. The stairs lead to an upper entry that is marked by a simple entablature. The lower entry is surmounted by a decorative medallion. Like the north façade, a band of three groups of steel industrial windows are located on the upper portion of the building. Small decorative grilles provide accents at openings within the stucco wall. This entry is the location where photos were often taken when the site was occupied by the San Francisco State Teachers' College.

Middle Hall, East Facade

The east façade has been extensively altered. It includes an addition that has a flat, boxy appearance with two doors on the lower level and six newer metal windows on the second floor level of the east façade. This façade also has three fixed clerestory windows at the gable end, each with two operable sashes. Separating the first and second-story is a thin projecting band. The east façade is lined with a series of wood benches.

Middle Hall, Interior

The interior of Middle Hall consists of a large gymnasium space, a series of newly renovated classrooms and several offices. Typical materials and features in the building's interior include gypsum board walls and plaster or dropped T-bar ceilings. In the gymnasium, the original steel trusses, wood paneling, and multi-lite steel sash windows survive. Originally a staircase led from the gymnasium to the first floor level but this element was removed. As part of recent renovations, two new computer classrooms were added on the second floor level. On the first floor, a small maze of classrooms and offices are interwoven among the solid concrete walls and columns that support the building.²⁸

Following the acquisition of the Lake Merced campus of the college, the gymnasium was converted into a library. As part of recent renovations, two new computer classrooms were added on the second floor level. The classrooms, like those in other buildings have been altered with dropped acoustic tile ceilings and floor coverings.²⁹

3. Richardson Hall: Administration Wing (Kindergarten)

Wrapping around the northwest corner of Laguna and Hermann Streets, Richardson Hall (built 1924 - 1930) is the primary focal point of the campus from Market Street. Richardson Hall is seen as two separate wings: the Administration Wing and the Training School Wing. While the Administration Wing is rendered in a modest variant of the Spanish-Colonial Revival style, the later Training School Wing is designed in a combination of Spanish-Colonial Revival and Art Deco styles. The Administration and the Training School Wings are both constructed of poured-in-place reinforced concrete finished in buff-colored stucco and

²⁸ Page & Turnbull, Inc., *Historic Resource Evaluation Laguna Extension Campus University of California Berkeley*, (San Francisco: Page & Turnbull, December 13, 2005), 17-18.

²⁹ San Francisco Planning Commission, *Landmark Designation Report for the U.C. Extension Center at 55 Laguna Street, formerly San Francisco State Teacher's College*, Case No. 207.0219L, June 7, 2007, 10.

cast concrete detailing. The combination hip and gable roofs are clad in “Spanish” terracotta roof tiles.

Built in 1924, the Administration Wing is a one-story, H-plan building subdivided into three sections: a central hipped roof pavilion and two gabled roof wings flanking it to either side. The one-story building is set back from the retaining wall that bounds the campus on Laguna Street, creating a narrow concrete balcony area facing the street. Both wings are punctuated by chimneys that provide rhythm to the overall composition.

Richardson Hall Administration Wing, West Façade

Facing the parking lot to the west, the two gabled wings form a small courtyard planted with ficus trees, cypress and large potted plants. The courtyard is partially covered by a non-original wood-frame canopy. Both gabled wings are punctuated by semi-circular brick arches that enclose decorative faience tile panels and a pair of wood multi-lite casement windows (south wing) and an entrance (north wing). The west façade provides the main entrance to the Administration Wing.

Richardson Hall Administration Wing, North Façade

The north façade of the Administration Wing is divided into eight bays consisting of two groups of four windows flanking a central chimney. The fenestration on this façade consists of wood casement windows with a light profile of three-over-four and awning transoms above.

Richardson Hall Administration Wing, East Façade

The east façade of the Administration Wing is composed in a similar fashion to the west façade, with a central recessed connector linking two projecting gable-roofed wings. This connector is composed of a band of five tall rectangular window openings flanked on either side by pairs of narrow casement windows with arched headers. The rectangular openings are separated by cast cement plaster ornament consisting of a narrow projecting sills and simple capitals. They are fitted with operable wood awning sash. The small arched openings contain multi-lite wood casement sash. The gable-roof wings are each articulated with windows that a decorative tile installed in a semi-circular shape. Both the tile and windows are edged with brick.

Richardson Hall Administration Wing, South Façade

The south façade of the Administration Wing faces a small-planted courtyard and is partially concealed behind the small gable-roofed connector that links the Administration Wing to the Training School wing. The gable-roofed connector is articulated by three rectangular window openings fitted with wood windows with fixed lite transoms above.

Richardson Hall Administration Wing, Interior

The plan of the Administration Wing consists of a large lobby, office, kitchen, lounge and several offices. Entering the lobby from the parking lot the most prominent feature is a wood front desk with pocket doors. North of the lobby is the kitchen and lounge. The lounge contains a 1950s-era Roman brick fireplace that once featured a copper hood. South of the lobby are several offices and the corridor connecting the Administration

Wing to the Training School. The fenestration of the Administration Wing is primarily wood awning or casement sash windows with wood sills and brass-plated hardware. Floors are either carpeted or covered in linoleum. Ceilings are plaster with applied acoustical tiles. Lighting consists of flush-mounted or suspended fluorescent box fixtures.

4. Richardson Hall: Training School (Burk Hall)

Built six years later, the larger two-story Training School Wing is connected to the Administration Wing by a small gable-roofed connector. The Training School is articulated as three distinct volumes, which will be referred to in this report as the east wing, the south wing, and the auditorium. The gable-roofed auditorium is located on the corner of Laguna and Hermann Streets. The east wing has a hip roof and the south wing shares a gable roof with the auditorium. Along Hermann Street the upper story of Richardson Hall steps back from the lower story, in order to create an exterior balcony.

Richardson Hall Training School, North and West Façades

As noted above, the Training School is composed of three sections as the east wing, south wing and the auditorium. The west elevation of the east wing and north elevation of the south wing face the central parking lot. Featuring deeply recessed windows, both façades maintain a richly sculpted pattern accentuated by alternating piers and shallow arcades (Figures 9 and 10).

The west elevation of the east wing has a small non-original one-story addition at the northwestern corner. A pair of large steel multi-lite awning windows articulates the first story. The second-story projects slightly beyond the first floor and is articulated with piers that project above the roof eave. Where they project above the roof, the piers are triangulated and clad in metal.

Filling the corner at the juncture of the east and the south wings is a three-story gable-roof tower. Designed to resemble a bell tower, this feature conceals mechanical equipment. The main courtyard entrance to Richardson Hall is located on the north wall of this tower. The second floor level is articulated with stucco grilles in-filled with glass blocks. The upper portion of the tower is left open on the north and south walls. Resembling a belfry, this element provides space for venting exhaust.

The north façade of the south wing features an asymmetrical arrangement of openings and decorative elements combining features of the Spanish Colonial Revival and Art Deco styles. From east to west the first floor has a contemporary man door, a porthole window, a shallow arcade motif three bays in width and two large multi-lite steel industrial windows with operable awning sash. The easternmost bay on the second floor level features four narrow, elongated piers that frame three narrow fixed windows. Moving west from this element is a row of four rectangular openings containing operable steel awning sash windows.

The west façade of the south wing is a blank expanse of stucco over concrete with only a single pedestrian door providing access from the

interior of the building to a narrow courtyard formed by a large retaining wall. Based on the appearance of this façade, it is evident that an addition may have been planned for the future.

Richardson Hall Training School, South and East Façades

The south and east façades of Richardson Hall face Hermann and Laguna Streets respectively. From the corner of these two streets the auditorium presents its dramatic windowless massing perched atop the tall retaining wall. The auditorium's varied profile can be partially attributed to the clever incorporation of clustered utility stacks that rise from the basement to well above the roofline. Although functional in use, these stacks serve as abstract sculptural elements, in keeping with the restrained Art Deco aesthetic of the building. Other Art Deco elements include a sculpture of an owl, representing wisdom, which appears on a buttress on the south wall of the auditorium. The east façade of the auditorium is embellished by two large full-height buttresses that frame a pair of blind arched openings at the building's attic level. The openings are flanked by incised stylized Ionic capitals. Above the retaining wall, a grid of steel industrial sash windows with operable awning sash punctuates the east façade of the east wing.

The south façade of the south wing is the primary public face of Richardson Hall. Set into the steep Hermann Street hill, more of the eastern section of this façade is exposed than the western part. The main public entrance occupies the easternmost bay. The entrance is flanked by a pair of chamfered columns and surmounted by a portico capped by a pair of sculpted figures. The figures support a book and lantern, symbolizing learning. To the right of the entry is a grille in-filled with glass block. Above the entrance is a deeply recessed tripartite window located within a gable-roofed pavilion. A grid of large steel industrial windows with operable awning sash dominates the rest of the south façade.

Richardson Hall Training School, Interior

Composed primarily of offices and classrooms, the plan of the interior of Richardson Hall remains largely original although alterations made in the late 1950s have extensively modified the finishes. The wings are organized as double-loaded corridors with classrooms on either side. Typical interior finishes include resilient tile flooring or carpet, plaster or gypsum board wall surfaces, and plaster or acoustical tile ceilings. In keeping with the building's Depression-era construction, extraneous interior trim is kept to a minimum with the exception of wood base moldings in most rooms. Toilet rooms feature ceramic tile base trim and flooring.

The Training School consists of several ceremonial circulation areas, classrooms, a large auditorium and numerous small offices. The first floor is organized around a double-loaded corridor that extends the length of the building. This corridor is the most significant interior space remaining in Richardson Hall. It features barrel and groin-vaulted ceilings, decorative plaster wall treatments designed in a Spanish Colonial Revival mode and an undated, non-historic mural. The classrooms on the first and second floors of Richardson Hall feature typical materials including carpeted floors, plaster and concrete walls, operable steel awning sash with brass hardware and plaster ceilings with suspended fluorescent box fixtures. Most of the

classrooms were heavily altered in the 1950s, resulting in the removal of built-in casework and wood trim shown on the original plans.

The auditorium is a double-height space with a raked floor that slopes down to the east toward a small stage. A curved concrete partial-height wall separated the vestibule from the seating area. Unique red-velvet upholstered seating appears to be original. The rest of the finishes in the auditorium, including the acoustical wood paneling along the north and south walls, appear to date from a 1950s remodel when UC Berkeley acquired the property.³⁰

5. Woods Hall (Anderson Hall)

Woods Hall was built in 1926. The two-story building wraps around the corner of Haight and Buchanan Streets at the northwest corner of the campus. The site is relatively level along Buchanan, but on Haight is steeply sloped. The exterior elevations are very austere on the street side and function to focus the building inward toward the courtyard and campus. Woods Hall has two main wings linked by an elaborate entrance pavilion and has a combination hip and gable roof clad in red terracotta roof tile. The concrete walls are covered in stucco. Woods Hall is designed in the Spanish Colonial Revival style with restrained cast concrete ornament.

Woods Hall Entry Pavilion

The entry pavilion is sited at a forty-five degree angle at the corner of Haight and Buchanan. The entry is the building's primary architectural statement and functionally serves as a connector between the north and west wings. The entry pavilion is set back from the street and partially screened behind a concrete wall with two concrete urns. These urns are an important element which emphasize the portal and shape its relationship to the street. The wall conceals a short run of stairs and a modern handicapped-accessible ramp. The entry itself is deeply recessed within a barrel-vaulted vestibule. Pairs of Tuscan pilasters flank the vestibule entrance. The pilasters visually support the semi-circular arched barrel vault contained within a simple gable. The careful and individual detailing of the capitals are evidence of the fine workmanship that was lavished on the building entry.

The doors into the building are glazed with cast metal frame. The doors are set behind cast metal screens decorated with a profusion of abstract floral motifs culminating in a crest composed of an open book. The entry gable was the location of a WPA marble mosaic done by Maxine Albro. This mosaic, which is covered or has been removed, reflected the floral motif with the open book that is found in the entry gates.

The exterior street facades of Woods Hall are quite simple, consisting primarily of stucco-finished concrete walls punctuated by small wood awning windows on the upper level and wood-frame awning windows on the lower level. These are deeply recessed into the walls. At the sidewalk level there is a series of light wells with grates that allow light into the first

³⁰ Page & Turnbull, Inc., *Historic Resource Evaluation Laguna Extension Campus University of California Berkeley*, (San Francisco: Page & Turnbull, December 13, 2005), 4-11.

story windows. The north wing connects into the neighboring Woods Hall Annex on the east.

Contrasting with the almost defensive character of the north and west facades are the amply fenestrated south and east facades that face toward the inner courtyard. Both wing facades are relatively similar and modestly treated. Both have stucco-finished concrete walls articulated by a regular grid of door and window openings on the first and second floors. The windows are mostly wood awning sash with a few casements. There are some replacement aluminum windows.

The angled entry pavilion's rear elevation is the most prominent feature on the courtyard side of the building. The gable end is occupied by an arched opening, technically called an aedicule, which is inset with a geometric grid, a motif later repeated in the belfry of Richardson Hall. Columns frame the opening. Awning windows are found at both the first and second floor levels.

Woods Hall, Interior

The interior of Woods Hall is primarily composed of classrooms and offices with an embellished formal entry and single-loaded corridors. The lobby is the most architecturally important interior space of Woods Hall. Octagonal in plan, this double-height space retains its original exposed roof rafters and purlins. The ornamental cast-iron entry gate and the large barrel vault of the main entry are clearly visible from the octagonal lobby. This space was decoratively treated with an applied canvas mural by Bay Area artist, John Emmett Gerrity. Completed as a WPA commission, the mural covered all eight walls of the octagonal space. The mural is no longer visible and has either been removed or been painted over.

The classrooms of Woods Hall open off the long hallways of each wing and largely retain their original plan. The interiors of the classrooms have been altered over time to accommodate changing educational needs. Some of the rooms have dropped ceilings which may cover the original plaster. In addition to classrooms, the interior contains a series of offices that have also experienced some interior alterations particularly in regard to finishes.³¹

6. Woods Hall Annex

Built in 1935 as an addition to Woods Hall, Woods Hall Annex maintains the Spanish Colonial Revival style of the earlier buildings on the campus. It was built by the WPA as a part of the federal government's depression era public works programs. The Annex has plaster-covered concrete exterior walls and a side gable roof clad in terra cotta tile. Similar to other buildings on the campus, the walls that face the street are sparsely fenestrated, while the south wall, facing the courtyard, is amply fenestrated with full-height windows which allow light into the classrooms along this side of the building.

³¹ San Francisco Planning Commission, *Landmark Designation Report for the U.C. Extension Center at 55 Laguna Street, formerly San Francisco State Teacher's College*, Case No. 207.0219L, June 7, 2007, 8-9.

The most important architectural feature of the north elevation on Haight Street is the projecting entry pavilion. This entry pavilion features a cast stone arch supported by two Romanesque columns. The main entry was flanked on either side by cast-metal light fixtures, which are now missing. The original doors have been replaced by contemporary wood doors. The second level is largely blank with the exception of four window openings fitted with wood casement windows. Concrete retaining walls and grates provide light and air to basement windows below grade. Part of the north façade is obscured by olive and ficus trees.

Facing the interior courtyard, the south façade of the building responds to the steep slope of the site. The entry on this side has a large steel window. Directly above the entry is a large steel multi-light industrial oriel window that projects outward from the wall on concrete brackets. A grid of regularly spaced fenestration dominates the rest of the south façade.

The first and second floors contain distinctive interior architectural features and materials. The main, first floor, corridor is embellished with ample cornice moldings and door/window surrounds executed in plaster in the Spanish Colonial Revival mode. The main corridor has several niches originally used as water fountains. These feature marble bases, tile backing and arched moldings above. The north wall of the main corridor has an ornate cornice molding running the length of the building. This feature is interrupted by a large arched opening flanked by square piers. Midway along the north wall of the corridor the main entry is capped by a lobed niche.

The main corridor on the second floor is not as elaborately finished as the first floor, although it has some distinctive materials and features including chamfered ceiling moldings, a running cornice molding, large square piers and small arched water fountain niches with ceramic tile backing, marble base and an eyebrow molding. The second floor corridor also has an arched barrel vault midway along its length. At the second floor landing of the stair there is an important WPA mural, titled "A Dissertation on Alchemy," painted in 1935 by muralist Reuben Kadish. This is one of two extant WPA murals at the site. It is considered one of the best examples of Kadish's work.

Along the south wall on both floors are classrooms. Like classrooms in other buildings they retain their original plan but have undergone alterations to floor coverings and ceilings height.³²

7. Dental Clinic

The Dental Clinic, located at the northeast corner of the campus, is a modern building that is not associated with the San Francisco Normal School State Teacher's College. It was constructed circa 1970. It is a two and one-half story structure of stucco and wood. Architecturally the

³² San Francisco Planning Commission, *Landmark Designation Report for the U.C. Extension Center at 55 Laguna Street, formerly San Francisco State Teacher's College*, Case No. 207.0219L, June 7, 2007, 9-10.

building makes some attempt to reference the Spanish Colonial Revival style of the campus buildings.³³

8. WPA Murals and Other Decorative Features

As previously discussed, San Francisco State Teacher's College was the location of several WPA mural projects. This following is taken from the San Francisco Planning Commission's Landmark Designation Report:

Of the several murals that were completed on the campus, two are still extant. One of the murals, "A Dissertation on Alchemy," designed by Reuben Kadish is located in the Woods Hall Annex. The other, an angel by Jack Moxom, is located in Richardson Hall. Both are located in public space.

The Kadish mural is divided into six panels, each portraying alchemy and science through a series of figures and symbols. The central panel portrays a large shattered egg shape entity with a highly stylized spiral emitting from its interior. Kadish had originally planned a mural portraying the splitting of the atom and this central form may be a more abstract reworking of that idea which had been considered too radical by WPA officials. In its composition and color the work shows the strong influences of David Siqueros, with whom Kadish studied, as well as the influence of European Surrealism.

Moxom's fresco portrays a single angel with large wings that fill the recessed wall space above a door. Executed using traditional fresco technique, the angel references a subject matter associated with the Spanish Revival style of the building. However, it has a robustness, especially in the round face and outsized feet, that draws on the Mexican muralists of the period. According to Moxom, in a 1965 interview, this angel may have been one of several that he painted in the door niches of Richardson Hall.³⁴

9. Campus Landscape

Surrounding the entire campus is a concrete sidewalk and a series of plantings, including olive, ficus and bottlebrush trees. The campus contains a series of paths and staircases that provide circulation between the upper and lower terraces. On the upper terrace, a formal courtyard is located in a small alcove formed by Woods and Middle Halls. In addition, a series of stepped courtyards are formed along the southern face of Woods Hall and the Woods Hall Annex down to the parking lot that occupies the northeastern corner of the campus. The upper and lower terraces are separated by an ivy-covered sloped area. Plantings in the center of the campus include a Canary palm tree known as the "Sacred Palm." Named by San Francisco State students in the early 1940's, the tree signified a place to gather and represents a visual and conspicuous landmark on the campus. There are other large, healthy trees located on the campus, including two large ficus trees as well as olive and oak located on the lower south end parking lot against Richardson Hall.

³³ Ibid: 10.

³⁴ San Francisco Planning Commission, *Landmark Designation Report for the U.C. Extension Center at 55 Laguna Street, formerly San Francisco State Teacher's College*, Case No. 207.0219L, June 7, 2007, 11.

During much of the history of the campus wood-frame buildings from the early post earthquake period continued to occupy space within the campus. Although slated for removal under the campus plan, this was not accomplished until the 1950s. This undoubtedly interfered with the realization of a completely coherent central landscape. In the 1960s and later, parking lots were terraced into the central slope.³⁵

B. Site

I. General Setting and Orientation

The following description is closely adapted from the 2007 San Francisco Planning Commission *Landmark Designation Report for the U.C. Extension Center at 55 Laguna Street*:

The former San Francisco State Teacher's College campus is sited on a steeply terraced hill bounded by Haight, Buchanan, Hermann, and Laguna streets. The campus is enclosed behind retaining walls along both Haight and Laguna Streets. The five buildings occupy the periphery of the site with three buildings, Woods Hall, Middle Hall, and the Dental Building, located on the upper terrace, and two buildings, Richardson Hall and Woods Hall Annex, located on the lower. Woods Hall is situated at the northwestern corner of the site and wraps around the corner of Buchanan and Haight Streets. Middle Hall is sited within the campus compound and, unlike the other buildings, does not border the street. A small courtyard/playground and a parking lot are also located adjacent to Middle Hall. On the lower terrace Woods Hall Annex faces onto Haight Street. On the opposite side of the lower terrace Richardson Hall wraps around the corner of Hermann and Laguna Streets. Richardson Hall is separated from the other three buildings by a steep slope in the center of the site and two surface parking lots.³⁶

C. Conditions Assessment

The following conditions assessment was conducted in September 2012.

I. Exterior

Middle Hall (Gymnasium)

The exterior stucco walls are in generally good condition with some localized cracking and spalling, especially at the sills of the clerestory steel window sash. The second floor addition at the east end of the building is non-historic and clad in EIFS, which appears to be good condition.

A granite corner stone at the southwest corner of the gymnasium portion of the building reading, "ANNO DOMINI MCMXXIV" is in fair condition with some paint and mastic staining on its lower half.

³⁵ Ibid.

³⁶ San Francisco Planning Commission, *Landmark Designation Report for the U.C. Extension Center at 55 Laguna Street, formerly San Francisco State Teacher's College*, Case No. 207.0219L, June 7, 2007, 5-6.

The north and south elevations each have three openings with three steel windows per opening at the gymnasium clerestory. Each window has an operable central sash. The steel windows exhibit corrosion but are in fair condition. A non-historic wood frame with chain link fencing spans the frame of the window openings facing north (playground area) that was likely installed to protect the windows from damage by playground activities. Three clerestory steel windows at the gable ends (east and south sides) are fixed with operable hopper sash set within. The east clerestory windows are double-height and contain two sash each, whereas the clerestory windows at the west are shorter and contain one sash each. The gable end windows are also in fair condition but have painted glazing, some of which is broken. The steel sash at the first floor (gymnasium) level in the western shed roof portion have center pivot sash over a row of fixed lites and appear to be in good condition. Windows in the lower ground level facing the parking lot and at the eastern end of the building have all been replaced with contemporary windows that are in fair condition.

The galvanized steel gutters and downspouts are in fair to poor condition. The gutter on the south elevation is in fair condition, with paint and downspouts intact, while the gutter on the north elevation is unpainted, and appears to replace the original gutter, as it does not rest in the original support brackets properly. Downspouts at the north elevation are generally broken or missing. The downspouts and gutters at the west shed roof area are in poor condition.

The clay tile roof is in fair condition with some loose tiles.

The decorative metal rails with large scrolled elements occur at two areas around the exterior of the building. The pair at the east end of the north gymnasium elevation (leading into the newer second floor addition) is in fair condition but evidences some corrosion. The majority of these scrolled rails are located at the south façade of the building and span intermittent openings at the parapet of the south exterior basement wall. The rails at the southern elevation are more corroded than their counterparts at the north elevation and are rust jacking the concrete/stucco walls they are set into. Previous stucco and concrete repairs are evident at these areas, indicating this has been a recurring issue. Some embedded steel at the wall cap has also corroded and spalled.

Doors at the gymnasium level are non-original flat panel steel doors and are in fair to poor condition. The southern main entry to the gymnasium retains its original transom in fair condition. The frame is original at transom level but has been removed and replaced below the transom. All other exterior doors are contemporary and in fair condition.

No historic light fixtures remain at the exterior of the building. A potentially historic single pipe fixture above the entry pavilion at the top of the two runs of stairs is in fair to poor condition.

Richardson Hall Administration Wing (Kindergarten)

Exterior

The building is a single story “H” shape with the central connector almost aligning with the east wall. The axial plan has a covered entry courtyard. The flat roof structure is non-historic post and beam construction that is in fair condition. The exterior entry courtyard has non-historic light brick cheek walls and concrete

pavement/ramps for access. One cheek wall has been toppled and is in poor condition.

The glass entry is a non-historic aluminum and glass storefront system that is in good condition.

The exterior stucco walls of the building are in generally good condition with some minor localized cracking, especially at the sills on the east façade. The walls at the west façade of the south wing are covered with ivy.

Decorative tile lunettes are centered above a single window/door at the east and west ends of the north and south wings. The decorative tiles are in good condition. The windows centered below the tile lunettes are pairs of casement windows with clipped upper corners. These appear to be in fair condition. The northwest corner window has been replaced with a contemporary flat panel steel door, containing a full size leaf and a half-width leaf that are in fair condition. The openings are edged with clay arched header bricks that are in good condition. These window locations appear to have originally had wrought iron railings set into the brick surround at the lower portion. The railings have been cut off, but remnants remaining at the brick have corroded and expanded resulting in spalls some of the brick locations. The window location at the northeast corner has been shortened and retrofitted with modified non-original sash. The opening is completely covered by an interior partition wall.

The other wood window configurations vary from triple sets of stacked awning windows to single arched top casement windows to larger rectangular casements with divided lites containing an awning transom sash. The windows appear to be in generally good condition and retain much of their original hardware.

The clay tile roof is in good condition with a few roof tiles loose.

The stucco clad chimney is located at the north roof and is in good condition.

The copper gutters are in fair with some deteriorated or missing gutter ends. The majority of the copper downspouts are missing and in poor condition. Decorative copper straps are typically used to secure the downspouts to the walls.

Small rectangular vents are covered with painted punched decorative metal grilles at the east façade and are in good condition.

Laguna Street Retaining Wall

A wall runs along the edge of the site along Laguna Street, turns west at Haight Street and ends at the Woods Hall Annex Building. A driveway just north of the Richardson Administration Wing interrupts the otherwise continuous site wall.

The interior (west) face of the site wall adjacent to the Richardson Hall Administration Wing is comprised of alternating piers covered with a painted coat of parge or stucco. The lower portion of the intermediate panels are painted board-form concrete while the upper portion of the panels have steel guard rails that span between the piers and are set/hung onto ferrous pins. The parge/stucco is generally in good condition with some minor cracking and occasional spalling at ferrous anchors and rebar. The steel grates are in good to fair condition.

The street face of the site wall below the Richardson Hall Administration Wing is painted parge/stucco over concrete and is organized with a series of regularly spaced quoined piers separated by recessed flat rectangular panels. The tops of the piers continue above the paneled areas and are separated by the metal guard rails as described above. This section of wall is generally in good condition.

The site wall facing the driveway is smooth finished concrete with minor cracking and is in good condition.

The street face of the site wall north of the driveway is similar to that below the Richardson Hall Administration Wing with quoined piers and metal guard rails above, but has simpler inset field panels. As the wall continues to step up the hill, it becomes less ornamented, eventually losing its bullnose profile at the base and metal grilles at the top of the wall. At the corner of Laguna and Haight Streets and the site wall is flat. As one nears the corner, more graffiti art covers the wall. This section of the wall exhibits minor cracking and spalls and is in good condition.

A non-historic sculpture sits upon the flat area at the corner juncture. The articulation and profiles at the corner portion of the wall become more pronounced, especially the rounded courses below the sculpture. A larger series of cracks, open joints, and spalls are also evident in this area, indicating movement of the wall.

As the wall continues along Haight Street to the Woods Hall Annex, it is flat with a simple cap detail. This portion of the wall is generally in good condition with some minor cracking. The wall at this location also exhibits graffiti.

2. Interior

Middle Hall (Gymnasium)

Lower Level Interior:

Some original plaster over concrete interior walls and ceilings are original and in fair condition. Areas along the south side of the building have extensive moisture damage at the ceiling and at the plaster over concrete at the exterior wall.

One historic wood door is extant that leads to the closet under the exterior stairs at the entry pavilion. The door is not a full-size door. It has a single central panel, two five-knuckle hinges with a ball top pin, and a rounded metal knob. All elements have been painted over the original finish, likely a stain and varnish. The door and hardware are in fair condition.

Gymnasium Interior:

The upper portion of the walls is painted gypsum plaster over board form concrete and is in fair condition with minor plaster loss below some windows. The lower portion of the walls is painted wood tongue and groove paneling which is also in fair condition.

The wood gymnasium floor is in good condition and has been laid over vinyl sheet and padding indicating the floor is not original. It is unknown if the original gymnasium flooring lies beneath.

The roof is supported by the concrete end walls and four painted steel trusses that are in good condition.

The following are interior non-original materials at the second level, east end addition:

Vinyl tile corridor – Fair Condition
Gypsum board walls – Fair Condition
Wood doors – Fair Condition
Carpet at classrooms – Fair Condition

The following are interior non-original materials at the lower level:

Plastered partition walls – Fair Condition
Wood doors – Fair Condition
Metal doors and glazing systems with wire glass – Fair Condition
Carpet – Poor Condition
Ceramic bathroom tile – Fair Condition
Bathroom sink and toilet fixtures – Poor Condition

Richardson Hall Administration Wing (Kindergarten)

The original plaster walls at the interior walls and ceilings are generally in fair condition. The plaster on expanded metal lath at the Lounge is in poor condition, and large portions have been pulled or fallen off of the ceiling.

The fireplace in the lounge is also in poor condition. The hood is said to have been clad with decorative copper, but the cladding has been stolen from the building and is missing. The brick surround and concrete hearth are in fair condition.

Wood trim and window casing appears to be largely original and in good to fair condition.

The radiators appear to be original and in good condition. It is unknown if they are in good working order.

Some toilet fixtures also appear to be original and in fair condition. It is unknown if they are in good working order.

The following are interior non-original materials:

Vinyl tile flooring – Fair Condition
Flat panel wood doors – Fair Condition
Carpet – Poor Condition

PART III. SOURCES OF INFORMATION

A. Architectural Drawings

I. Middle Hall (Gymnasium)

Fourteen sheets of original drawings were uncovered for the Gymnasium, now known as Middle Hall, designed by the State architect, State of California Division of Architecture. These drawings include:

- Sheet A-1: Basement Plan – May 8, 1923
- Sheet A-2: Main Floor Plan – May 8, 1923
- Sheet A-3: South and North Elevations– May 8, 1923
- Sheet A-4: West and East Elevations, North/South Section, East/West Section – May 8, 1923
- Sheet A-5: Detail at East End of Building, Section Detail, Detail of Stair Plan – May 8, 1923
- Sheet A-6: Enlarged Upper South Entry: Plan, Elevation, and Sections – May 8, 1923
- Sheet A-7: Enlarged Lower South Entry and Stairs: Plan and Elevation – May 8, 1923
- Sheet A-8: Typical Shower and Toilet Details: Plans and Elevations. Enlarged West End of Building: Elevation and Section – May 8, 1923
- Sheet S-1: Foundation Plan – May 8, 1923
- Sheet S-1A: Revised Foundation Plan – January 17, 1924
- Sheet S-2: Structural Details – May 8, 1923
- Sheet S-4: Main Floor Framing Plan – May 8, 1923
- Sheet S-5: Roof: Plan, Details, and Sections – May 8, 1923
- Sheet S-6: Roof Truss: Elevation and Details – May 8, 1923

2. Richardson Hall Administration Wing (Kindergarten)

Nine sheets of original drawings were uncovered for the Kindergarten, now known as the Richardson Hall Administration Wing, designed by the State architect, State of California Division of Architecture. These drawings include:

- Sheet 1-A: Plot Plan, Laguna and Waller Street Wall Elevations and Section – April 10, 1926
- Sheet A-3: Elevations, Plans, Details – April 10, 1925
- Sheet A-4: Elevations, Sections, Plans – April 10, 1925
- Sheet A-5: Interior Elevations – April 10, 1925

- Sheet S-1: Foundation Plan and Details – April 10, 1925
- Sheet S-3: Structural Details – April 10, 1925
- Sheet S-4: Beam Details – April 10, 1925
- Sheet S-5: Roof Framing Plan and Truss Details – April 10, 1925

Three sheets of original drawings were uncovered for site and building improvements, designed by Ward Thomas, AIA. These drawings include:

- Sheet A-2: Burk Hall and Administration Building First Floor Plan, Exterior Elevations, and Detail – June 19, 1957
- Sheet A-5: Administration Building Details and Door Schedule – June 19, 1957
- Sheet AA-1B: Kindergarten Furniture Plan – December 11, 1957

3. Laguna Street Wall

Two sheets of original drawings were uncovered for the Boiler Plant and Street Wall at Hermann and Laguna streets, designed by the State architect, State of California Division of Architecture. These drawings include:

- Sheet 1: Plans and Elevations – April 10, 1925
- Sheet 2: Enlarged Elevation, Plan, and Section – April 10, 1925

One original drawing was uncovered for site and building improvements, designed by Ward Thomas, AIA. These drawings include:

- Sheet A-2A: Parking and Utilities: Gates, Railings, and Details – October 24, 1957

4. Site

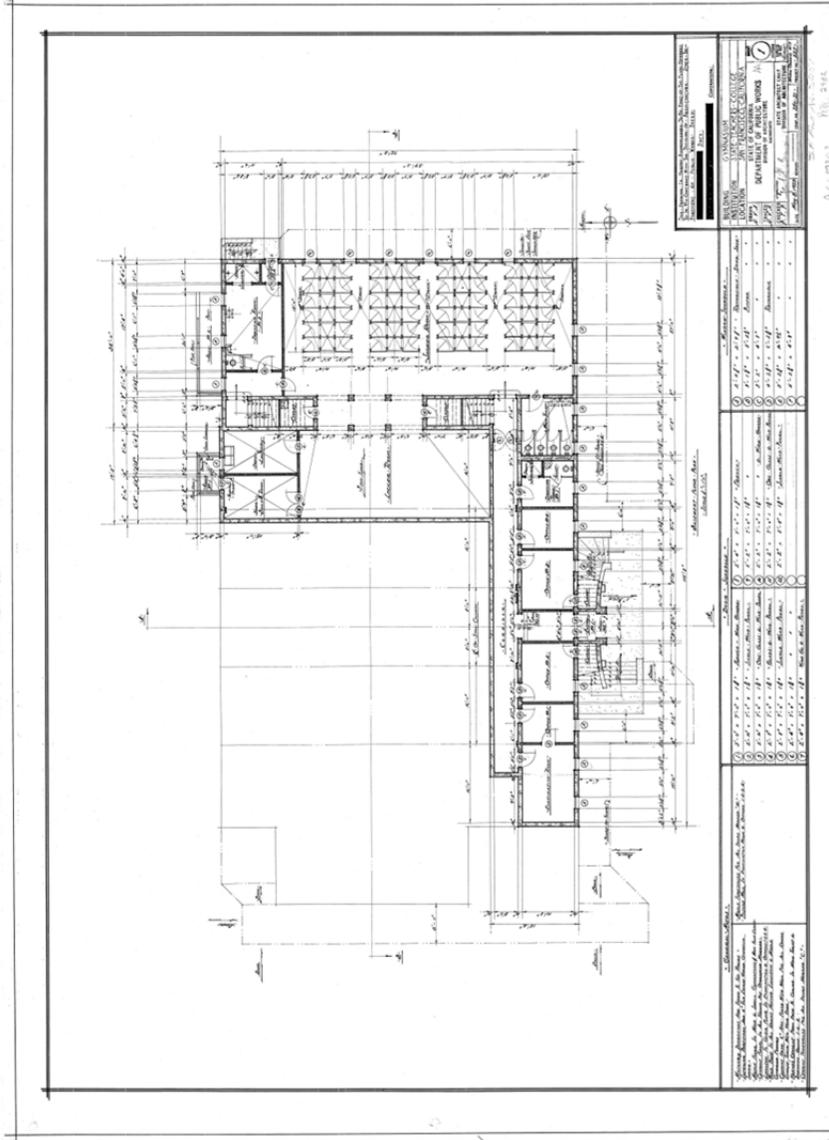
One original 1957 site survey was uncovered, by Wm. J. Wright, Land Surveyor:

- Survey of Assessor's Block 857 & 870 – July 8, 1957

One original drawing was uncovered for site and building improvements, designed by Ward Thomas, AIA. These drawings include:

- Sheet A-1: Parking and Drainage Plan – October 24, 1957

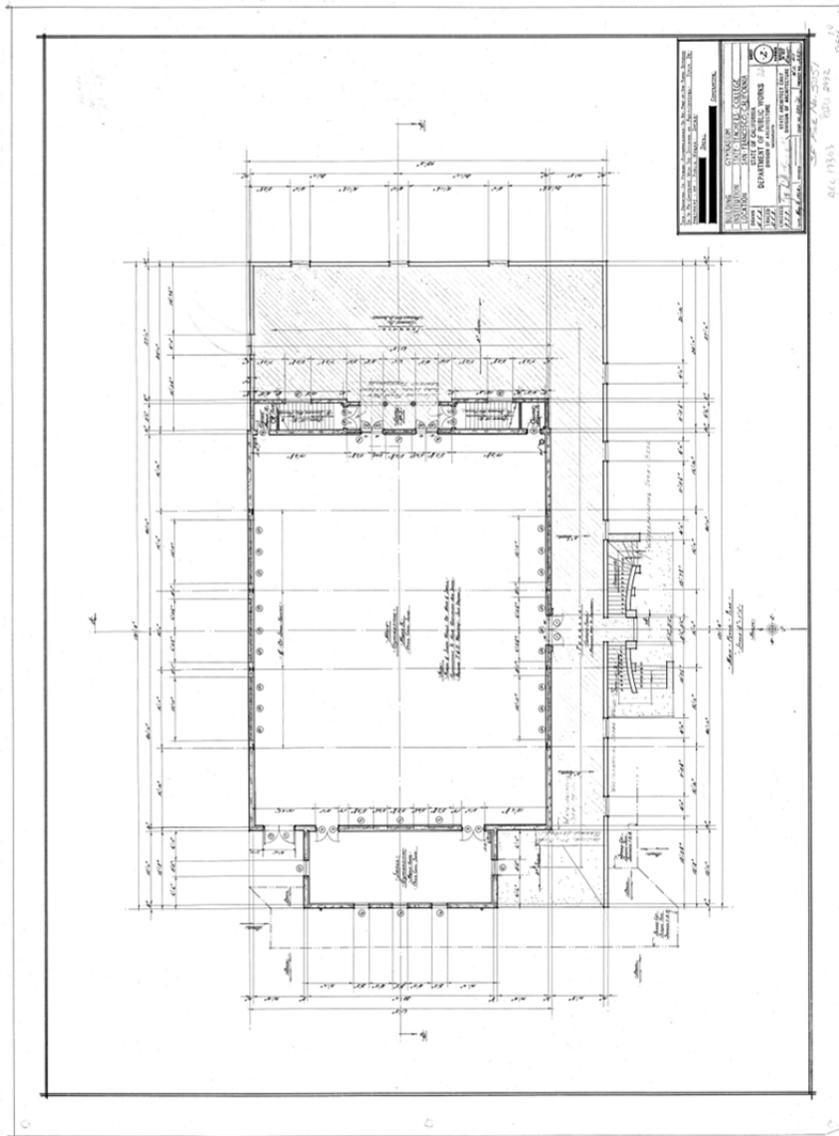
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Middle Hall (Gymnasium) – Sheet A-1: Basement Plan – May 8, 1923

Source: University of California

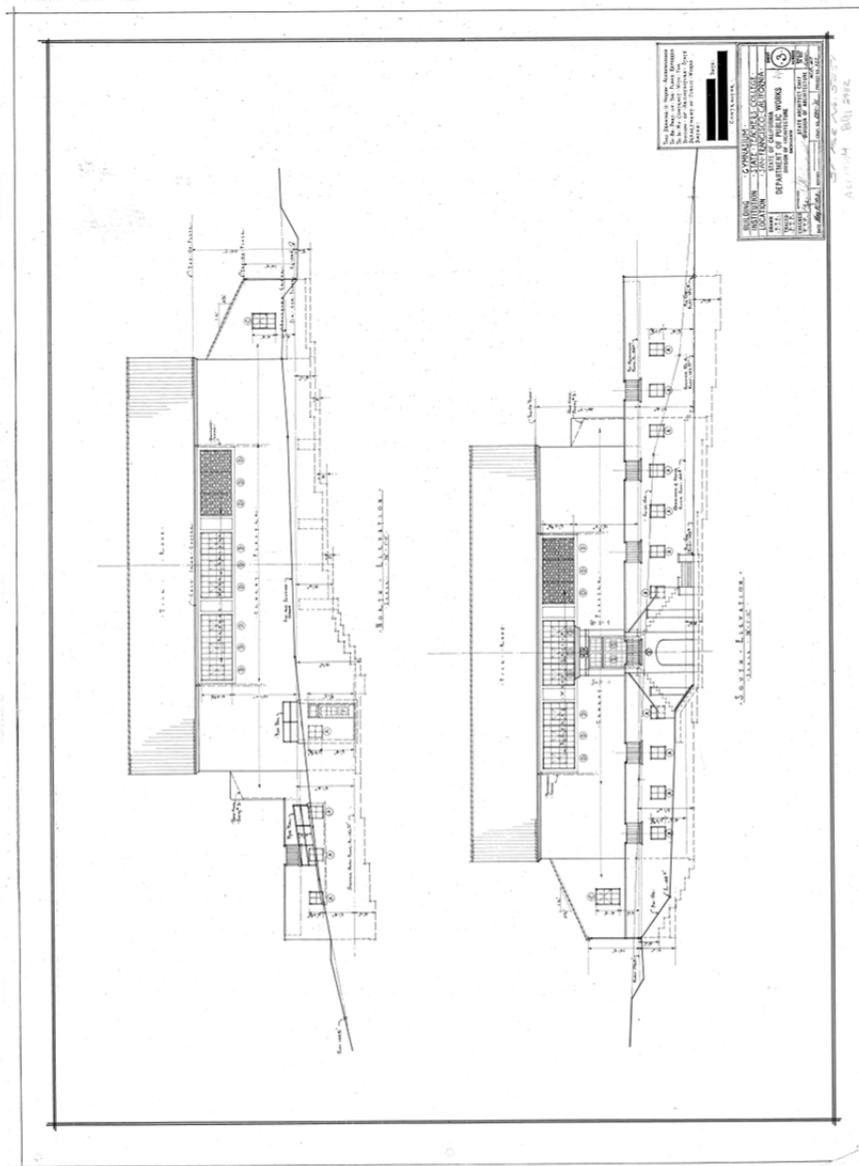
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Middle Hall (Gymnasium) – Sheet A-2: Main Floor Plan – May 8, 1923

Source: University of California

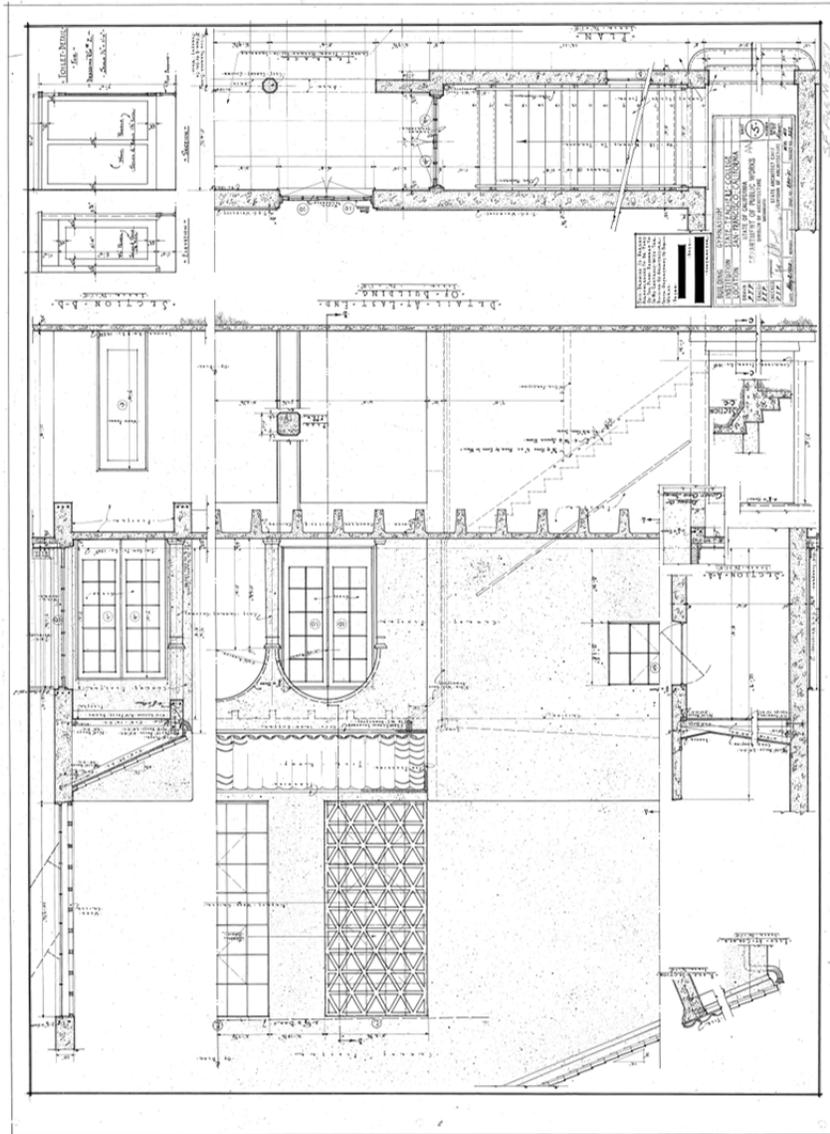
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Middle Hall (Gymnasium) – Sheet A-3: South and North Elevations– May 8, 1923

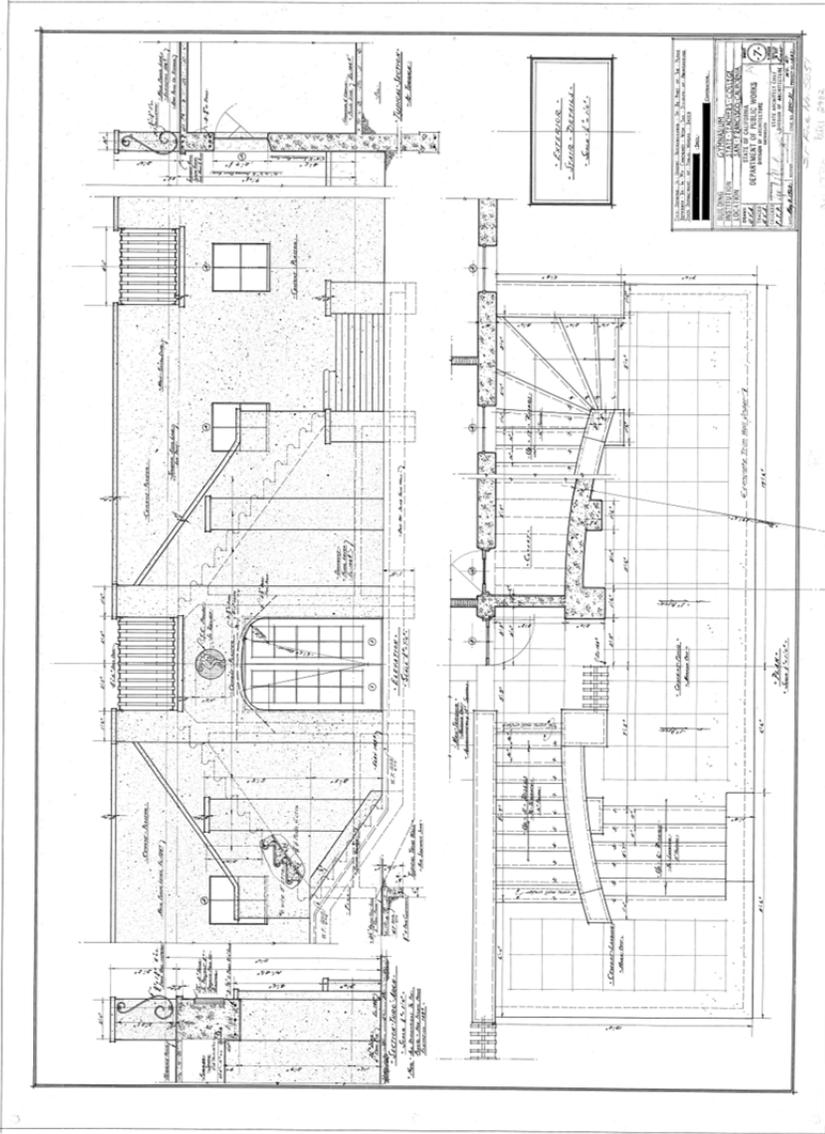
Source: University of California

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Middle Hall (Gymnasium) – Sheet A-5: Detail at East End of Building, Section Detail,
Detail of Stair Plan – May 8, 1923. Source: University of California

201.31

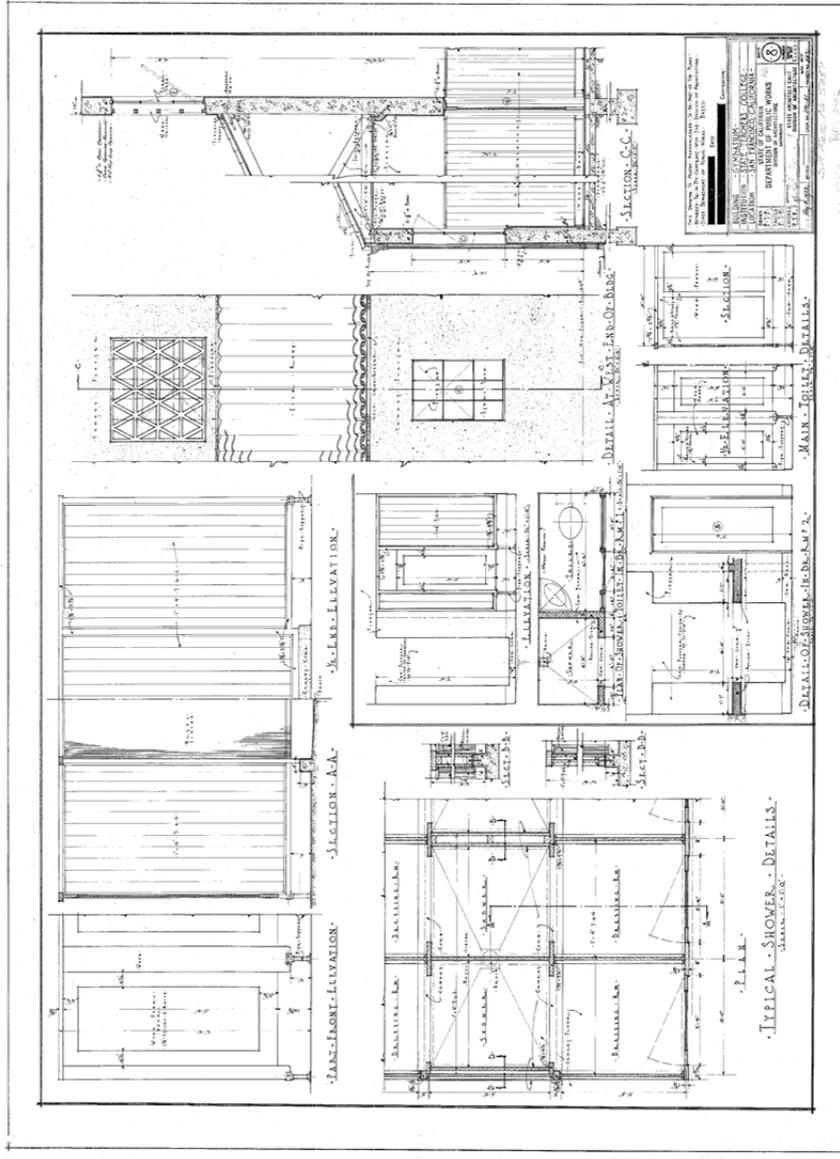


Middle Hall (Gymnasium) - Sheet A-7: Enlarged Lower South Entry: Plan, Elevation, and Sections

May 8, 1923

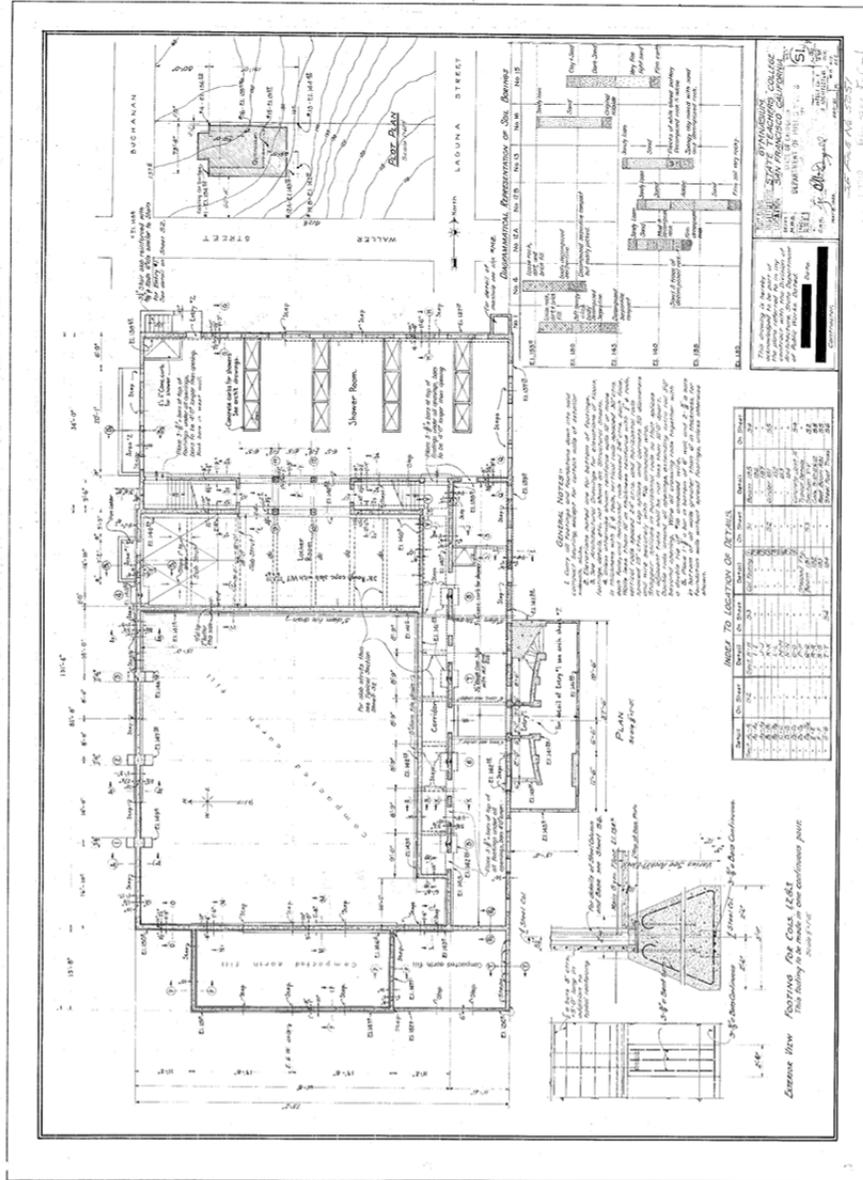
Source: University of California

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Middle Hall (Gymnasium) - Sheet A-8: Typical Shower and Toilet Details: Plans and Elevations.
Enlarged West End of Building: Elevation and Section - May 8, 1923
Source: University of California

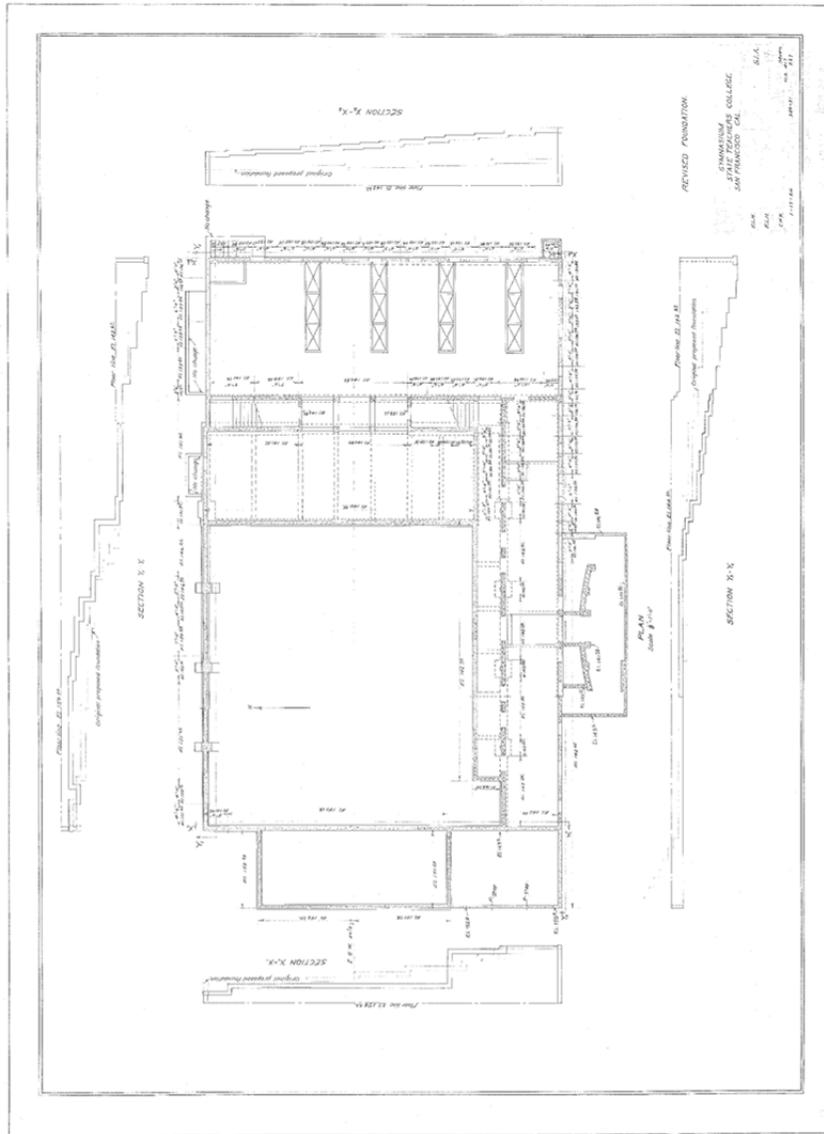
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Middle Hall (Gymnasium) - Sheet S-1: Foundation Plan - May 8, 1923

Source: University of California

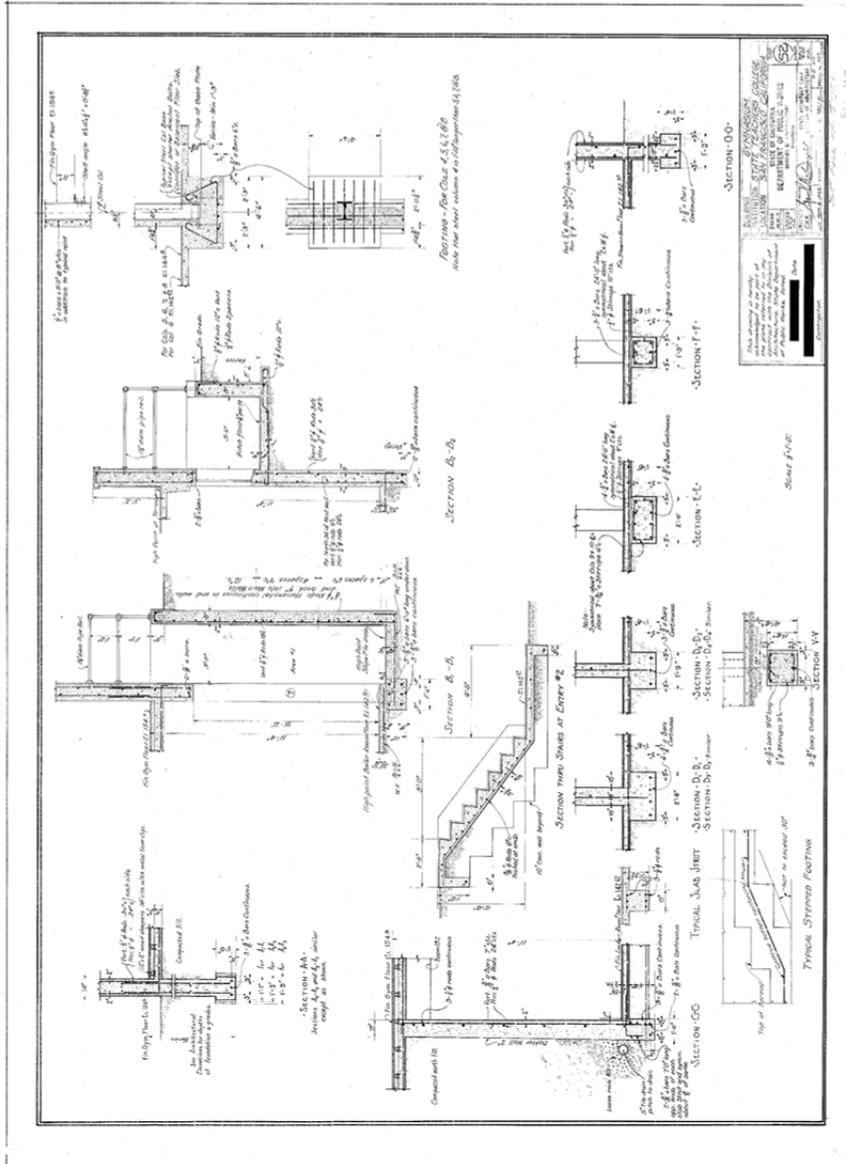
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Middle Hall (Gymnasium) – Sheet S-1A: Revised Foundation Plan – January 17, 1924

Source: University of California

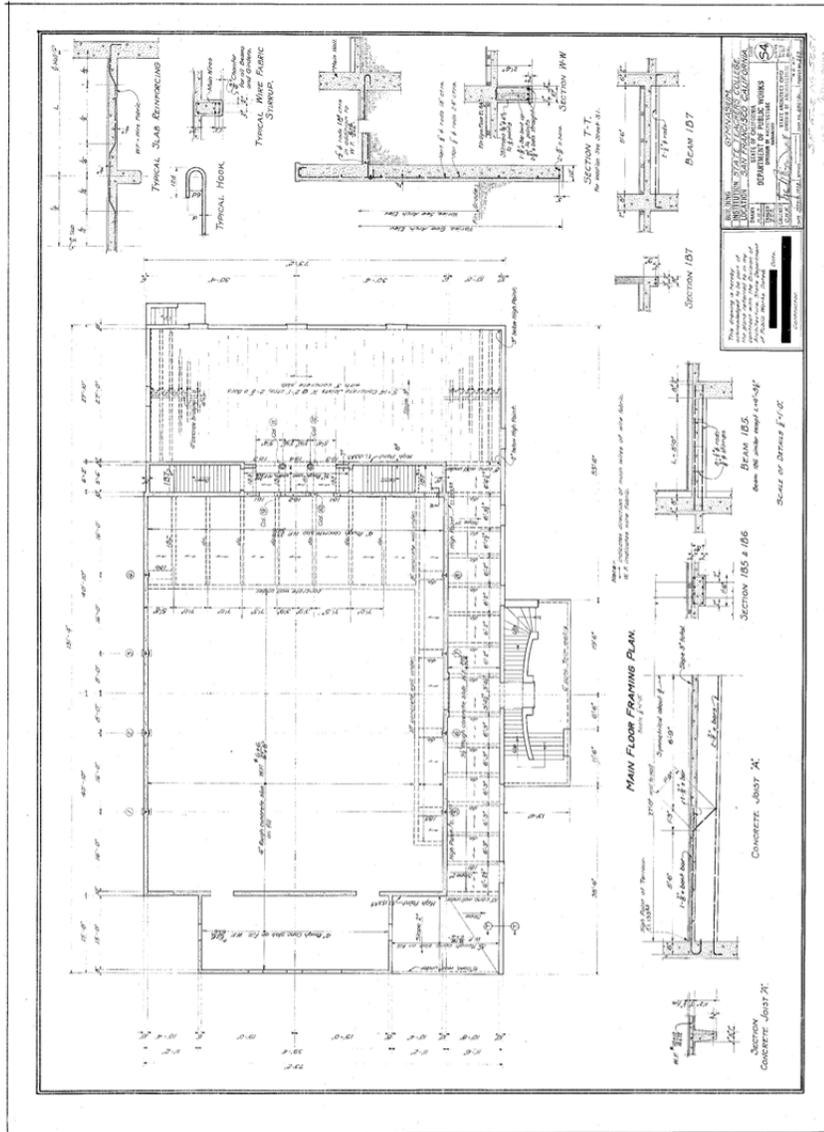
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Middle Hall (Gymnasium) – Sheet S-2: Structural Details – May 8, 1923

Source: University of California

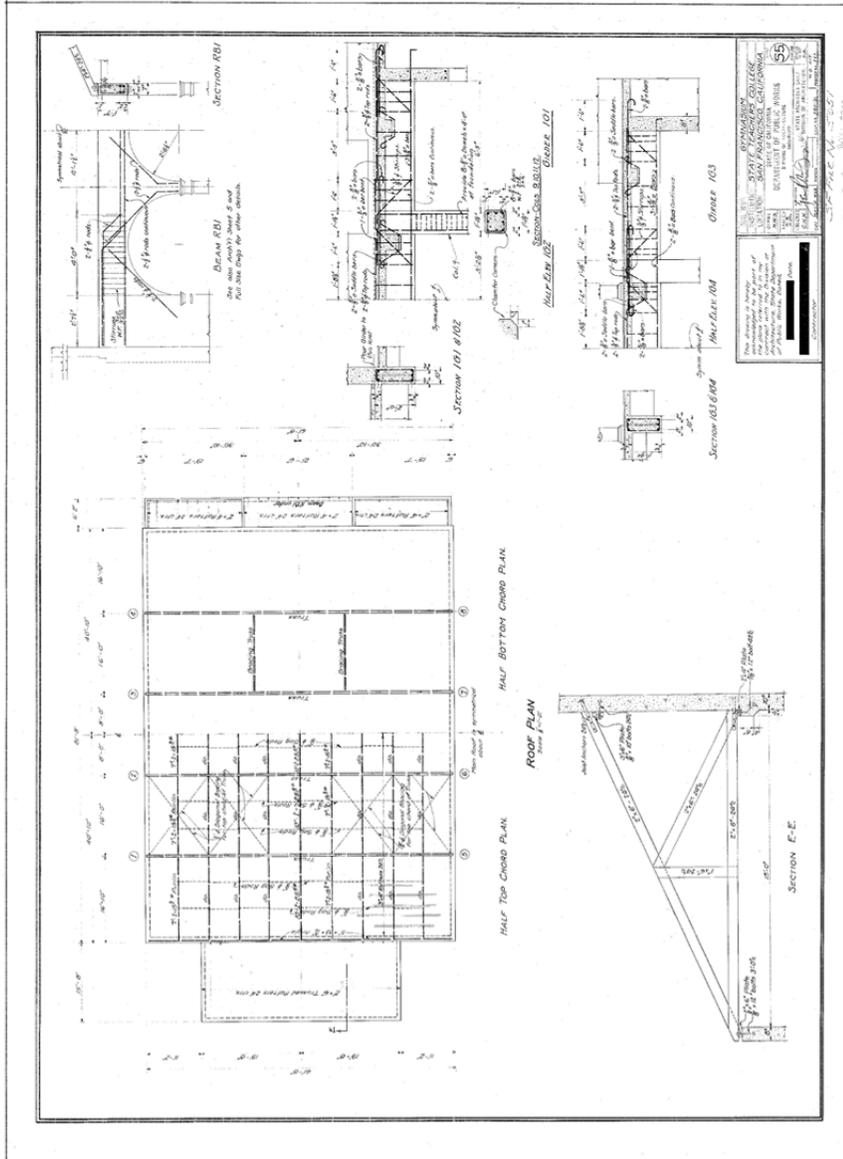
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Middle Hall (Gymnasium) – Sheet S-4: Main Floor Framing Plan – May 8, 1923

Source: University of California

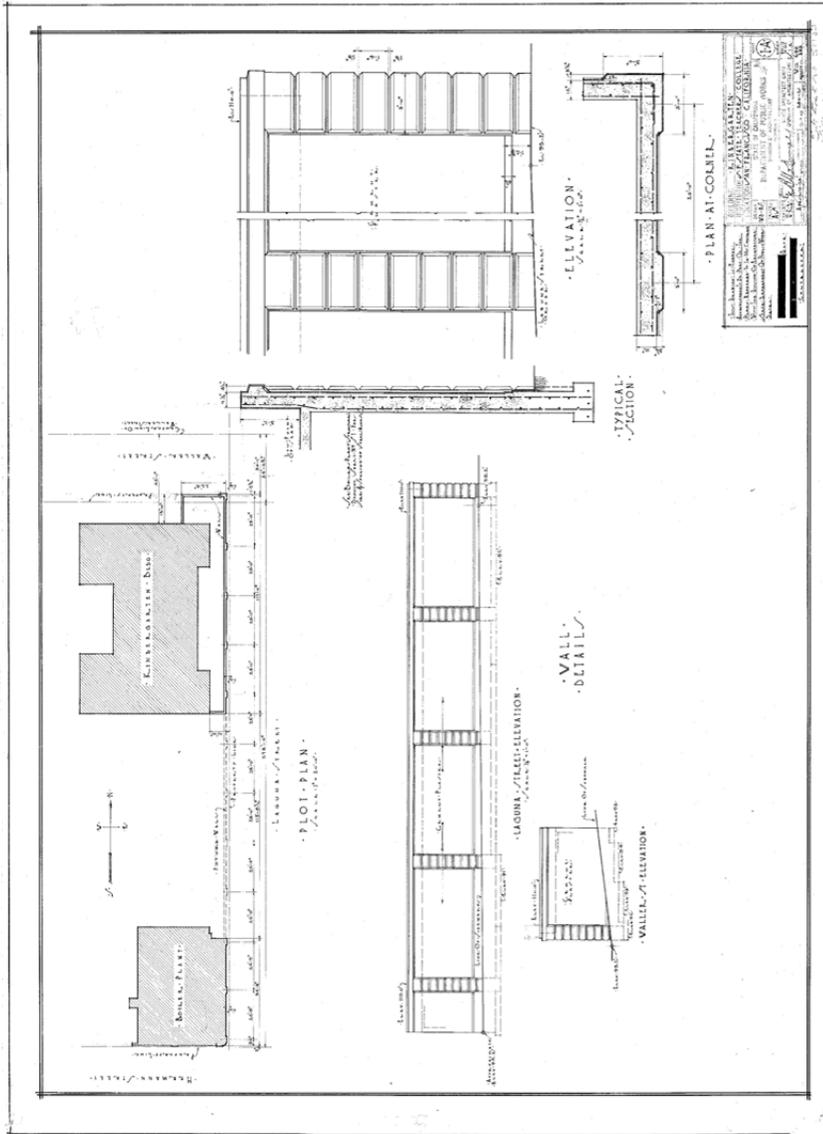
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Middle Hall (Gymnasium) – Sheet S-5: Roof: Plan, Details, and Sections – May 8, 1923

Source: University of California

201.31

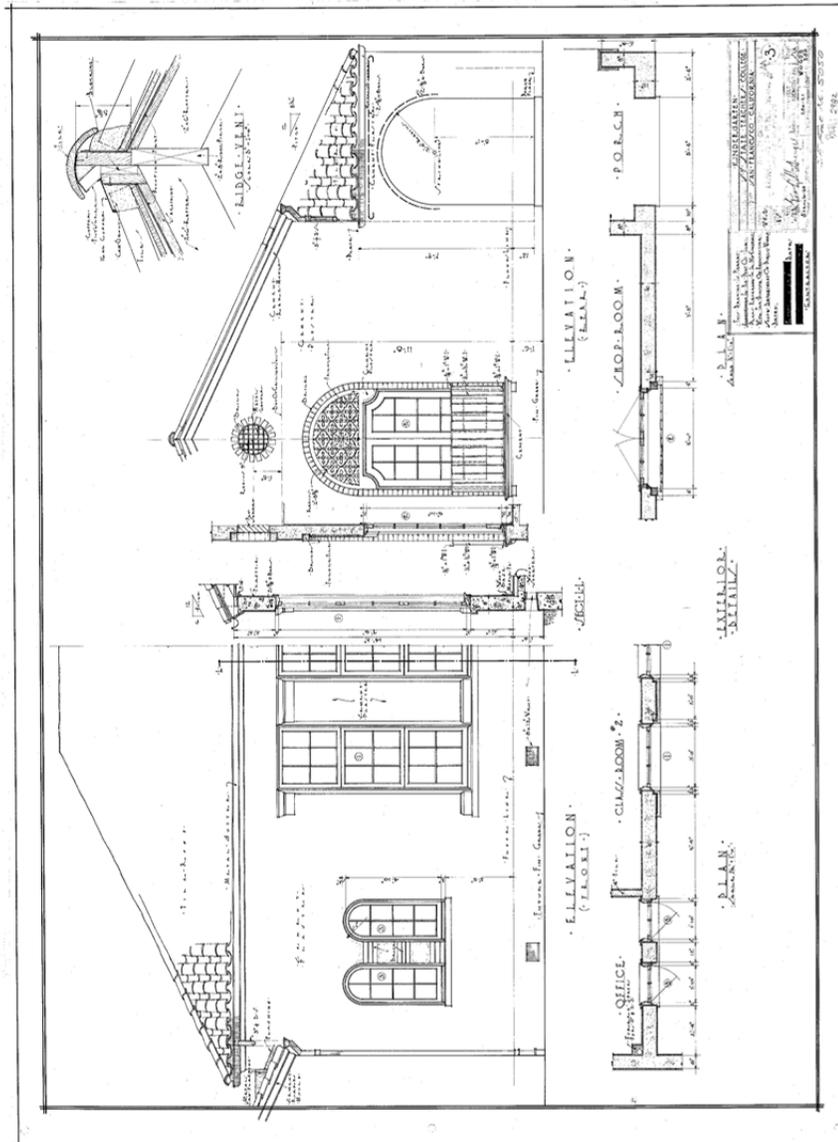


Richardson Hall Administration Wing (Kindergarten)

Sheet 1-A: Plot Plan, Laguna and Walker Street Wall Elevations and Section - April 10, 1926

Source: University of California

201.31

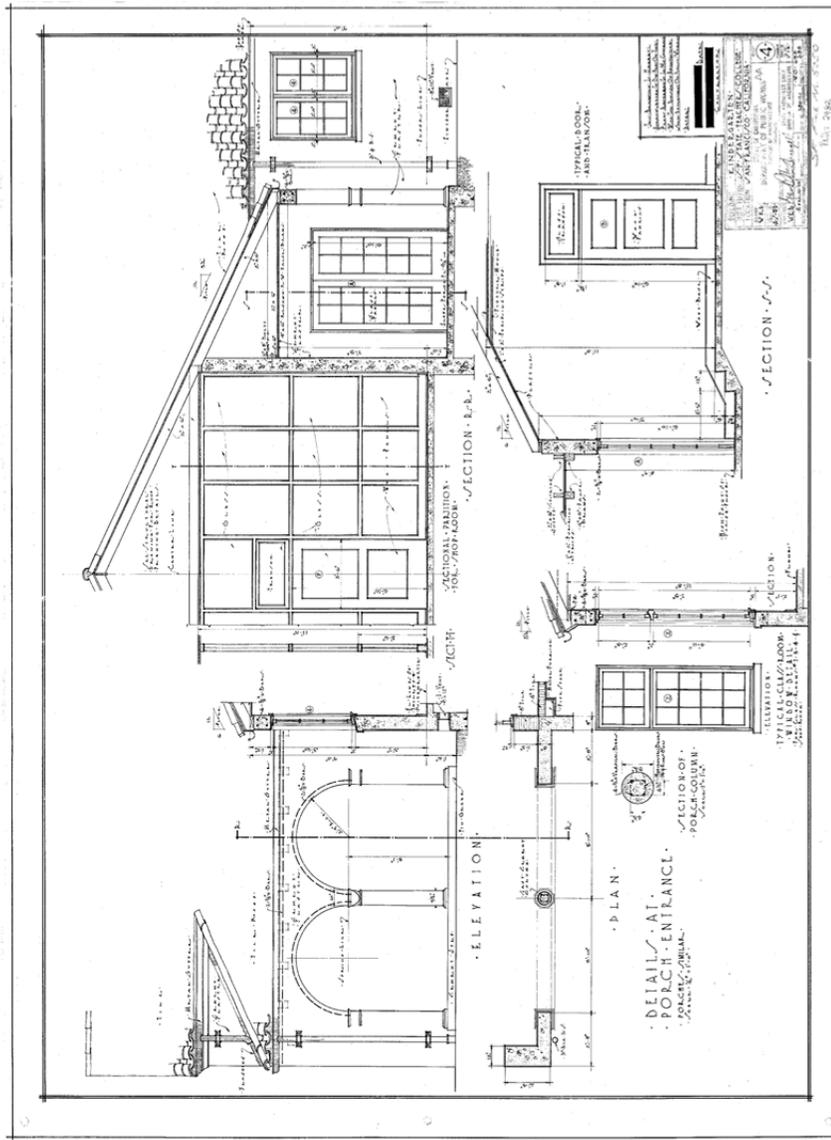


Richardson Hall Administration Wing (Kindergarten)

Sheet A-3: Elevations, Plans, Details—April 10, 1925

Source: University of California

201.31

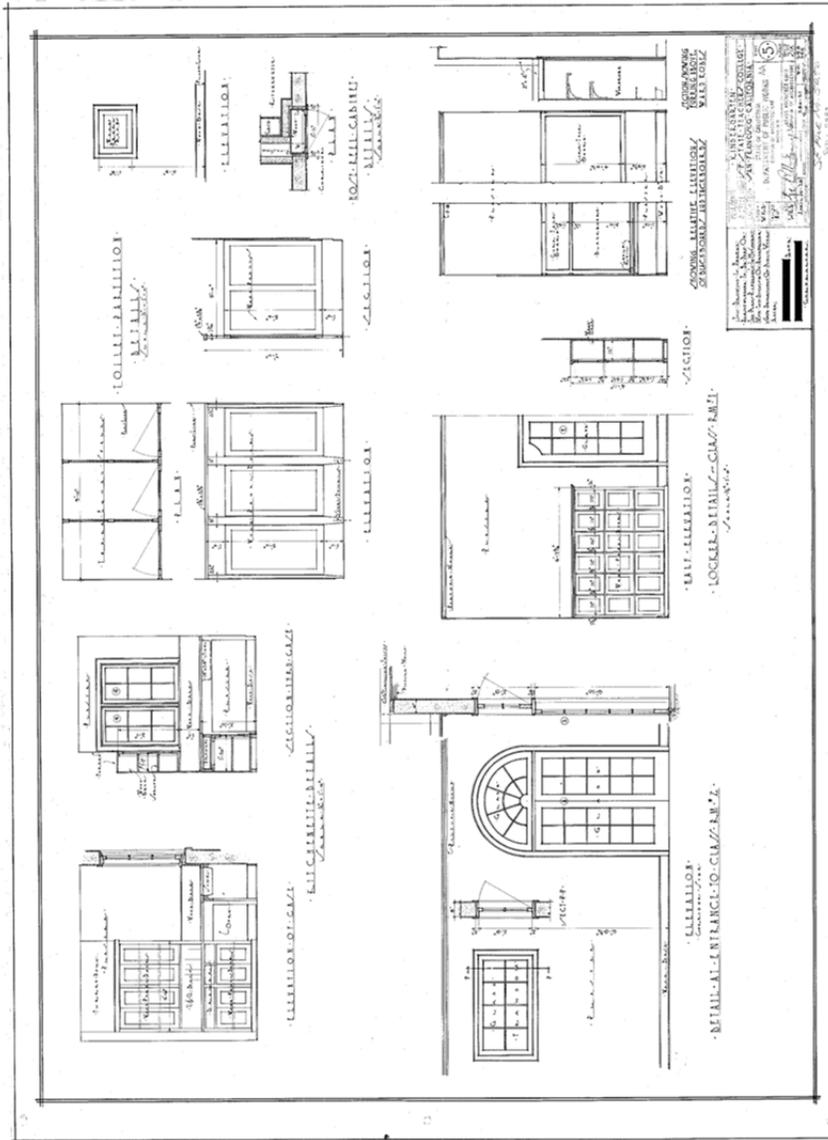


Richardson Hall Administration Wing (Kindergarten)

Sheet A-4: Elevations, Sections, Plans— April 10, 1925

Source: University of California

201.31

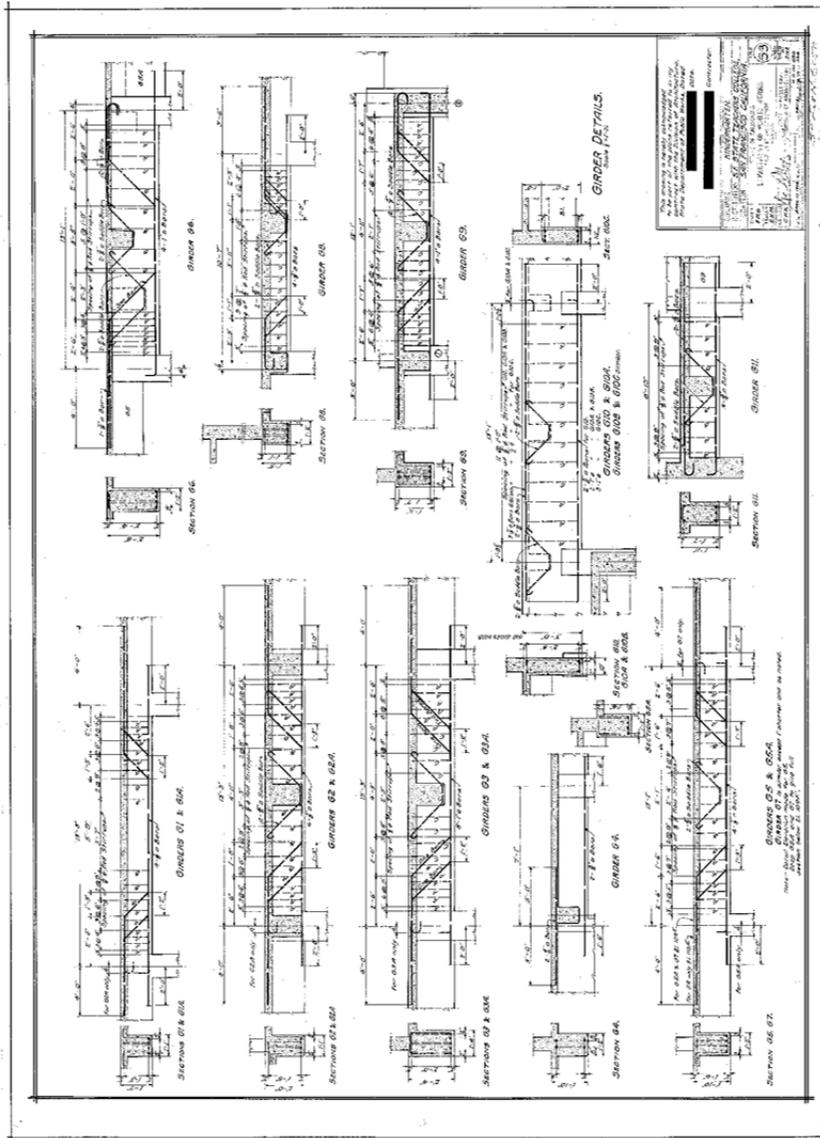


Richardson Hall Administration Wing (Kindergarten)

Sheet A-5: Interior Elevations - April 10, 1925

Source: University of California

201.31

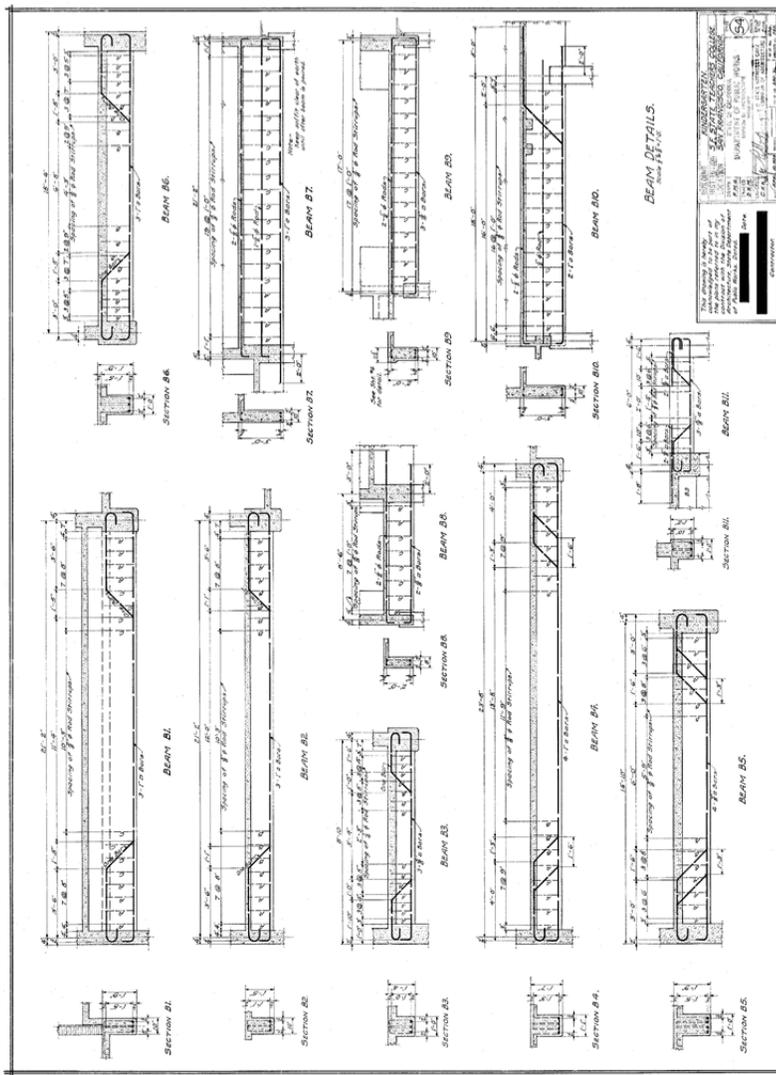


Richardson Hall Administration Wing (Kindergarten)

Sheet S-3: Structural Details—April 10, 1925

Source: University of California

201.31

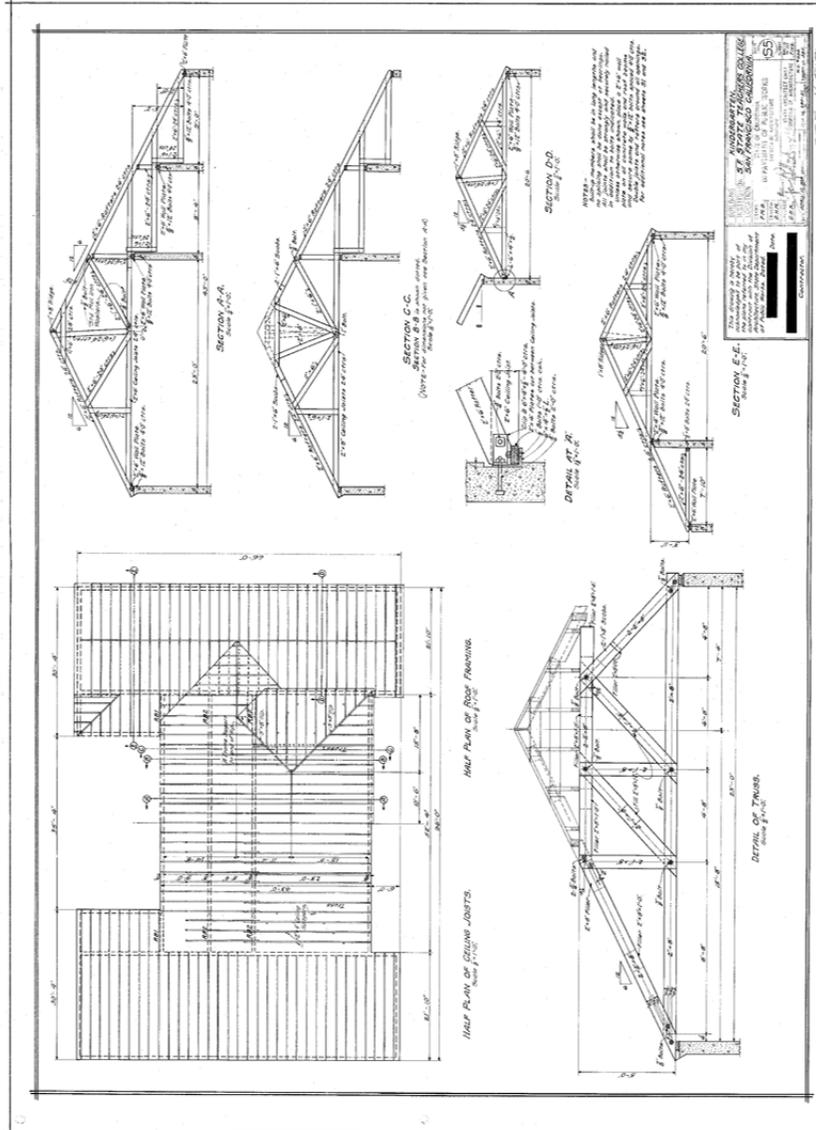


Richardson Hall Administration Wing (Kindergarten)

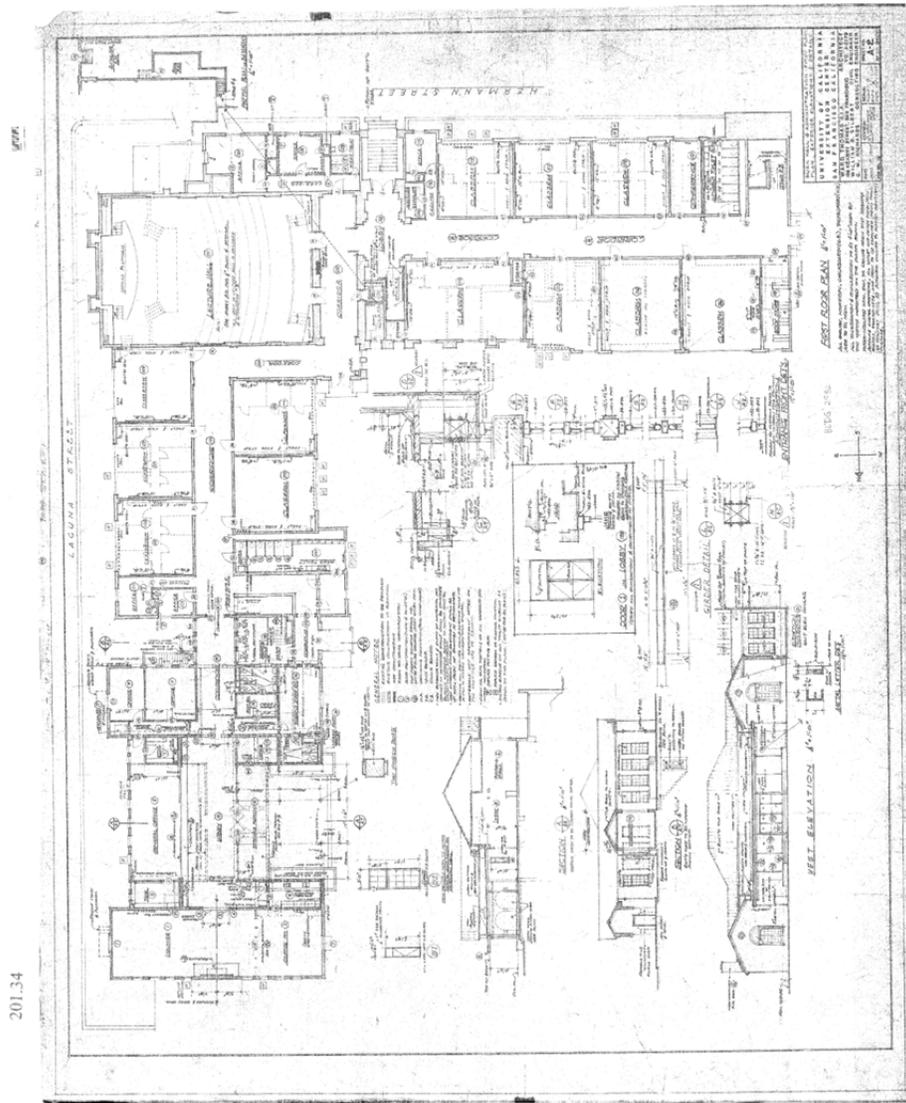
Sheet S-4: Beam Details—April 10, 1925

Source: University of California

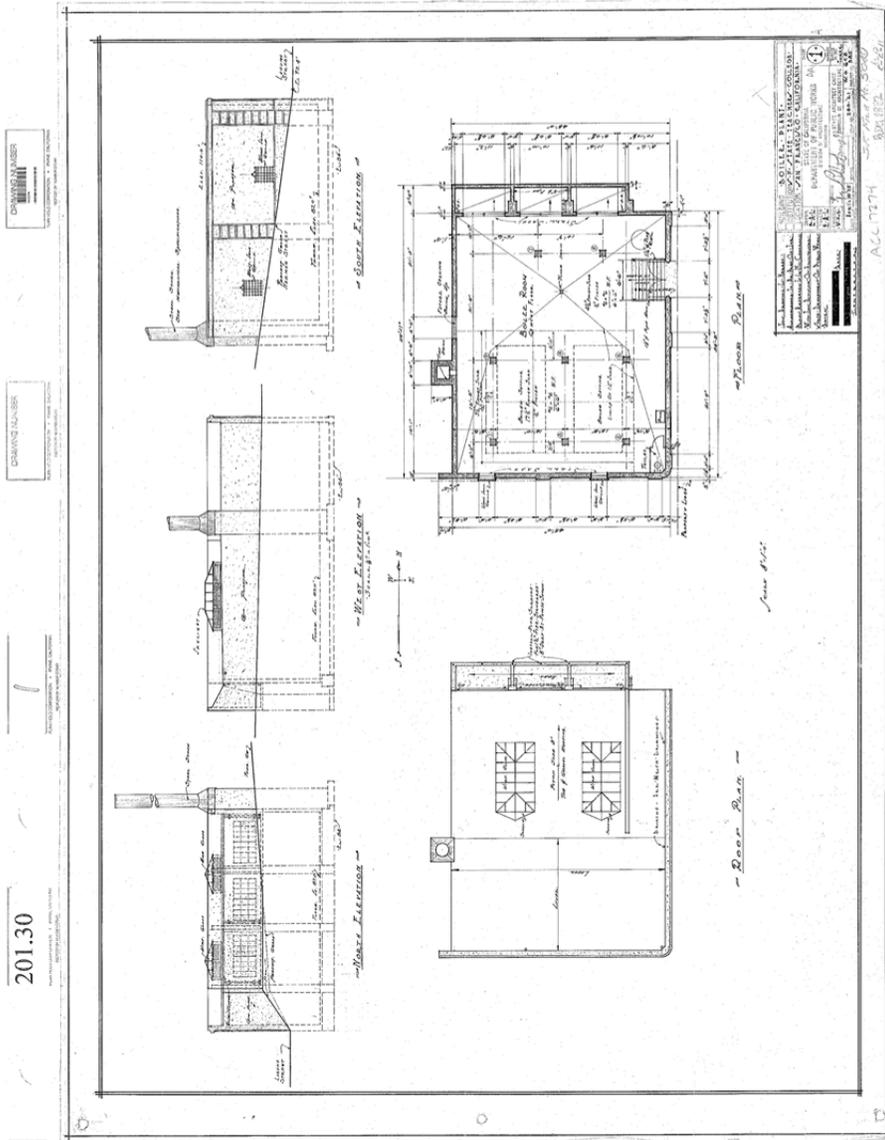
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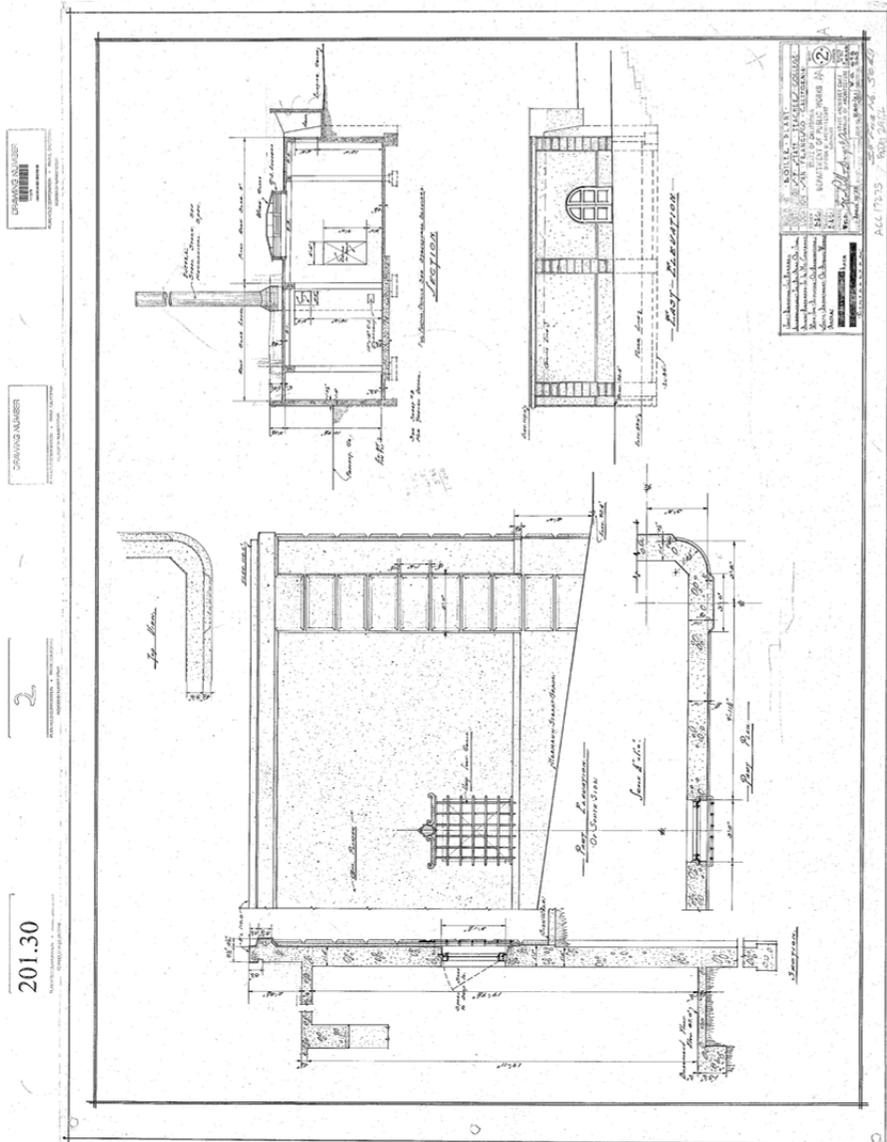
Richardson Hall Administration Wing (Kindergarten)
Sheet S-5: Roof Framing Plan and Truss Details- April 10, 1925
Source: University of California



Richardson Hall Administration Wing (Kindergarten)
Sheet A-2: Burk Hall and Administration Building First Floor Plan, Exterior Elevations,
and Detail—June 19, 1957
Source: University of California

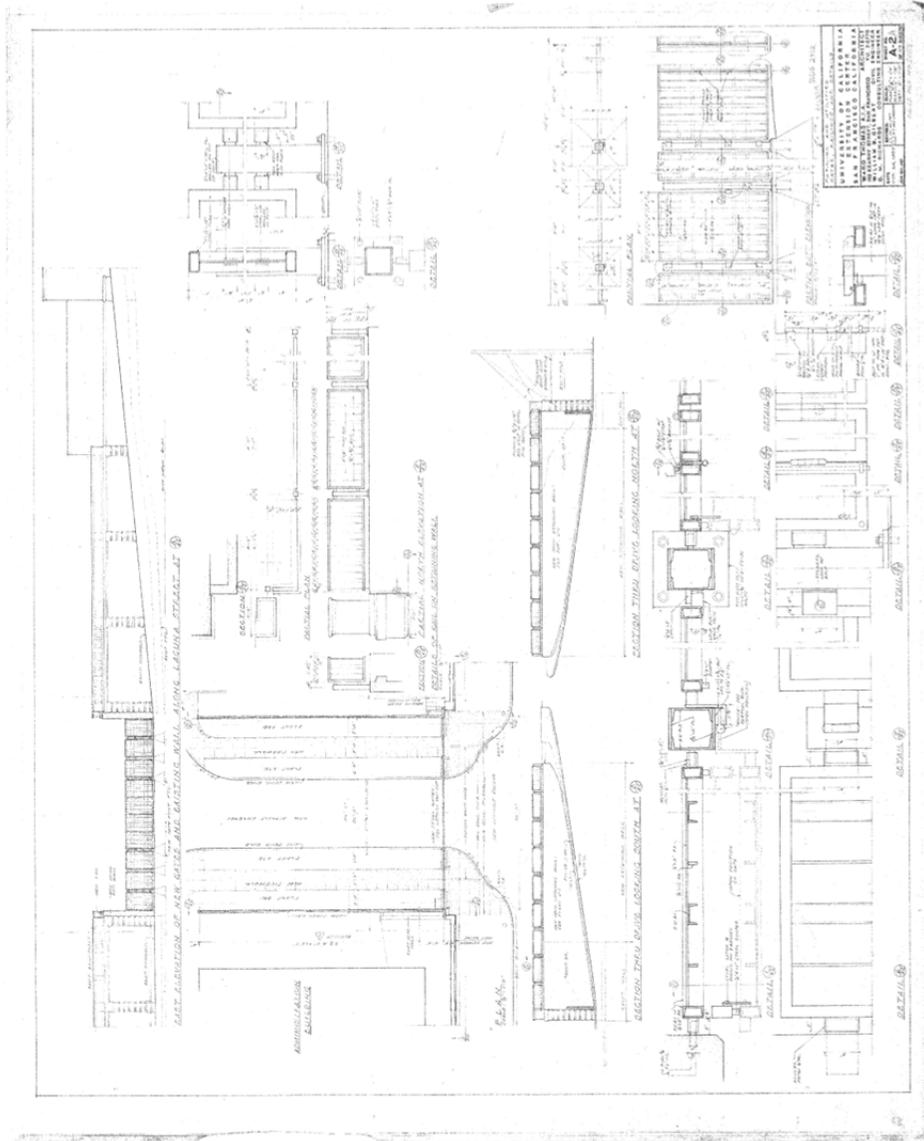


Laguna Street Wall
Sheet 1: Plans and Elevations – April 10, 1925
Source: University of California



Laguna Street Wall
Sheet 2: Enlarged Elevation, Plan, and Section - April 10, 1925
Source: University of California

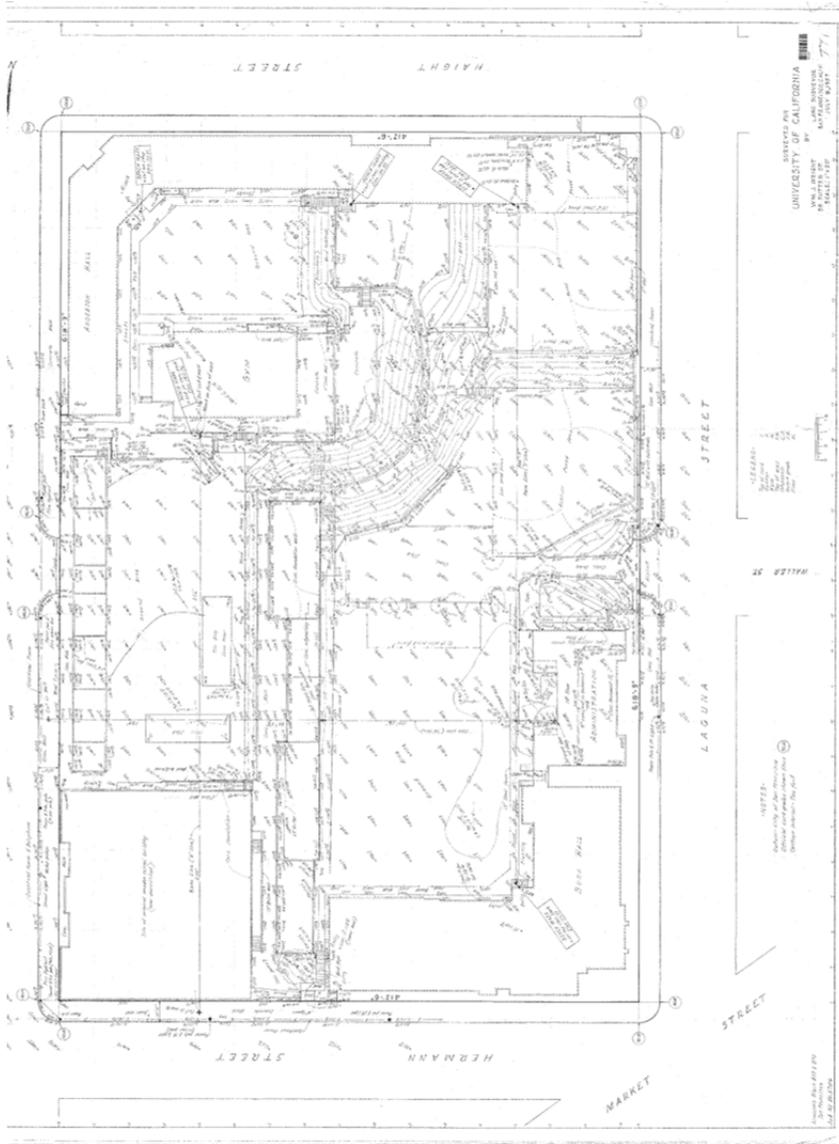
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Laguna Street Wall

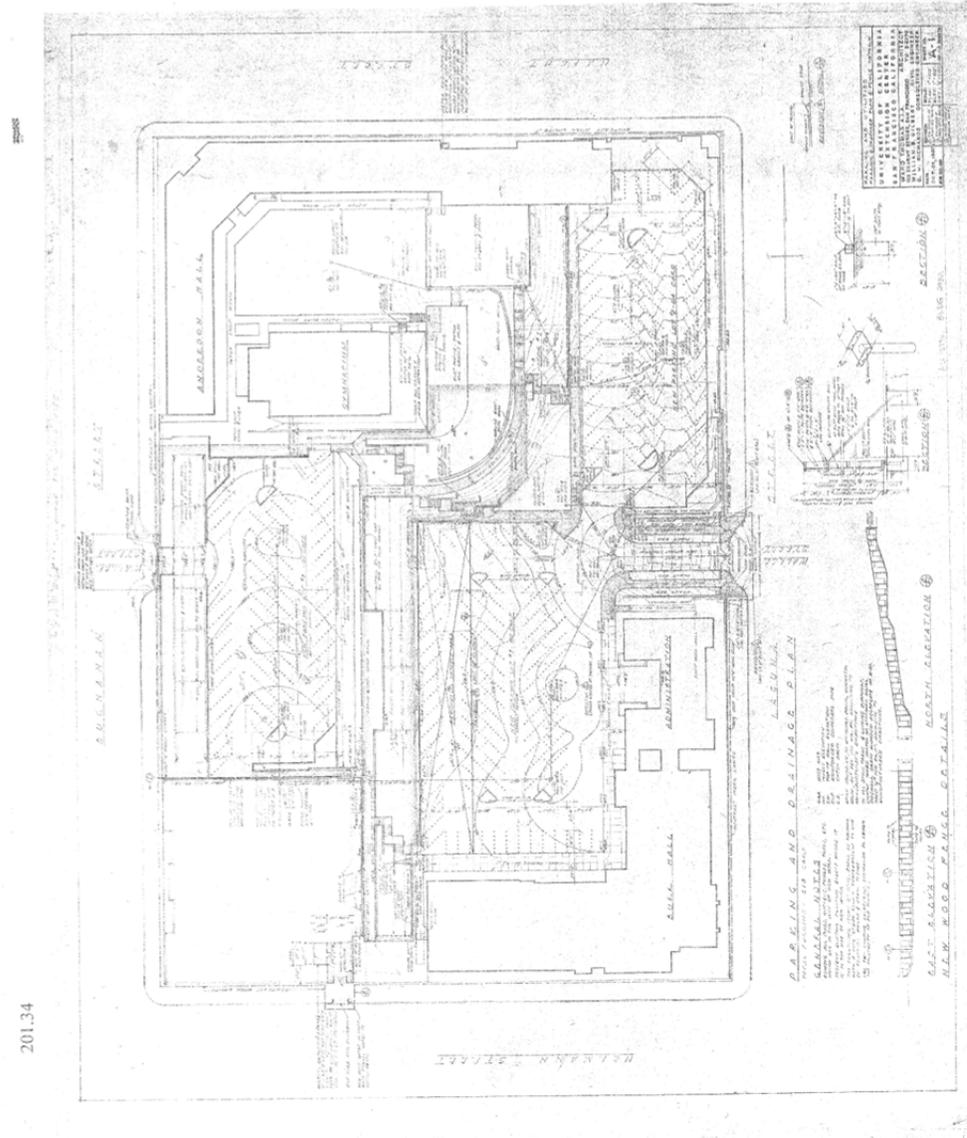
Sheet A-2A: Parking and Utilities: Gates, Railings, and Details - October 24 1957

Source: University of California



Site: Survey of Assessor's Block 857 & 870— July 8, 1957

Source: University of California



Site: Sheet A-1A: Parking and Utilities: Fence Details – October 24, 1957

Source: University of California

B. Early Views



Protestant Orphan Asylum, circa 1870.
Source: UC Berkeley, Bancroft Library via Calisphere



View northwest of the refugee camp adjacent to the Protestant Orphan Asylum (upper right), with the Asylum's School House at left, 1906.
Source: UC Berkeley, Bancroft Library via Calisphere



**View west from Laguna Street to the rear of the San Francisco State Normal School, 1914.
Note that the former Asylum school house is still extant at right.
Source: UC Berkeley, Bancroft Library via Calisphere**



**View northeast of the San Francisco State Teacher's College at Buchanan and Hermann
streets, 1924. Note that the Orphanage is no longer extant.
Source: UC Berkeley, Bancroft Library via Calisphere**



**Construction of the Woods Hall Annex at San Francisco State College, 1935
Source: San Francisco Public Library aad-7850**



**Students in a classroom at San Francisco State College, 1936
Source: San Francisco Public Library aad-7919**



**View along Buchanan Street of San Francisco State College, 1937
Source: San Francisco Public Library aad-7851**



**Exterior of San Francisco State College, 1937
Source: San Francisco Public Library aad-7852**



**The “only tree” on the San Francisco State College campus, 1941
Source: San Francisco Public Library aad-7854**



**Students at San Francisco State, 1941
Location is courtyard entrance to Woods Hall
Source: San Francisco Public Library aad-7849**



“Sadie Hawkins Day” at San Francisco State College, 1949
Note entry stairs for the Gymnasium at right
Source: San Francisco Public Library aad-7857



View northwest from Laguna and Hermann streets of Richardson Hall, 1964
Source: San Francisco Public Library AAE-1002



University of California Extension, Laguna and Waller streets, 1964
Source: San Francisco Public Library AAE-1003

C. Sources

I. Primary and unpublished sources

Sanborn Fire Insurance Company maps

2. Secondary and published sources

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D. Supplemental Materials

I. Historic Photos Index to HABS-Level Photographs

The following provides an index to the black and white, HABS-level photography taken of historic photos. Included in this report are images of this photography. The full-size archival-quality prints accompany this document under separate cover.

William Porter, Photographer
August and September 2012

4x5 Large-Format Views

(Marked with arrows on key map)

Historic Photo-1: Richardson Hall (Burk Hall)

Description: Exterior view of Richardson Hall from Hermann and Laguna streets. Original photo taken in 1957. Laguna Street wall in foreground.

Direction: View looking northwest.

Historic Photo-2: Richardson Hall (Burk Hall)

Description: Exterior view of Richardson Hall from Hermann and Laguna streets. Original photo taken in 1964. Laguna Street wall in foreground.

Direction: View looking northwest.

Historic Photo-3: Laguna Street Wall

Description: Oblique view along Laguna Street with the Laguna Street wall in foreground. Richardson Hall (Burk Hall) and Administration Wing (Kindergarten) in background. Original photo taken in 1964.

Direction: View looking southwest.

Historic Photo-4: Middle Hall (Gymnasium)

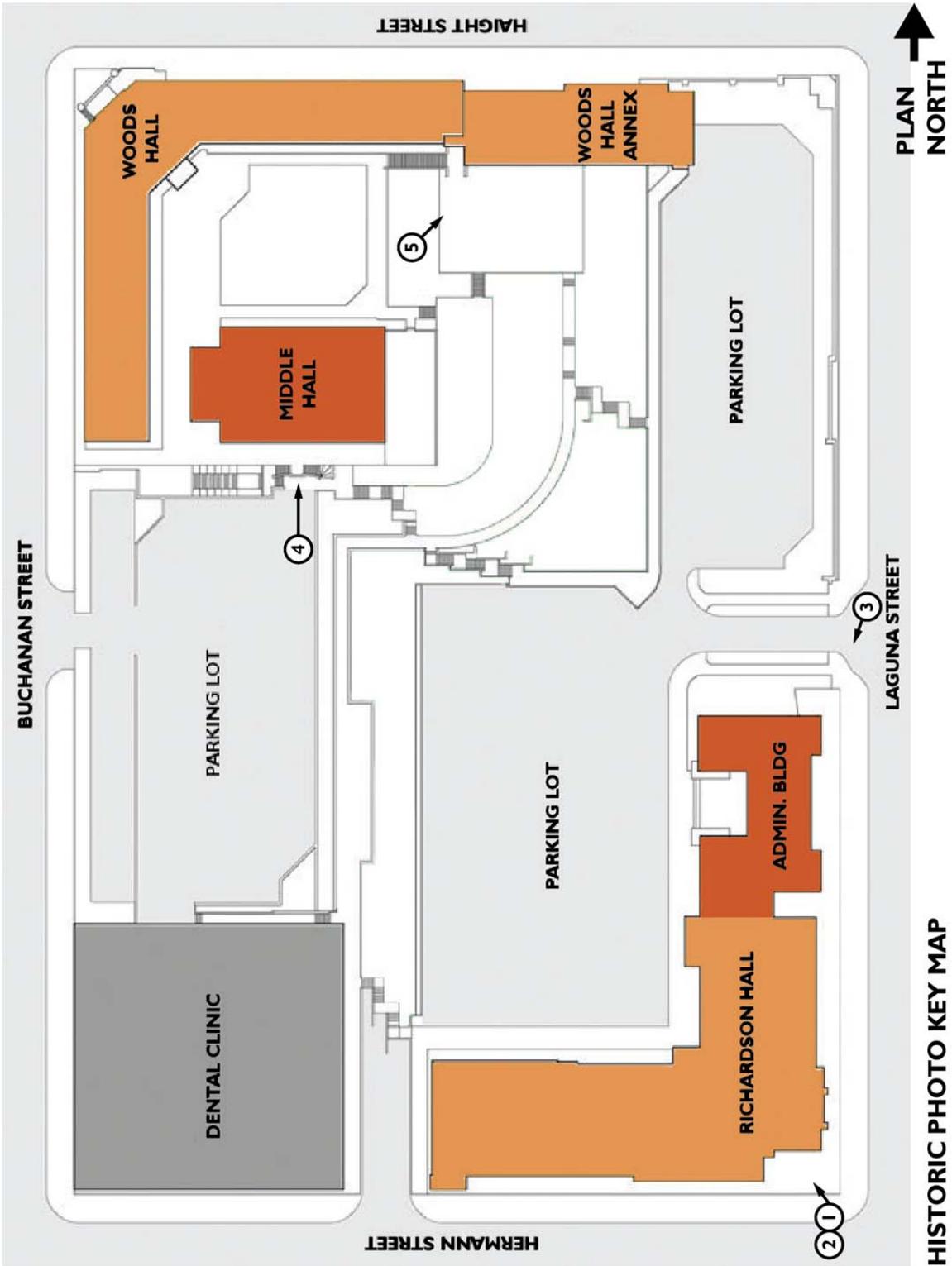
Description: San Francisco State Teachers' College students celebrating Sadie Hawkins Day. Middle Hall (Gymnasium) in background. Original photo taken in 1949.

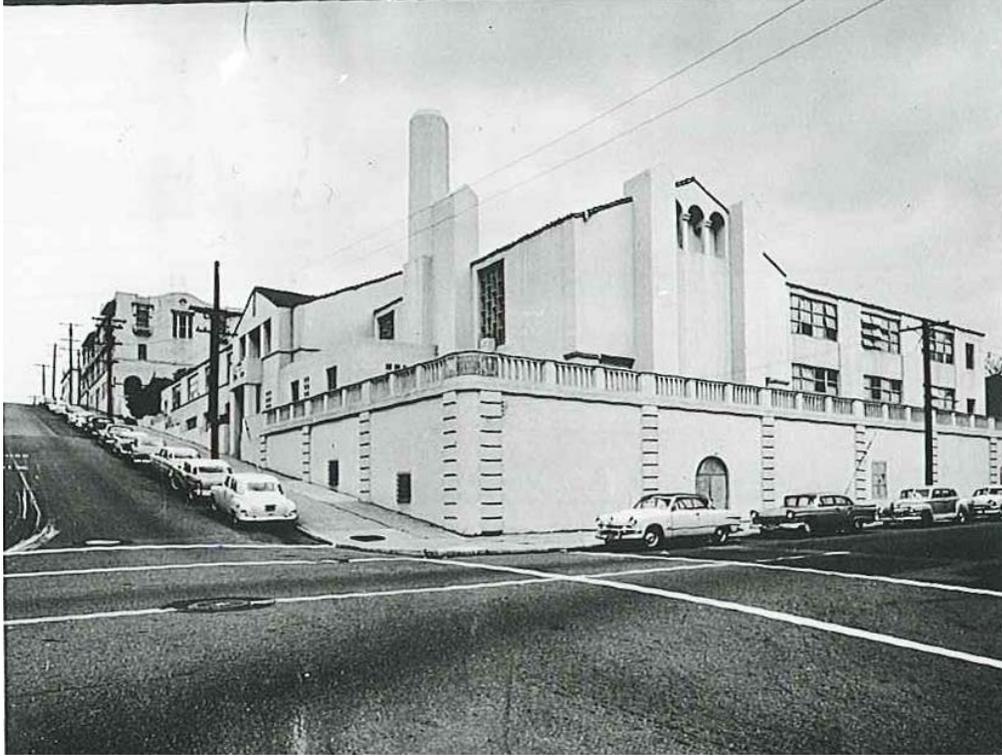
Direction: View looking north.

Historic Photo-5: Sacred Palm

Description: San Francisco State Teachers' College students seating around Sacred Palm. Original photo taken in 1941.

Direction: View looking northeast.





HISTORIC PHOTO 1: RICHARDSON HALL



HISTORIC PHOTO 2: RICHARDSON HALL



HISTORIC PHOTO 3: LAGUNA STREET WALL



HISTORIC PHOTO 4: MIDDLE HALL (GYMNASIUM)



HISTORIC PHOTO 5: SACRED PALM

2. Middle Hall (Gymnasium) Index to HABS-Level Photographs

The following provides an index to the black and white, HABS-level photography taken of Middle Hall (Gymnasium). Included in this report are images of this photography. The full-size archival-quality prints accompany this document under separate cover.

William Porter, Photographer
August and September 2012

4x5 Large-Format Views (Marked with arrows on key map)

Middle Hall (Gymnasium)-1

Description: Exterior context view of south façade with parking lot in front. Woods Hall is shown, west of Middle Hall.

Direction: View looking north.

Middle Hall (Gymnasium)-2

Description: Context view of south façade with parking lot in front. Parking lot shown in front.

Direction: View looking northwest.

Middle Hall (Gymnasium)-3

Description: Exterior view of east façade showing east addition.

Direction: View looking west.

Middle Hall (Gymnasium)-4

Description: Exterior view of north façade.

Direction: View looking south.

Middle Hall (Gymnasium)-5

Description: Exterior view of north and west facades.

Direction: View looking southeast.

Middle Hall (Gymnasium)-6

Description: Exterior view of west and south facades.

Direction: View looking northeast.

Middle Hall (Gymnasium)-7

Description: Exterior view of south façade.

Direction: View looking northeast.

Middle Hall (Gymnasium)-8

Description: Detail photo of clerestory window at south façade.

Direction: View looking north.

Middle Hall (Gymnasium)-9

Description: Detail photo of first floor window, south façade.

Direction: View looking north.

Middle Hall (Gymnasium)-10

Description: Detail view of exterior stair.
Direction: View looking north.

Middle Hall (Gymnasium)-11
Description: Detail view of exterior stair.
Direction: View looking northwest.

Middle Hall (Gymnasium)-12
Description: Detail view of discus thrower above lower level entry.
Direction: View looking north.

Middle Hall (Gymnasium)-13
Description: Detail view of upper entry, south façade.
Direction: View looking north

Middle Hall (Gymnasium)-14
Description: Detail view of grill
Direction: View looking north

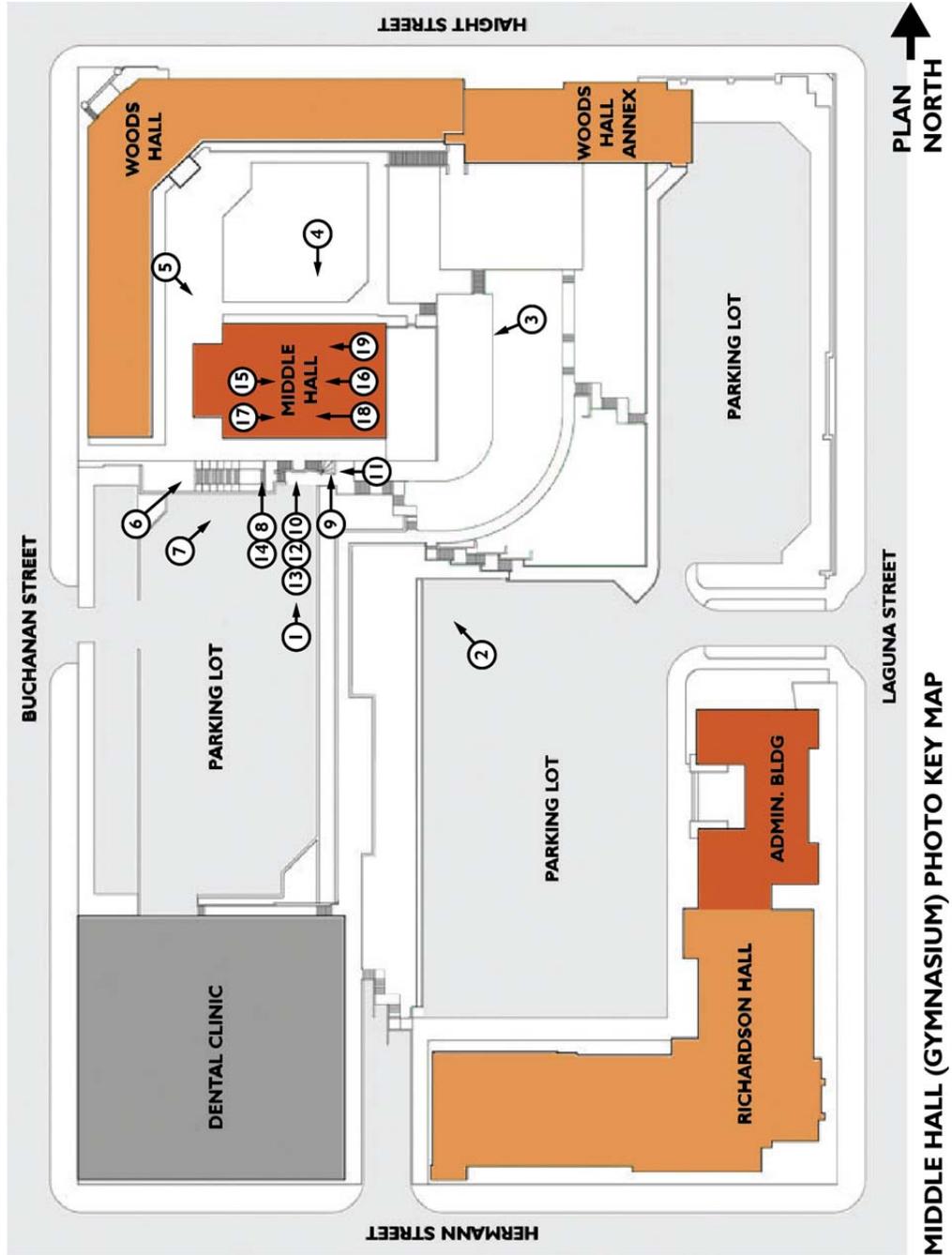
Middle Hall (Gymnasium)-15
Description: Interior view of gymnasium.
Direction: View looking west.

Middle Hall (Gymnasium)-16
Description: Interior view of gymnasium.
Direction: View looking east.

Middle Hall (Gymnasium)-17
Description: Detail view of steel truss in gymnasium
Direction: View looking northeast.

Middle Hall (Gymnasium)-18
Description: Interior view of corridor with ramp.
Direction: View looking west.

Middle Hall (Gymnasium)-19
Description: Interior view of typical classroom.
Direction: View looking west.





Middle Hall (Gymnasium)-1



Middle Hall (Gymnasium)-2



Middle Hall (Gymnasium)-3



Middle Hall (Gymnasium)-4



Middle Hall (Gymnasium)-5



Middle Hall (Gymnasium)-6



Middle Hall (Gymnasium)-7



Middle Hall (Gymnasium)-8



Middle Hall (Gymnasium)-9



Middle Hall (Gymnasium)-10



Middle Hall (Gymnasium)-11



Middle Hall (Gymnasium)-12



Middle Hall (Gymnasium)-13



Middle Hall (Gymnasium)-14



Middle Hall (Gymnasium)-15



Middle Hall (Gymnasium)-16



Middle Hall (Gymnasium)-17



Middle Hall (Gymnasium)-18



Middle Hall (Gymnasium)-19

3. Administration Wing (Kindergarten) Index to HABS-Level Photographs

The following provides an index to the black and white, HABS-level photography taken of the Administration Wing (Kindergarten) photos. Included in this report are images of this photography. The full-size archival-quality prints accompany this document under separate cover.

William Porter, Photographer
August and September 2012

4x5 Large-Format Views

(Marked with arrows on key map)

Administration Wing (Kindergarten)-1

Description: Exterior context view of west façade, showing parking lot in front of building.

Direction: View looking north.

Administration Wing (Kindergarten)-2

Description: Exterior context view of west façade. Parking lot shown in foreground.

Direction: View looking east.

Administration Wing (Kindergarten)-3

Description: Exterior context view of west façade. Richardson Hall in foreground.

Direction: View looking northeast.

Administration Wing (Kindergarten)-4

Description: Exterior view of west façade.

Direction: View looking southeast.

Administration Wing (Kindergarten)-5

Description: Context view of north and east façades from across Laguna Street.

Direction: View looking southwest.

Administration Wing (Kindergarten)-6

Description: Exterior context view of east façade showing Laguna Street Wall. Photo taken across Laguna Street.

Direction: View looking northwest

Administration Wing (Kindergarten)-7

Description: Exterior view of east facade. Laguna Street wall in foreground.

Direction: View looking west.

Administration Wing (Kindergarten)-8

Description: Exterior view of east facade.

Direction: View looking southwest.

Administration Wing (Kindergarten)-9

Description: Exterior view of Laguna Street wall with Administration Wing (Kindergarten) in background.

Direction: View looking southwest.

Administration Wing (Kindergarten)-10

Description: Exterior view of front entry, west façade.

Direction: View looking east.

Administration Wing (Kindergarten)-11

Description: Exterior view of door.

Direction: View looking northeast.

Administration Wing (Kindergarten)-12

Description: Detail view of decorative brick surround at vent above door.

Direction: View looking northeast.

Administration Wing (Kindergarten)-13

Description: Detail view of decorative tile above door.

Direction: View looking east.

Administration Wing (Kindergarten)-14

Description: Detail photo of window, west facade.

Direction: View looking east.

Administration Wing (Kindergarten)-15

Description: Detail view of window, east facade.

Direction: View looking west.

Administration Wing (Kindergarten)-16

Description: Detail view of window, east facade.

Direction: View looking west.

Administration Wing (Kindergarten)-17

Description: Detail view of window, east facade.

Direction: View looking west.

Administration Wing (Kindergarten)-18

Description: Exterior view of terrace.

Direction: View looking north.

Administration Wing (Kindergarten)-19

Description: Detail view of window, north facade.

Direction: View looking south.

Administration Wing (Kindergarten)-20

Description: Interior view of windows.

Direction: View looking west.

Administration Wing (Kindergarten)-21

Description: Interior courtyard.

Direction: View looking west.

Administration Wing (Kindergarten)-22

Description: Interior view of typical classroom.

Direction: View looking west.

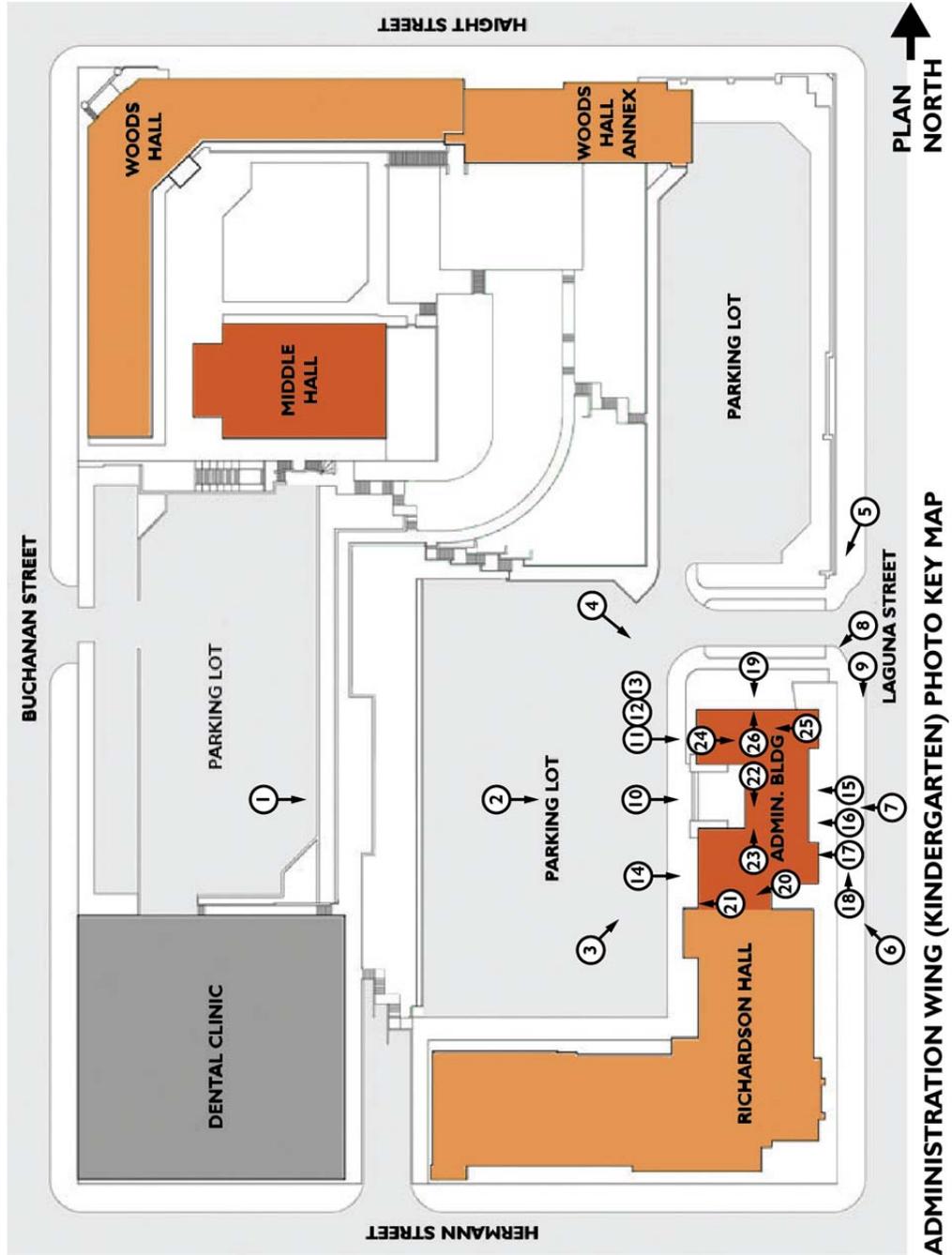
Administration Wing (Kindergarten)-23

Description: Interior view of typical classroom.
Direction: View looking west.

Administration Wing (Kindergarten)-24
Description: Interior view of typical classroom.
Direction: View looking west.

Administration Wing (Kindergarten)-25
Description: Interior view of multi-use room with fireplace.
Direction: View looking west.

Administration Wing (Kindergarten)-26
Description: Interior view of multi-use room with fireplace.
Direction: View looking north.





Administration Wing (Kindergarten)-1



Administration Wing (Kindergarten)-2



Administration Wing (Kindergarten)-3



Administration Wing (Kindergarten)-4



Administration Wing (Kindergarten)-5



Administration Wing (Kindergarten)-6



Administration Wing (Kindergarten)-7



Administration Wing (Kindergarten)-8



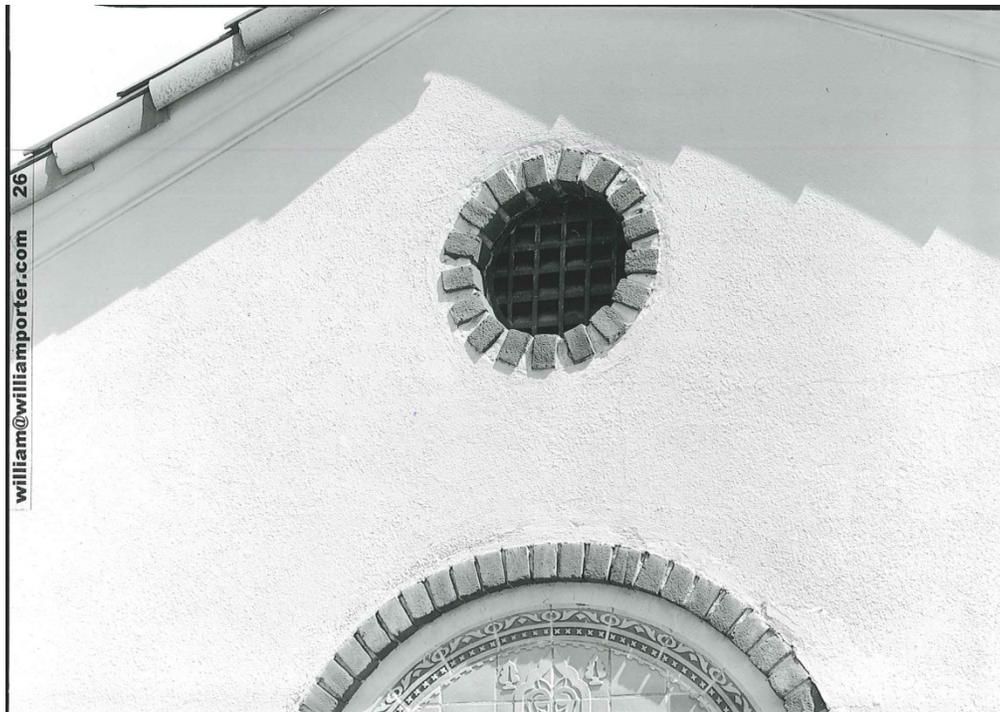
Administration Wing (Kindergarten)-9



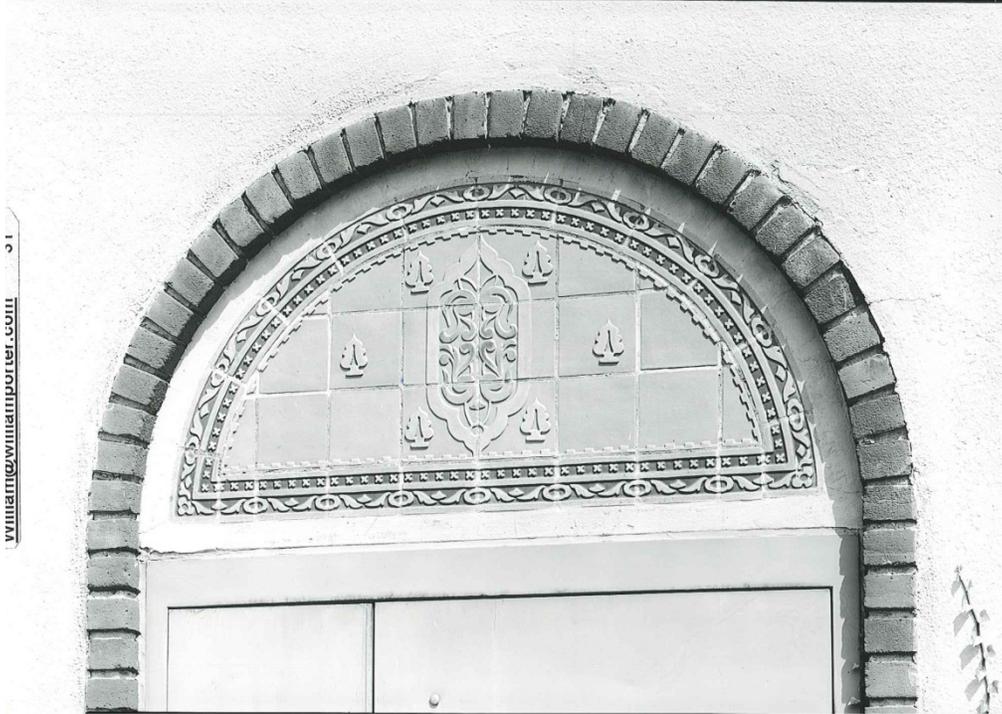
Administration Wing (Kindergarten)-10



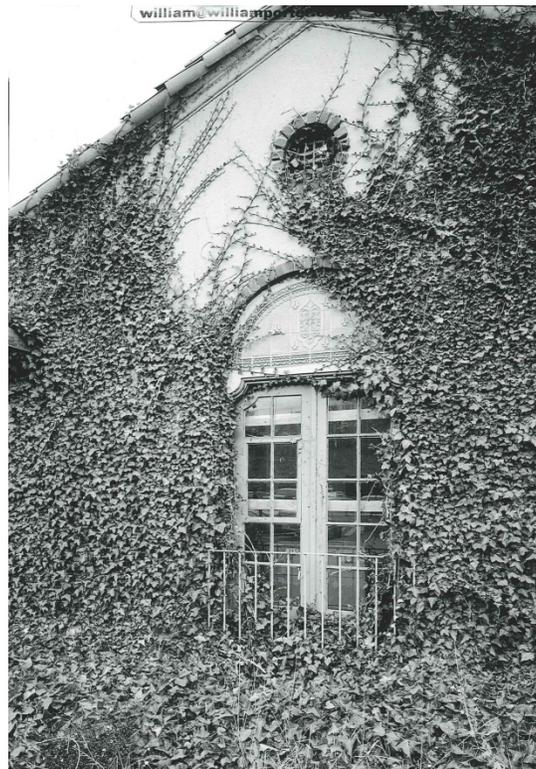
Administration Wing (Kindergarten)-11



Administration Wing (Kindergarten)-12



Administration Wing (Kindergarten)-13



Administration Wing (Kindergarten)-14



Administration Wing (Kindergarten)-15



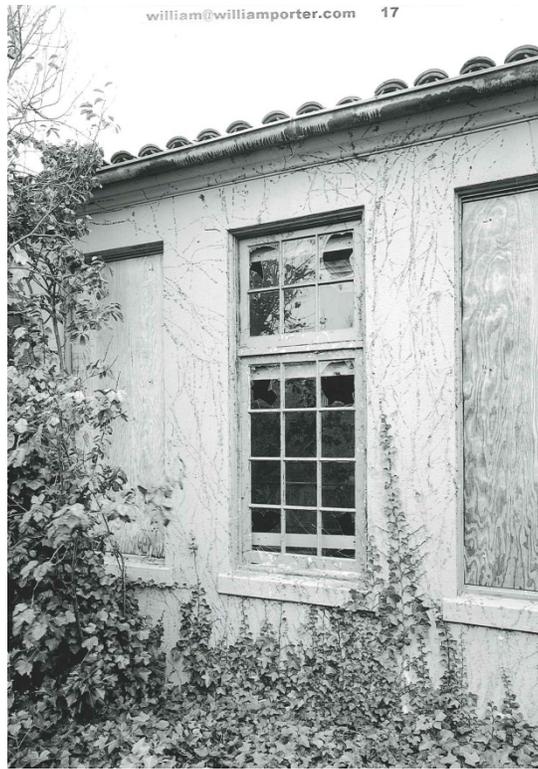
Administration Wing (Kindergarten)-16



Administration Wing (Kindergarten)-17



Administration Wing (Kindergarten)-18



Administration Wing (Kindergarten)-19



Administration Wing (Kindergarten)-20



Administration Wing (Kindergarten)-21



Administration Wing (Kindergarten)-22



Administration Wing (Kindergarten)-23



Administration Wing (Kindergarten)-24



Administration Wing (Kindergarten)-25



Administration Wing (Kindergarten)-26

4. Laguna Street Wall Index to HABS-Level Photographs

The following provides an index to the black and white, HABS-level photography taken of the Laguna Street Wall. Included in this report are images of this photography. The full-size archival-quality prints accompany this document under separate cover.

William Porter, Photographer
August and September 2012

4x5 Large-Format Views (Marked with arrows on key maps)

Laguna Street Wall-1

Description: Exterior view of the Laguna Street Wall along Laguna Street Wall.
Direction: View looking south.

Laguna Street Wall-2

Description: Exterior view of the Laguna Street Wall along Laguna Street.
Direction: View looking north.

Laguna Street Wall-3

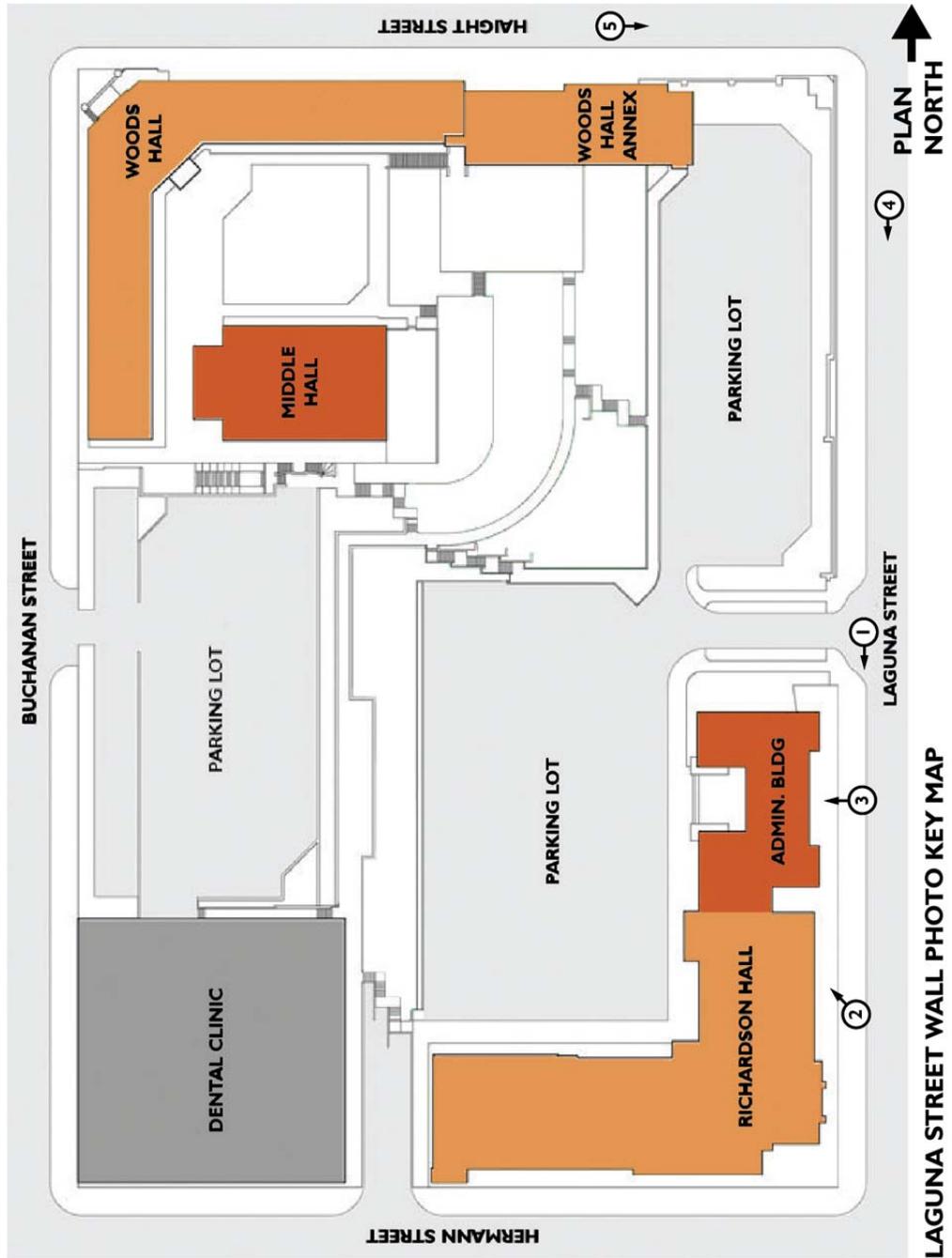
Description: Detail view of the Laguna Street Wall.
Direction: View looking west.

Laguna Street Wall-4

Description: Exterior view of the Laguna Street Wall along Laguna Street.
Direction: View looking south.

Laguna Street Wall-5

Description: Exterior view of the Laguna Street Wall along Buchanan Street.
Direction: View looking east.





Laguna Street Wall-1



Laguna Street Wall-2



Laguna Street Wall-3



Laguna Street Wall-4



Laguna Street Wall-5

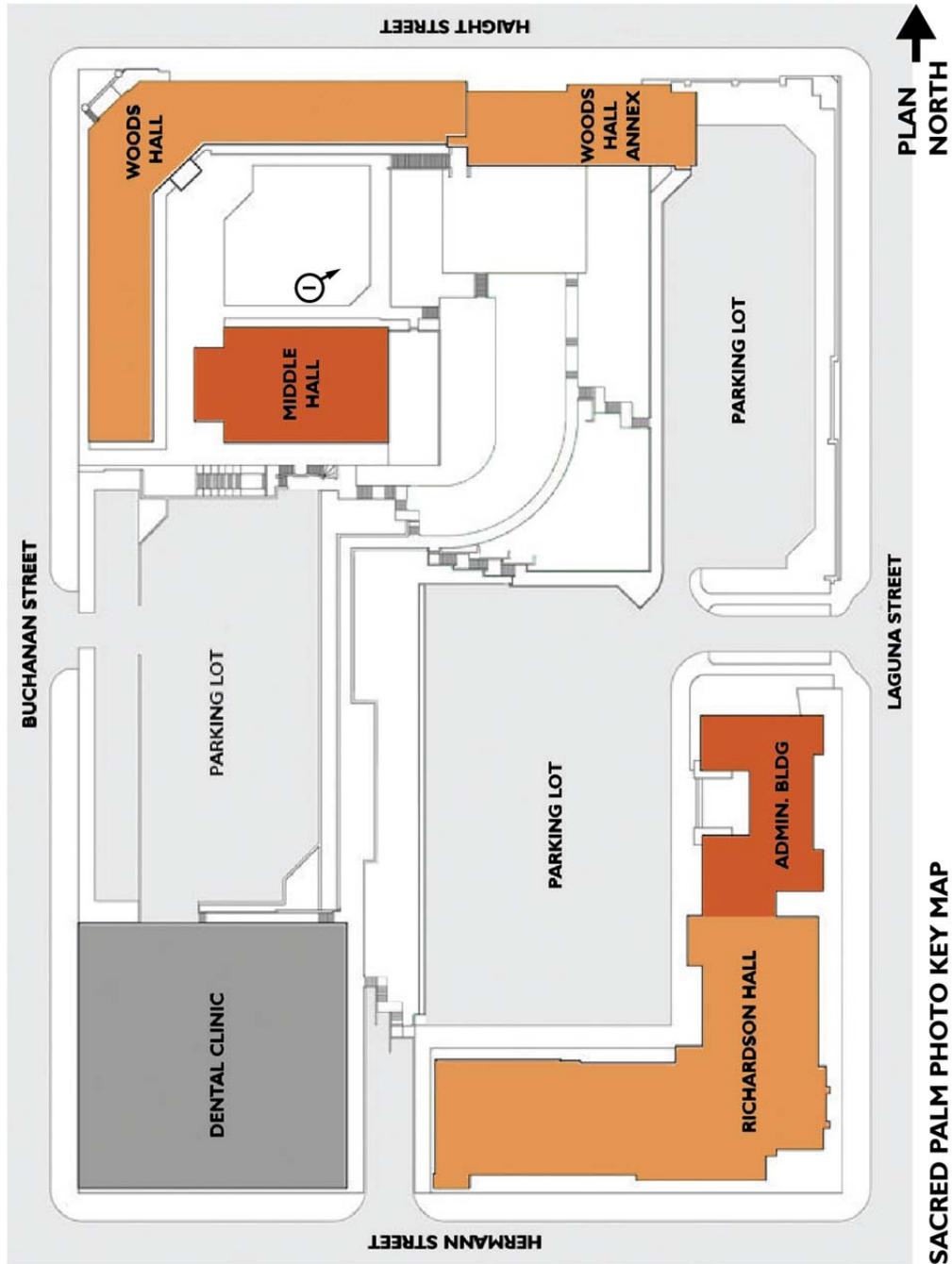
5. Sacred Palm Index to HABS-Level Photographs

The following provides an index to the black and white, HABS-level photography taken of the Sacred Palm. Included in this report is the image of this photography. The full-size archival-quality print will accompany this document under separate cover.

William Porter, Photographer
August and September 2012

4x5 Large-Format Views (Marked with arrows on key maps)

Sacred Palm-1
Description: View of Sacred Palm.
Direction: View looking northeast.





Sacred Palm-1

6. Woods Hall, Woods Hall Annex, and Richardson Hall Index to HABS-Level Photographs

The following provides an index to the black and white, HABS-level photography taken of the Woods Hall, Woods Hall Annex, and Richardson Hall. Included in this report are images of this photography. The full-size archival-quality prints accompany this document under separate cover.

William Porter, Photographer
August and September 2012

4x5 Large-Format Views (Marked with arrows on key maps)

Woods Hall-1

Description: Exterior view of Woods Hall from Haight and Buchanan streets.
Direction: View looking southeast.

Woods Hall-2

Description: Exterior view of Woods Hall from Haight and Buchanan streets.
Direction: View looking southeast.

Woods Hall-3

Description: Exterior view of Woods Hall from interior courtyard.
Direction: View looking northwest.

Woods Hall-3

Description: Exterior view of Woods Hall from interior courtyard.
Direction: View looking northwest.

Woods Hall Annex-4

Description: Exterior view of Woods Hall Annex from Laguna and Haight streets.
Direction: View looking west.

Woods Hall Annex-5

Description: Exterior view of Woods Hall Annex from across Haight Street.
Direction: View looking southwest.

Woods Hall Annex-6

Description: Exterior view of Woods Hall Annex from parking lot.
Direction: View looking northwest

Woods Hall Annex-7

Description: Kadish Mural within Woods Hall Annex
Direction: View looking north.

Richardson Hall-8

Description: Exterior view of Richardson Hall from Hermann and Laguna streets
Direction: View looking northwest.

Richardson Hall-9

Description: Exterior view of Richardson Hall from Hermann and Laguna streets
Direction: View looking northwest.

Richardson Hall-10

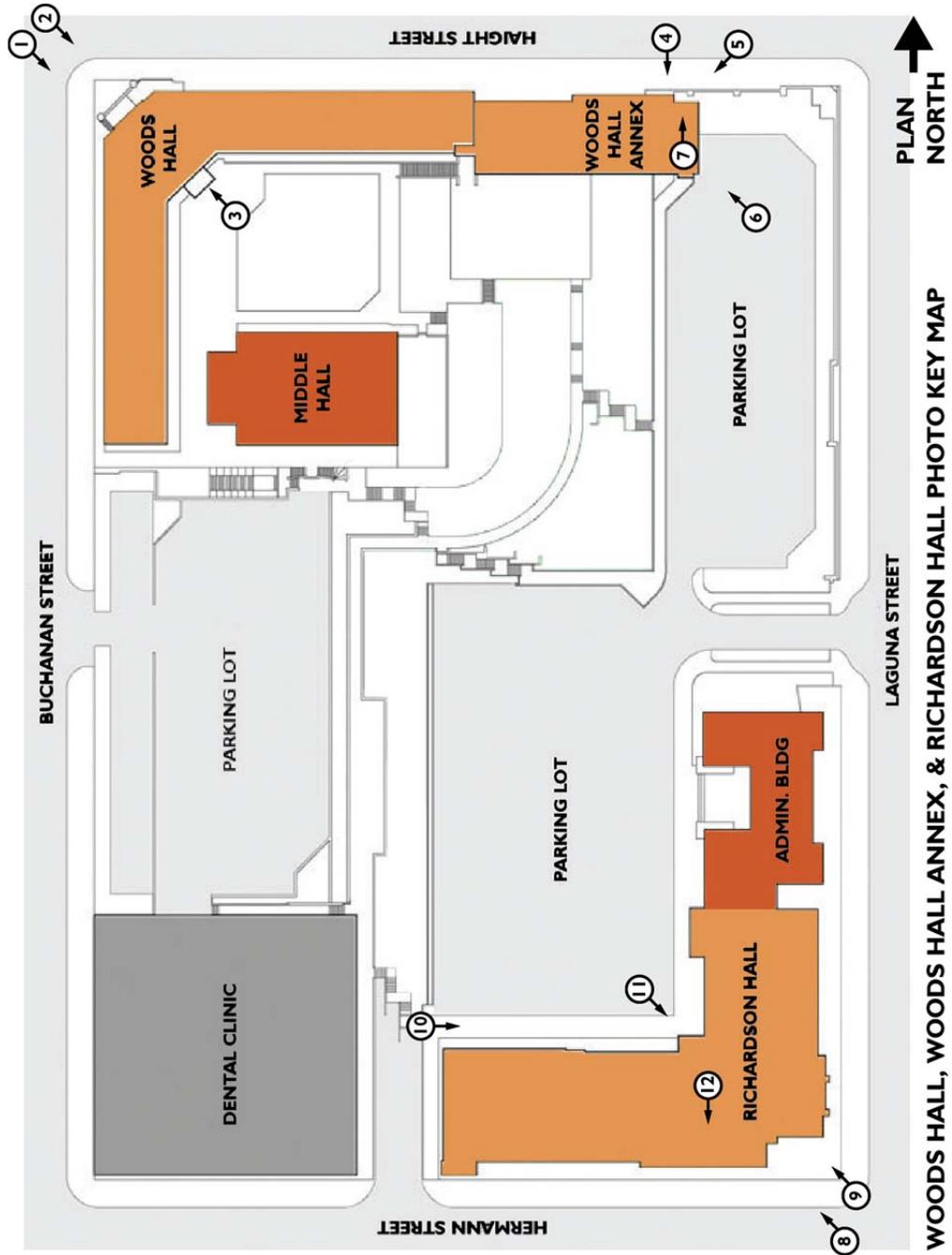
Description: Exterior view of Richardson Hall from courtyard.
Direction: View looking southeast.

Richardson Hall-11

Description: Exterior view of Richardson Hall from courtyard.
Direction: View looking southeast.

Richardson Hall-12

Description: Angel mural by Jack Moxom in Richardson Hall
Direction: View looking south.





Woods Hall-1



Woods Hall-2



Woods Hall-3



Woods Hall Annex-4



Woods Hall Annex-5



Woods Hall Annex-6



Woods Hall Annex-7



Richardson Hall-8



Richardson Hall-9



Richardson Hall-10



Richardson Hall-11



Richardson Hall-12

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MEMORANDUM

DATE January 10, 2013 PROJECT NO. 10236 and 11235
TO Shelley Caltagirone PROJECT 55 Laguna
OF San Francisco Planning Department FROM Elisa Skaggs
1650 Mission Street
Ste. 400
San Francisco, CA,
94103
CC J. Turnbull VIA Email

REGARDING: Mitigation Measure HR-4

Introduction

This memo been prepared for Wood Partners and Mercy Housing, the project sponsors, by Page & Turnbull to assist in the planning process for the proposed project at 55 Laguna, located on the site of the former San Francisco Teacher's State College. The former college campus is a National Register Historic District with four contributing resources: Woods Hall, Woods Hall Annex, Richardson Hall, and Middle Hall. The proposed project includes the rehabilitation of three San Francisco Landmarks, Woods Hall, Woods Hal Annex, and Richardson Hall. The project also includes the construction of six new buildings on the site as well as the demolition of Middle Hall and the Administration Wing of Richardson Hall. This memo is based on a review of the Mitigation Measure HR-4, oral histories from the Archives of American Art; site photographs; the 2012 HABS report by Page & Turnbull; the National Register Nomination for the District; the 2004 HRE report by Page & Turnbull; consultation with Anne Rosenthal, mural conservator; historic photographs; and historic drawings.

Background

As part of the approval of the Environmental Impact Report for the 55 Laguna Project, the San Francisco Planning Department adopted Mitigation Agreement 2004-0073E--55 Laguna. The mitigation agreement includes four measures. The purpose of the memorandum is to present a plan that will satisfy the requirements of Mitigation Measure HR-4.

Mitigation Measure HR-4: Mural Identification, Testing, and Preservation Procedures (FEIR p. IV-3)

Prior to any renovation efforts, the project sponsor, through their Preservation

Architect shall design a plan to address protection of significant interior finishes, including murals, during construction. A conditions assessment and protection plan shall be prepared by a qualified architectural finishes conservator and submitted with the project proposal to ensure the safety of the contributing elements of the historic resource during the construction phase. Prior to any renovation efforts, the Preservation Architect shall prepare a plan to identify, retain, and preserve all WPA-era murals and/or mosaics at the project site, including Reuben Kadish's mural "A Dissertation on Alchemy" located in Woods Hall Annex, the "Angel" mural in Richardson Hall (by artist Bebe Daum), and others which may potentially exist beneath paint and/or plaster, such as a possible interior mural by John Emmett Gerrity or an exterior mosaic by Maxine Albro (both near the northwest entrance to Woods Hall.) Prior to any renovation efforts, the architectural finishes conservator retained for the project shall, as part of the plan, test and remove wall coatings to investigate the location and condition of any covered WPA-era murals and/or mosaics. If any such resources are located, including contributing decorative and sculptural elements, they shall also remain in place and be restored, through the auspices of sponsor partnership with the University of California, private and public art endowments, as the San Francisco Environmental Review Officer determines reasonably equitable and feasible.

Definitions

For the purposes of this memorandum the following terms are defined. Definitions are from the American Institute of Conservation and the use of the terms in this memorandum is consistent with the definitions below.

- **Conservation:** The profession devoted to the preservation of cultural property for the future. Conservation activities include examination, documentation, treatment, and preventive care, supported by research and education.
- **Conservator:** A professional whose primary occupation is the practice of conservation and who, through specialized education, knowledge, training, and experience, formulates and implements all the activities of conservation in accordance with an ethical code such as the AIC Code of Ethics and Guidelines for Practice.
- **Examination:** The investigation of the structure, materials, and condition of cultural property including the identification of the extent and causes of alteration and deterioration.
- **Preservation:** The protection of cultural property through activities that minimize chemical and physical deterioration and damage and that prevent loss of informational content. The primary goal of preservation is to prolong the existence of cultural property
- **Restoration:** Treatment procedures intended to return cultural property to a known or assumed state, often through the addition of non-original material.

PLAN

As required by HR-4, the Plan includes the following components:

I. IDENTIFICATION AND TESTING

Per HR-4

*“Prior to any renovation efforts, the Preservation Architect shall prepare a plan to **identify, retain, and preserve** all WPA-era murals and/or mosaics at the project site, including Reuben Kadish’s mural “A Dissertation on Alchemy” located in Woods Hall Annex, the “Angel” mural in Richardson Hall (by artist Bebe Daum), and others which may potentially exist beneath paint and/or plaster, such as a possible interior mural by John Emmett Gerrity or an exterior mosaic by Maxine Albro (both near the northwest entrance to Woods Hall.)*

*Prior to any renovation efforts, the architectural finishes conservator retained for the project shall, as part of the plan, **test** and remove wall coatings to investigate the location and condition of any covered WPA-era murals and/or mosaics.”*

HR-4 requires the Plan to identify and test for all WPA-era resources (murals, mosaics and/or other significant interior finishes) at the project site. Two murals are currently identified as WPA-era murals:

- *A Dissertation on Alchemy* by Reuben Kadish is located in Woods Hall Annex.
- A mural of an angel by Jack Moxom is located in Richardson Hall.

The identification and testing component of this plan includes the following tasks:

1. Research: The preservation architect will conduct research to determine if any other WPA-era resources are located on site. Sources include:
 - a. Review oral and written histories of site
 - b. Review of the Archives of American Art
 - c. Review of 2004 HRE, National Register Nomination, 2012 HABS report
2. Visual Examination: Visual examination throughout site conducted by the preservation architect and a mural conservator.
3. Investigation / Testing: Additional locations appropriate to conduct testing for WPA-era resources will be established from the research and visual examination conducted. All testing for resources will be conducted by a mural conservator.

4. **List of Resources:** A list of all identified resources will be generated and delivered to the Planning Department. The List will include a key map with the locations for all resources identified and a brief narrative describing the resource. Photographs will supplement the narrative. Where murals, mosaics, or other significant finishes are identified but are not visible, annotated photographs or drawings will be provided that describe the approximate placement, size and shape of the resources.

The Identification and Testing component of the plan is the first step and will be completed prior to any renovation efforts at Woods Hall, Woods Hall Annex, and Richardson Hall, and prior to any demolition activities on the site.

II. CONDITIONS ASSESSMENT AND PROTECTION PLAN

From HR-4

*A **conditions assessment and protection plan** shall be prepared by a qualified architectural finishes conservator and submitted with the project proposal to ensure the safety of the contributing elements of the historic resource during the construction phase.”*

*“Prior to any renovation efforts, the project sponsor, through their Preservation Architect shall design a plan to address **protection** of significant interior finishes, including murals, during construction.*

HR-4 requires the Plan to produce a Conditions Assessment Report and a Protection Plan for any resources identified at the project site. The Conditions Assessment Report and Protection Plan component of this plan includes the following tasks:

1. **Conditions Assessment Report.** Informed by results of the identification and testing activities, a conditions assessment field report of the resources will be generated by the conservator and provided to the Planning Department.
2. **Protection Plan.** Additionally, the conservator will coordinate with the preservation architect and general contractor to develop a set of activities to protect each identified resource to ensure its safety during the construction phase. Elements of the Protection Plan may include:
 - a. A facing system that protects the resource from materials installed to protect against vibration or mechanical injury. The facing material will be determined by the conservator.
 - b. Ethafoam or similar to protect against construction vibration.

- c. A plywood barricade that protects the resources against mechanical injuries. The barricade will extend the full height of the resource and will not be attached to the resource surface.
- d. Ventilation will be provided as recommended by the conservator.
- e. A monitoring schedule will be drafted by the preservation architect in consultation with the conservator. The schedule will require regular monitoring of the resources.

The Protection Plan will be submitted to Planning prior to submitting for any renovation and/or demolition permits. All resources to be retained will be clearly noted on the construction documents of all buildings to be rehabilitated to ensure that they are not altered, damaged, or destroyed. A copy of the construction documents noting the resources to be protected and preserved will be delivered to the Planning Department. A pre-construction walk through with the general contractor will be conducted to identify the locations of the resources to be protected and preserved. The walk through will be led by the preservation architect. The preservation architect will inform the Planning Department when the walk through has been completed.

The Conditions Assessment and Protection Plan components of the plan are the second step and will be completed prior to any renovation efforts at Woods Hall, Woods Hall Annex, and Richardson Hall, and prior to any demolition activities on the site.

III. Preservation and Restoration of Resources

From HR-4

“If any such resources are located, including contributing decorative and sculptural elements, they shall also remain in place and be restored, through the auspices of sponsor partnership with the University of California, private and public art endowments, as the San Francisco Environmental Review Officer determines reasonably equitable and feasible.”

Definitions from American Institute of Conservation

Preservation: The protection of cultural property through activities that minimize chemical and physical deterioration and damage and that prevent loss of informational content. The primary goal of preservation is to prolong the existence of cultural property.

Restoration: Treatment procedures intended to return cultural property to a known or assumed state, often through the addition of non-original material.

Following construction activities on the site, the conservator and preservation architect will work with the Project Sponsor(s) to ensure the preservation of identified resources at the site based on best practices and methods consistent with the American Institute for Conservation.

In addition, the Project Sponsor(s), with input from the conservator and preservation architect, will consult with the San Francisco Environmental Review Officer and pursue sponsor partnerships with UC and private and public art endowments to restore identified murals, mosaics, and other contributing decorative and sculptural elements. To aid this planning process, the Project Sponsor(s) will obtain cost estimates from the conservator and preservation architect for full and partial restoration options for the resources.

Burke-Richardson Hall											
	Historic Window Openings with Historic Windows	Historic Windows to be Retained	Historic Window Openings to be Altered	Historic Window Openings to be Infilled	Historic Openings with Non-Historic Window/Door to Receive New Windows	Non-Historic Windows to be Infilled	New Openings to be Cut for New Window or Door	Historic Door Openings	Historic Doors	Historic Door Openings to be Retained	Historic Door Openings to be Altered
South Elevation (Hermann Street)	19	18	1 ¹	0	0	0	6	2	0	2	0
East Elevation (Laguna Street)	9	8	1 ¹	0	0	0	13	2	0	0	2 ²
North Elevation (Parking Lot)	24	24	0	0	0	0	1	4	0	3	1 ³
West Elevation	14	14	0	0	0	0	4	1	0	1	0
Total	66	64	2	0	0	0	24	9	0	6	3
Anderson-Woods Hall											
	Historic Window Openings with Historic Windows	Historic Windows to be Retained	Historic Window Openings to be Altered	Historic Windows to be Infilled	Historic Openings with Non-Historic Window/Door to Receive New Windows	Non-Historic Windows to be Infilled	New Openings to be Cut for New Window or Door	Historic Door Openings	Historic Doors	Historic Door Openings to be Retained	Historic Door Openings to be Altered
Main Entry (corner of Haight & Buchanan streets)	2	2	0	0	0	0	0	1	1	1	0
Courtyard Entry	6	6	0	0	0	0	0	1	0	1 ⁷	0
North Elevation (North Wing/Haight Street)	13	13	0	0	0	0	4 ⁴	1	0	1	0
South Elevation (North Wing/Courtyard)	2	1	0	1	38	1	0	1	0	1	0
East Elevation (South Wing/Courtyard)	36	30	6	0	1 ⁵	0	0	0	0	N/A	0
West Elevation (South Wing/Buchanan Street)	12	12	0	0	0	0	2 ⁶	1	0	1	0
South Elevation (South Wing)	6	6	0	0	0	0	0	0	0	N/A	0
Total	77	70	6	1	39	1	6	5	1	5	0
Anderson-Woods Hall Annex											
	Historic Window Openings with Historic Windows	Historic Windows to be Retained	Historic Window Openings to be Altered	Historic Windows to be Infilled	Historic Openings with Non-Historic Window/Door to Receive New Windows	Non-Historic Windows to be Infilled	New Openings to be Cut for New Window or Door	Historic Door Openings	Historic Doors	Historic Door Openings to be Retained	Historic Door Openings to be Altered
North Elevation (Haight Street)	8	8	0	0	0	0	0	1	0	1	0
South Elevation (Courtyard)	3	3	0	0	30	0	0	1	0	1	0
East Elevation	1	1	0	0	0	0	0	0	0	N/A	0
West Elevation	1	1	0	0	0	0	0	0	0	N/A	0
Total	11	11	0	0	30	0	0	2	0	2	0

¹Historic opening will be altered to accommodate storefront window.

²One existing door opening will be modified with a new door and transom. Another existing door opening will be replaced to accommodate a new storefront.

³Historic opening will be infilled.

⁴Includes three new windows on Haight Façade and one new door facing east at the juncture of Woods Hall and Woods Hall Annex.

⁵Existing door was originally a window. A new window to match the historic windows will be installed in this location.

⁶Includes one window that will be installed where a historic window was removed and previously infilled.

⁷This opening did not originally have a door.