



SAN FRANCISCO PLANNING DEPARTMENT

MEMO

DATE: August 19, 2020

TO: Historic Preservation Commission

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RE: **Review and Comment for the University of California, San Francisco
Comprehensive Parnassus Heights Plan Draft EIR
Case No. 2020-005090OTH**

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BACKGROUND

The Historic Preservation Commission ("HPC") has requested to review and comment on the University of California, San Francisco Comprehensive Parnassus Heights Plan Draft Environmental Impact Report ("the DEIR"). The DEIR was prepared by the University of California, San Francisco ("UCSF"). For the purposes of the California Environmental Quality Act ("CEQA"), the Regents of the University of California is the lead agency and the San Francisco Planning Department ("the Planning Department") is a responsible agency. Under CEQA, the duties of a responsible agency include providing comments on the DEIR. The feedback provided by the HPC today will be recorded in a letter and transmitted to the DEIR preparers, along the comments prepared by Planning Department staff that address the full range of environmental topics included in the DEIR.

Please note that testimony received from the public at this hearing may assist the HPC in formulating their comments on the DEIR but is not considered public comment for the purposes of the DEIR public review process and will not be addressed in a Responses to Comments section prepared by the lead agency. For more information on how the public may formally submit oral and written comments on the content and adequacy of the DEIR, please see here: <https://www.ucsf.edu/cphp/community#eir>.

To assist the HPC in its review, Planning Department has provided the following brief summary of the proposed plan and relevant sections of the DEIR. The full DEIR is available for download at the link above.

THE PLAN

The UCSF Comprehensive Parnassus Heights Plan ("CPHP") proposes to amend UCSF's 2014 Long Range Development Plan ("LRDP") in order to establish a long-term framework for

development of the Parnassus Heights campus over the next 30 years. The CPHP would result in public space, infrastructure, and transportation improvements and would provide for the development of approximately 2.9 million gross square feet of new building space at the Parnassus Heights campus. Construction projects envisioned by the CPHP include, but are not limited to, a new arrival and circulation space connecting Irving Street and Parnassus Avenue (“the Irving Street Arrival”); a new Research and Academic Building (“RAB”) on the current site of UC Hall; the construction of a new hospital; a pedestrian bridge above and a tunnel below Parnassus Avenue; new student and staff housing buildings; new multi-use towers; a new hotel; a new childcare facility; and various infrastructure, transportation, and open space improvements. To accommodate these projects, the CPHP proposes demolishing a number of buildings, in addition to those already proposed for demolition in the 2014 LRDP. The CPHP is envisioned to be completed by horizon year 2050; an “Initial Phase” of the plan—which includes construction of the new Irving Street Arrival, the RAB, and other projects—is anticipated to be completed by approximately 2030.

THE DEIR

Historic Resources and Impacts

Of the 71 individual buildings on the Parnassus Heights campus site, 25 are identified as historic resources in the DEIR for the purposes of CEQA. This includes 17 individual buildings and 8 contributors to the potential Third Avenue Historic District. Additionally, two cultural landscapes are identified as historic resources. These evaluations are based on a number of surveys and historic resource inventories sponsored by UCSF. A full list of historic resources is located in Table 4.4-1 of the DEIR (page 4.4-5).

Under the proposed CPHP, the following historic resources would be demolished:

- UC Hall (eligible for listing in the California Register), which includes the Zakheim murals in Toland Hall (an extended discussion of the significance of UC Hall and the murals, UCSF’s position on the potential salvage of the murals, and ownership issues surrounding the murals is located on pages 4.4-13 to 4.4-16 of the DEIR);
- Millberry Union (eligible for listing in the National and California Registers) - demolished either wholly or partially;
- School of Dentistry (individually eligible for listing in the National and California Registers);
- Langley Porter Psychiatric Institute (individually eligible for listing in the National and California Registers);
- Aldea San Miguel Housing Building 8 (individually eligible for listing in the National and California Registers);
- Aldea San Miguel Housing Building 10 (individually eligible for listing in the National and California Registers); and
- Aldea San Miguel Housing Building 12 (individually eligible for listing in the National and California Registers).

In addition, under the proposed CPHP, the following historic resources could be physically altered:

- Expansion of Saunders Court (presumed individually eligible for listing in the National and California Registers as a cultural landscape);¹

¹ A 2011 historic resources survey of UCSF properties stated that Saunders Court, the Health Sciences Instruction and

- Modification of Mount Sutro Open Space Reserve boundary (individually eligible for listing in the California Register as a cultural landscape);
- Renovation of Health Sciences Instruction and Research (“HSIR”) East (presumed individually eligible for listing in the National and California Registers);
- Renovation of HSIR West (presumed individually eligible for listing in the National and California Registers); and
- Renovation of Medical Sciences building (individually eligible for listing in the National and California Registers).

The specific details of proposed alterations and improvements to these historic resources are not known at this time; consequently, the DEIR presumes that these alterations will result in significant impacts.

The DEIR identifies three impacts related to historic resources, see below for a more details on archeological and tribal cultural resources and human remains:

Impact CUL-1: The DEIR states that implementation of the CPHP would result in a significant and unavoidable impact to known historic resources.

Impact CUL-2: Additionally, the DEIR states that implementation of the CPHP would result in a substantial adverse change in the significance of potential future historical resources that may become eligible by the full build-out of the CPHP in 2050. The buildings that fall into this category have not been previously evaluated for significance under the California or National Register criteria. The proposed alteration and/or demolition of these buildings is also identified as a significant and unavoidable impact.

Impact C-CUL-1: Finally, the DEIR states that the CPHP would result in a cumulatively considerable impact on cultural and/or tribal cultural resources, in combination with past, present and reasonably foreseeable future projects in the vicinity of the Parnassus Heights campus site. This is identified as a significant and unavoidable cumulative impact to historic resources.

Mitigation Measures (Historic Resources)

The DEIR identifies a number of different mitigation measures related to historic resources. The DEIR states that while the impact on individual resources cannot be mitigated to a less-than-significant level, implementation of the mitigation measures would lessen the severity of the impact. Each mitigation measure is described briefly below:

CPHP Mitigation Measure CUL-1a: Identify Character-Defining Features: Prior to any demolition work or significant alterations initiated at the known historical resources, UCSF shall ensure that a qualified architectural historian who meets the Secretary of the

Research (“HSIR”) East building, the HSIR West building, and two other buildings would likely become historic resources when they reached 50 years of age. For each building, the survey provided an evaluation under the California/National Register Criteria to support the assumption that the building would become a historic resource. Because these buildings have all now passed the fifty-year mark, and based on the analysis in the 2011 survey, the DEIR presumes that these buildings are now historic resources. No additional evaluation has been conducted for these buildings since 2011.

Interior's Professional Qualification Standards identifies character-defining features of each historical resource. Despite being presumed or having been previously determined eligible for listing in the National Register and/or California Register, character-defining features of the historical resources that would be demolished or may be significantly altered under the CPHP have not been explicitly or adequately identified. According to guidance from the National Park Service, a historical resource "must retain... the essential physical features [i.e., character-defining features] that enable it to convey its historic identity. The essential physical features are those features that define both *why* a property is significant...and *when* it was significant" (National Park Service, 1997). The identification of character-defining features is necessary for complete documentation of each historical resource as well as appropriate public interpretation and salvage plans.

CPHP Mitigation Measure CUL-1b: Document Historical Resources Prior to Demolition or Alteration: Prior to any demolition work or significant alterations initiated at the known historical resources, UCSF shall ensure that a qualified architectural historian who meets the Secretary of the Interior's Professional Qualification Standards thoroughly documents each building and associated landscaping and setting. Documentation shall include still photography and a written documentary record of the building to the National Park Service's standards of the Historic American Buildings Survey (HABS) or the Historic American Engineering Record (HAER), including accurate scaled mapping and architectural descriptions. If available, scaled architectural plans will also be included. Photos include large-format (4"x 5") black-and-white negatives and 8"x 10" enlargements. Digital photography may be substituted for large-format negative photography if archived locally. The record shall be accompanied by a report containing site-specific history and appropriate contextual information. This information shall be gathered through site-specific and comparative archival research and oral history collection as appropriate. Copies of the records shall be submitted to the Northwest Information Center at Sonoma State University and the UCSF Kalmanovitz Library Archives and Special Collections.

CPHP Mitigation Measure CUL-1c: Public Interpretation and Salvage Plan: Prior to any demolition or significant alteration activities that would remove character-defining features of, or demolish, an individual historical resource on the project site, UCSF shall determine whether any such features may be salvaged, in whole or in part, during demolition/alteration. If it is determined that features are present that will be salvaged, a Salvage Plan shall be prepared by a qualified architectural historian or historic architect who meets the Secretary of the Interior's Professional Qualification Standards and presented to UCSF Planning staff.

Prior to any demolition or significant alteration activities that would remove character-defining features of, or demolish, an individual historical resource on the project site, UCSF shall prepare a plan for interpretive displays. The specific location, media, and other characteristics of such interpretive display(s) shall be included in this proposal. The historic interpretation plan shall be prepared in coordination with an architectural historian or historian who meets the Secretary of the Interior's Professional Qualification Standards and an exhibit designer or landscape architect with historical interpretation design experience. Interpretive display(s) shall document the individually eligible resources to be demolished or altered. The interpretative plan should also explore contributing to digital platforms that are publicly accessible. A proposal describing the

general parameters of the interpretive program and the substance, media, and other elements of such interpretive display shall be approved by UCSF Planning staff prior to commencement of any demolition activities. Following any demolition or alteration activities within the project site, UCSF shall provide within publicly accessible areas of the project site a permanent display(s) of interpretive materials concerning the history and architectural features of the individual historical resources.

CPHP Mitigation Measure CUL-1d: Digital-Imaging and Virtual Preservation of Zakheim Murals in UC Hall: Prior to the commencement of demolition activities at UC Hall, UCSF Planning staff shall work with a conservator experienced in digital preservation to develop and implement a digital imaging and virtual preservation proposal for the Zakheim murals in UC Hall. The proposal shall include a plan to digitally preserve the Zakheim murals through high-resolution three-dimensional digital recording that would be made available both online and through a planned interpretive virtual reality interpretive exhibit on campus to be maintained by the UCSF Library's Archives and Special Collections department. UCSF Planning staff shall ensure that the murals have been digitally recorded per the digital imaging and virtual preservation proposal prior to any demolition activities in Toland Hall. The digital recording shall be made available to the public online and the interpretive virtual reality interpretive exhibit shall be installed on campus within six months of the murals being digitally recorded.

Alternatives

The DEIR identifies the following alternatives for detailed evaluation:

Alternative 1: No Project Alternative, consisting of:

Alternative 1A: No Project – No Development; and

Alternative 1B: No Project – Development under 2014 LRDP;

Alternative 2: Reduced Project;

Alternative 3: CPHP including New Hospital – 19-story Option; and

Alternative 4: CPHP including New Hospital – Phased Option.

Of these alternatives, only Alternative 1A (No Project – No Development) would entirely avoid impacts to historic resources, archeological resources, human remains and tribal cultural resources.

Alternative 2 (Reduced Project) assumes historic preservation of existing buildings on the campus site that are eligible for listing in the California and/or National Registers for their architectural significance and are proposed for demolition under the CPHP, including UC Hall, the Dentistry Clinics building, and Aldea San Miguel Housing Buildings 8, 10, and 12. The alternative assumed that these buildings may be adaptively reused, as feasible. Other buildings on the campus site that are significant for their association with historic events, but not for architecture (i.e., LPPI and Milberry Union), are assumed to be demolished under this alternative. Thus, while this alternative would have less impact to historic resources than the CPHP, the impact would still be significant and unavoidable.

According to the DEIR, Alternatives 3 (CPHP including New Hospital – 19-story Option) and 4 (CPHP including New Hospital – Phased Option) “would not intrude into the [Mount Sutro Open Space] Reserve,” an identified cultural landscape (DEIR pages 6-40 and 6-50). Otherwise, the alteration and demolition of historic buildings would be carried out as proposed under the

CPHP. Because of the reduced impact to the cultural landscape under these alternatives, the DEIR states that Alternative 3 “could have slightly less significant and unavoidable impacts to existing known historical resources than the CPHP” (DEIR page 6-40) and that Alternative 4 “would slightly reduce but would not eliminate the significant and unavoidable impacts” (DEIR page 6-50) to historic resources. Therefore, the DEIR determines that impacts to historic resources under Alternatives 3 and 4 would be significant and unavoidable.

Archeological and Tribal Cultural Resources and Impacts

The DEIR assesses the project area as having low sensitivity for the presence of prehistoric and historic-period archeological resources, tribal cultural resources and human remains based on the absence of known resources, the topographic setting, distance from the bay, and the facts that archival records and maps evidence no use of campus lands prior to the initial development of campus facilities and that most of the area proposed for development under the LRDP amendment has been disturbed previously by prior and existing development.

The DEIR identifies four impacts in relation to archaeological and tribal cultural resources and human remains, including cumulative impacts. All potential impacts to archeological resources, tribal cultural resources and human remains are concluded to be less than significant with the mitigations detailed below.

Impact CUL-3: The DEIR identifies that implementation of the CPHP could cause a substantial adverse change in the significance of an archaeological resource.

Impact CUL-4: The DEIR concludes that implementation of the CPHP could disturb human remains, including those interred outside of dedicated cemeteries.

Impact CUL-5: The DEIR also concludes that implementation of the CPHP could cause a substantial adverse change in the significance of a tribal cultural resource,

Mitigation Measures (Archaeological and Tribal Cultural Resources)

CPHP Mitigation Measure CUL-3: Inadvertent Discovery of Archaeological Resources and Tribal Cultural Resources: Prior to commencement of construction activities, all on-site personnel shall attend a mandatory pre-project training to outline the general archaeological and tribal cultural sensitivity of the project area. The training will include a description of the types of resources that could be encountered and the procedures to follow in the event of an inadvertent discovery of resources.

If prehistoric or historic-era archaeological resources are encountered by construction personnel during ground-disturbing activities, all construction activities within 100 feet shall halt and the contractor shall notify the UCSF Environmental Coordinator (EC). The UCSF EC shall retain a Secretary of the Interior-qualified archaeologist (qualified archaeologist) to inspect the find within 24 hours of discovery. If it is determined that the project could damage a historical resource or a unique archaeological resource, construction shall cease in an area determined by the qualified archaeologist until a mitigation plan has been prepared and implemented [CEQA Guidelines 15064.5(b)(4)]. If the find is a potential tribal cultural resource, the UCSF EC shall contact a Native American representative or representatives (as provided by the Native American

Heritage Commission) [PRC 21074(2)(c)]. The qualified archaeologist, in consultation with the UCSF EC and the Native American representative(s), shall determine when construction can resume.

If the resource is determined to be a historical resource or a unique archaeological resource, the preferred mitigation shall be preservation in place. In accordance with PRC Section 21083.2(b), preservation in place shall be accomplished through: (1) modifying the construction plan to avoid the resource; (2) incorporating the resource within open space; (3) capping and covering the resource; or (4) deeding the resource site into a permanent conservation easement. If preservation in place is not feasible, the qualified archaeologist, in consultation with the UCSF EC and the Native American representative(s) (if the resource is prehistoric), shall prepare and implement a detailed treatment plan. In all cases treatment will be carried out with dignity and respect (including protecting the cultural character, traditional use, and confidentiality of the resource). For prehistoric resources, the Native American representative(s) will be consulted on the research approach, methods, and whether burial or data recovery or alternative mitigation is appropriate for the find. Treatment for most resources could consist of (but shall not be limited to) sample excavation, site documentation, and historical research, as appropriate to the discovered prehistoric resource. The treatment plan shall include provisions for analysis of data in a regional context as appropriate to the discovered prehistoric resource, reporting of results within a timely manner, and dissemination of reports to local and state repositories, libraries, and interested professionals.

CPHP Mitigation Measure CUL-4: Inadvertent Discovery of Human Remains: In the event of discovery or recognition of any human remains during ground-disturbing activities, treatment shall comply with all applicable state and federal laws. All construction activities within 100 feet shall halt and the contractor shall notify the UCSF Environmental Coordinator (EC). In accordance with PRC 5097.98, the UCSF EC shall contact the San Francisco Office of the Medical Examiner (Medical Examiner) to determine that no investigation of the cause of death is required. The Medical Examiner shall contact the Native American Heritage Commission (NAHC) within 24 hours if it is determined that the remains are Native American. The NAHC will then identify the person or persons it believes to be the most likely descendant (MLD) from the deceased Native American. Within 48 hours, the MLD shall make recommendations to the UCSF EC of the appropriate means of treating the human remains and any grave goods. Whenever the NAHC is unable to identify an MLD, the MLD fails to make a recommendation, or the parties are unable to agree on the appropriate treatment measures, the human remains shall be reinterred with appropriate dignity on the property in a location not subject to further and future subsurface disturbance.

ATTACHMENTS

- Carey & Co., 2003. *University of San Francisco Parnassus Heights Campus, Historic Resource Evaluation Report*.
- Carey & Co., 2011. *UCSF Historic Resources Survey*.

UNIVERSITY OF SAN FRANCISCO PARNASSUS HEIGHTS CAMPUS
San Francisco, California

DRAFT HISTORIC RESOURCE EVALUATION REPORT
September, 2003



source: UCSF Photo Archive

Prepared for
ESA Associates
San Francisco, California



CAREY & CO. INC.
ARCHITECTURE

**UCSF Parnassus Heights Campus
San Francisco, California**

DRAFT HISTORIC RESOURCES EVALUATION

September 2003

SUMMARY

In an review and evaluation of the buildings and structures at the University of California San Francisco (UCSF) Parnassus Heights Campus that are at least 45 years old and would be directly affected by the UCSF Long Range Development Plan (LRDP) Amendment, it is Carey & Co.'s professional opinion that UC Hall, built in 1917 and designed by Lewis P. Hobart in the Beaux-Arts style, is eligible for listing in the California Register of Historic Places for its historic and architectural significance. Demolition of this resource, as proposed under the 1996 LRDP and 2003 LRDP Amendment, would be considered a significant impact on the environment under CEQA. Mitigation measures would include, 1) pursuit of an alternative site for the proposed 250-400 bed replacement hospital, or 2) adaptive reuse of UC Hall in accordance with the Secretary of the Interior's Standards for Rehabilitation to comply with, if only in part, to the LRDP Amendment's hospital replacement program. If neither measure is feasible due to other constraints, UCSF should pursue a program of documentation and interpretation of UC Hall, and incorporation of certain surviving interior elements into the new replacement hospital, specifically, the Zakheim murals. Mitigation measures 1 or 2 would reduce impacts to a less-than-significant level. Mitigation Measure #3 would not reduce impacts to less-than-significant levels; impacts would remain significant and unavoidable.

No other buildings on the UCSF Parnassus Heights Campus that were surveyed and evaluated, including those which may achieve historic status during the LRDP planning period of 2003 – 2025 and would be directly affected by LRDP Amendment, appear to be eligible for listing in the California Register.

INTRODUCTION

At the request of Environmental Science Associates, acting on behalf of the University of California, San Francisco (UCSF), Carey & Co. has undertaken an historic resources evaluation of building's at the University's Parnassus Heights campus that would be demolished or otherwise materially affected by the proposed UCSF Long Range Development Plan (LRDP) Amendment for the planning horizon of 2003 - 2025. This report is intended to be part of the CEQA evaluation for UCSF LRDP Amendment. The project site is located at the north side of wooded Mount Sutro and is generally bound by 5th Avenue to the west, Irving Street to the north, and Edgewood Avenue to the east. Parnassus Avenue, and east-west avenue, runs through the approximate center of campus. The campus is primarily surrounded by dense residential neighborhoods.

Carey & Co. undertook an intensive evaluation of seven building on the Parnassus Heights Campus that were at least 45 years old and were anticipated for demolition under the LRDP Amendment. Two other buildings on the campus that are anticipated for demolition and may achieve historic status during the planning horizon, but are not currently 45 years old, were evaluated on a reconnaissance level. This report should not be considered a comprehensive evaluation of all buildings and structures at the campus, as only those that could be affected by the LRDP Amendment and were at least 45 years old were evaluated for potential historic significance. As such, the campus may contain other buildings or structures that may be eligible for listing in the California Register if individually evaluated at some point in the future.¹

This evaluation report describes Carey & Co.'s methodology for evaluating the resources at the UCSF Parnassus Campus which could be affected by the LRDP Amendment, describes the criteria and standards of significance for determining the level of potential impact to historic architectural resources, provides an historical overview of the campus, identifies the resources planned for demolition under the LRDP Amendment, and provides a description and evaluation of their historic significance. Impacts to historic architectural resources resulting from the LRDP Amendment are described and mitigation measures to reduce such impacts are provided. Survey forms (DPR Forms 523 A and B) for each surveyed resource are provided in Appendix A. An historic resources evaluation of the UCSF Mission Bay Campus, as it relates the LRDP Amendment, is provided in Appendix B.

METHODOLOGY

Carey & Co. prepared this historic resource evaluation from information attained through archival research and site visits. The properties were inspected and photographed during site surveys in August, 2003. Archival research was conducted at the San Francisco Public Library History Room and the UCSF Kalmanovitz Library Archives and Special Collections. Previously published environmental impact reports and other consultants' reports on all UCSF campuses were review as well.

CRITERIA AND STANDARDS OF SIGNIFICANCE

Introduction

The treatment of historic architectural resources is governed by national, state, and local laws and regulations. There are specific criteria for determining whether historic sites or objects are significant and/or protected by law. Some resources that do not meet federal significance criteria are considered significant according to state or local criteria. The federal, state, and local historic preservation agencies and their respective regulations are discussed below.

Federal Criteria. National Register Bulletin Number 15, *How to Apply the National Register Criteria for Evaluation*,² describes the Criteria for Evaluation as being composed of two factors. First, the property must be “associated with an important historic context.” The National Register identifies four possible context types, of which at least one must be applicable at the national, state, or local level. As listed under Section 8, “Statement of Significance,” of the National Register of Historic Places Registration Form, these are:

“A. Property is associated with events that have made a significant contribution to the broad patterns of our history.

“B. Property is associated with the lives of persons significant in our past.

“C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.

“D. Property has yielded, or is likely to yield, information important to prehistory or history.”

For a property to qualify under the National Register’s Criteria for Evaluation, it must also retain “historic integrity of those features necessary to convey its significance.” While a property’s significance relates to its role within a specific historic context, its integrity refers to “a property’s physical features and how they relate to its significance.” To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity. These are: location, design, setting, materials, workmanship, feeling, and association. Since integrity is based on a property’s significance within a specific historic context, an evaluation of a property’s integrity can only occur after historic significance has been established.

State Criteria. California Office of Historic Preservation’s Technical Assistance Series #6, *California Register and National Register: A Comparison*, outlines the differences between the federal and state processes. The context types to be used when establishing the significance of a property for listing on the California Register are very similar, with emphasis on local and state significance. They are:

“1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or

“2. It is associated with the lives of persons important to local, California, or national history; or

“3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or

“4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.”³

All resources listed in or formally determined eligible for the National Register are eligible for the California Register. The California Register is a list of state resources that are significant within the context of California’s history.

Local Criteria. The local register relevant to this historic resource evaluation is San Francisco’s list of city landmarks. The city government has formally adopted the NRHP criteria and integrity requirements for use in determining local landmark status with emphasis on local cultural history. This list is found in San Francisco Planning Code Article 10, described below.

City and County of San Francisco Municipal Code – Article 10. As stated in Article 10, the purpose of preserving historic and architectural landmarks is to prevent the unnecessary destruction of these valuable resources, and to encourage their reuse. Article 10 provides for review of proposed alterations to listed historic resources by the Landmarks Preservation Advisory Board and the City Planning Commission. It permits the City to delay alteration or demolition of listed resources, but does not generally prohibit demolition. The city’s list of historic landmarks are provided in Appendix A of Article 10.

City and County of San Francisco- Preservation Element of the General Plan. The Preservation Element is a section of the San Francisco General Plan, which sets the following goals for historic preservation:

- Assess Cultural Resources
- Protect Cultural Resources
- Provide Public Information and Education
- Promote Sustainability

Project review is required for both individually eligible buildings and buildings within the downtown historic districts. Such projects must meet the Secretary of the Interior’s Standards for Rehabilitation.

San Francisco Planning Department, CEQA Review Procedures for Historic Resources, Final Draft, July 16, 2003. The Planning Department has prepared final draft procedures to “determine whether the potential property fits the definition of an ‘historical resource’ as defined in the CEQA Statutes and Guidelines.” Four categories of properties are defined.

Category A – Properties that are “historical resources;”

Category B – Properties that are strongly presumed to be “historical resources;”

Category C – Properties that could be “historical resources” and consultation and/or additional information will be required; and

Category D – Properties that are presumed not to be “historical resources.”

The Review Procedures also state that properties which are not listed in National, State, or local registers but are otherwise determined to be historically significant, based on substantial evidence, may also be considered “historical resources.”

CEQA Significance. CEQA Section 15064.5 states that “a project that may cause a substantial adverse change in the significance of an historical resources is a project that may have a significant effect on the environment.” CEQA defines substantial adverse change in the significance of a resources as the physical demolition, destruction, relocation, or alteration of the resources or its immediate surroundings such that the significance of the resource is materially impaired. The significance of an historical resources is considered to be materially impaired when a project demolishes or materially alters in an adverse manner those characteristics that convey its historical significance and account for its inclusion on an historical resources list.

An “historical resource” is defined as one that is listed in, or determined to be eligible for listing in, the California Register of Historic Resources (CRHR). A resources that is officially designated or recognized as significant in a local register of historical resources or one that is identified as significant in an historical resources survey is presumed to be significant under CEQA. Even if resource is not listed in, or determined to be eligible for listing in the California Register, not included in a local register of historic resources, or identified in an historical resources survey, a lead agency is not precluded from determining that the resources may be an historical resource.

Generally, a project that follows the *Secretary of the Interior’s Standards for the Treatment of Historic Properties*, or the *Secretary of the Interior’s Standards for Rehabilitation*, is considered to have mitigated impacts to a historical resources to a less-than-significant level under CEQA. It is important to note that the demolition of a historic resource does not meet *The Standards*.

HISTORICAL OVERVIEW OF UCSF PARNASSUS CAMPUS

The following historical overview of the UCSF Parnassus Heights Campus has been excerpted primarily from *A History of the University of California San Francisco*, a

history of the University prepared by Nancy Rockafellar, Ph.D., unless otherwise noted. The full UCSF history and complete bibliographical record is available at UCSF's website.⁴

The University of California San Francisco (UCSF) is historically associated with the Toland Medical College which was founded in downtown San Francisco in 1863 by Hugh Toland. Toland served the school as professor of surgery from the College's founding until his death in 1880. The Toland Medical College was acquired by, and became affiliated with, the University of San Francisco in 1873. The College of Pharmacy was added in that year, and the College of Dentistry in 1881.

Growing academic prestige and higher student enrollments came with University affiliation, creating a need for more space. In 1895 the State Legislature appropriated \$250,000 to construct three buildings to house the "Affiliated Colleges" of Dentistry, Medicine, and Pharmacy. In the same year, Adolph Sutro, the former mayor of San Francisco, presented the University with a gift of 13 acres known as Parnassus Heights. As originally planned along the south side of what is now Parnassus Avenue, the Schools of Dentistry and Pharmacy occupied the most easterly building and the Medical School occupied the center building of the group. The College of Law was scheduled to occupy the third building, however, the College elected to remain at a downtown San Francisco location (later to become the Hastings College of the Law). The cornerstone for the Affiliated Colleges was laid on March 27, 1897 and opened in October 1898. An early photo of the Romanesque style College from circa 1900 is shown in Figure 1 on the following page.

Important early figures in the College's formation at the Parnassus Campus include Arnold d'Ancona, Dean of the Medical Department from 1899-1912, Herbert C. Moffitt, Dean of the Medical Department from 1912 - 17, and Benjamin Ide Wheeler, President of the University of California from 1899-1919.

The Affiliated Colleges survived the 1906 Earthquake and Fire, which destroyed the majority of hospitals in San Francisco. The Colleges responded to the crisis by transferring basic science students to the UC Berkeley Campus, using the vacated space to establish the first University Hospital and Training School for Nurses.

UCSF Photo Archive



Figure 1. Affiliated Colleges c.1900.

UC Hospital. In response to the need for additional hospital clinical education space, Medical School Dean Moffitt led an effort to fund a new teaching hospital and eventually collected \$655,000 to complete the project. An ambitious early first design had been completed by Bernard Maybeck, who responded to UC President Wheeler's call for a new University Hospital. The final architectural plan that was built, however, was created by San Francisco architect, Lewis Parsons Hobart, who also designed Grace cathedral, the Bohemian Club, and the California Academy of Sciences. Additional information about Lewis Hobart is provided below.

The UC Hospital building, also known as UC Hall or UCH, was constructed of steel and brick, and was reportedly fireproof and soundproof with natural ventilation in every room. The six-story building contained a machine shop and laundry in the basement and the first floor held a grand lobby, a kitchen and a cafeteria and a lecture amphitheater named for Hugh Toland. Surgery occupied the second floor and floors there through five contained wards, nursing stations and laboratories housing 220 patients. The cornerstone was laid May 18, 1916 and building was completed within thirteen months, and opened in 1917, just as the United States entered World War I. UC Hall exists in its present location on the south side of Parnassus Avenue between 3rd and 4th Avenues. Figure 2 on the following page identifies an early photo of UC Hospital.

UCSF Photo Archive



Figure 2. c. 1920 Photo of UC Hospital

UC Hospital is often associated with Dr. Howard Christian Naffziger (1884-1961) who brought surgical prestige to the Parnassus campus and developed several unique neurosurgical operations which brought him national recognition. In 1925, he describe the use of x-rays to locate brain tumors, and studied the nature and treatment of subdural hematoma, spinal injuries, and depressed skull fractures. In 1929, Naffziger was appointed Chair of the Department of Surgery at the University of California, where he developed the first surgical residency program in the western United States in the tradition of the nation's most revered surgical mentor, William S. Halstead. Figure 3 identifies one of UC Hospital's surgical suites in 1924, where the large, north-facing windows are clearly evident.

UCSF Master Plans and Depression-Era Development. The first Master Plan for the campus was developed in the 1920s by architect William Hays. The alignment of the present campus along Parnassus Avenue reflects the strong influence of the Master Plan, which envisioned the construction of an unbroken line of buildings to the east and west of UCH along the south side of Parnassus Avenue. Most of this expansion area was devoted to patient care facilities, with relatively little expansion of teaching and research space.

UCSF Photo Archive

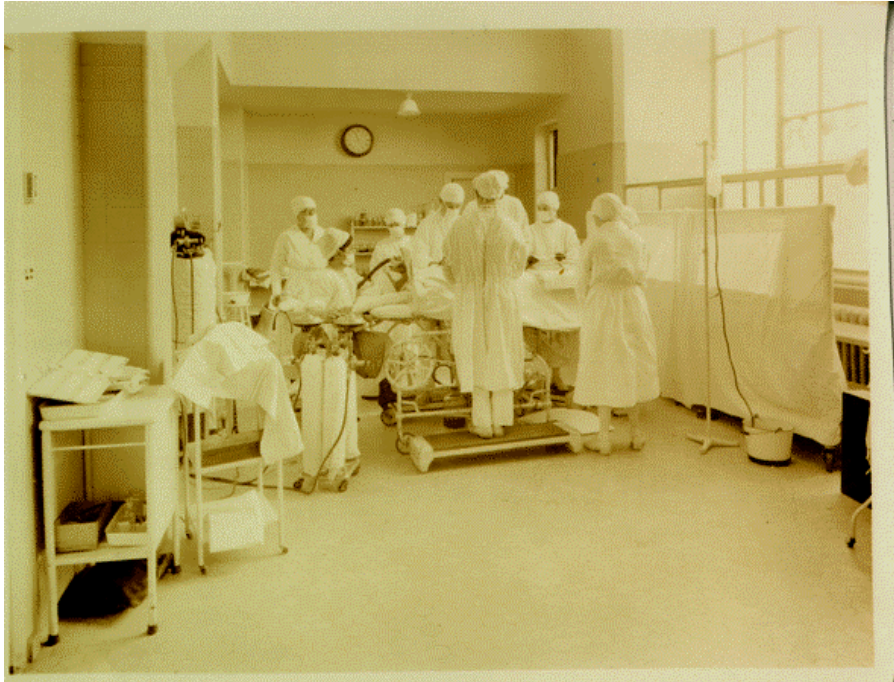


Figure 3. UC Hospital Surgical Suite, 1924.

Five additional acres were acquired from private owners in 1928, completing University ownership of property along the south side of Parnassus Avenue, from Hillpoint Court on the east to 4th Avenue on the west. The State of California subsequently purchased the easternmost portion of this parcel and the State Department of Department of Mental Hygiene constructed the Langley Porter Psychiatric Institute (LPPI) in 1941, discussed below.

The financial stringencies of the Great Depression prevented the revitalization of the aging buildings at Parnassus, with a few exceptions. In 1934, after intense lobbying, the state legislature allocated \$600,000 for a 103,160 square foot Clinics Building designed to house the growing outpatient teaching service at Parnassus. This facility was quickly filled to capacity with small offices, making medical and dental care available to San Francisco citizens regardless of their ability to pay. This building still exists on the south side of Parnassus Avenue, immediately east from UC Hospital.

In 1938, artist Bernard Zakheim, a student of Diego Rivera who worked on the Coit Tower murals, painted a series of murals in UC Hospital's Toland Hall depicting the history of medicine in California with financial support from the New Deal's Works Progress Administration. These murals are still extant today in Toland Hall.

Langley Porter Psychiatric Institute. As early as 1937, while the nation was still in the grip of the Depression, Dean Langley Porter (Dean of the

Medical Department from 1927 – 1940) began a campaign to cooperate with the State Department of Mental Hygiene to build a psychiatric hospital on land belonging to the University. State officials were persuaded that a state acute psychiatric hospital was necessary due to the State's growing population. Dean Porter proposed to operate the facility jointly with the state, thereby obtaining psychiatric teaching beds for the medical school. After long negotiations, the state and the UC Regents reached agreement, and a cornerstone was laid in 1941, a symbol, according to local observers, of "a new era of empathy and understanding of the mentally ill." In 1942 the Langley Porter Building, which would later become the Langley Porter Psychiatric Institute (LPPI), opened its 105,000 square foot building containing 100 beds, a large outpatient department, and a special children's ward. The facility, built on university land, was owned by the California State Department of Mental Hygiene and the School of Medicine received 10 percent of the space. This symbiotic relationship with the state continued for the next thirty years, and the establishment of the Langley Porter Clinic led to the founding in 1941 of a Department of Psychiatry on the Parnassus campus. The building, designed by the State Division of Architecture, was San Francisco's first psychiatric hospital. Figure 3 shows the LPPI looking west down Parnassus Avenue in 1941.

UCSF Photo Archive



Figure 3. Langley Porter Psychiatric Institute, 1941.

By the early 1940s, it was apparent that UC Hospital was insufficient to meet larger medical school enrollments and the expanded range of hospital services which patients required. Planning was initiated for a second acute care general hospital on campus, which due to site constraints was to be located two blocks east of UCH. Planning for the new teaching hospital

was deferred during World War II and resumed in the post-war period. In 1947, the University purchased 91 acres comprising the Mt. Sutro holdings from the Parnassus “shelf” to Clarendon Avenue.⁵ A site utilization study for the campus was developed by then Supervising Architects Blanchard & Maher in 1948, which sited Moffitt Hospital and the Medical Sciences Building in their present locations, discussed below.

War Time Research and Post-War Expansion and Development. The war effort prompted new initiatives in scientific research, which were organized on a massive, national scale. The Manhattan project, designed to produce an atomic bomb, utilized a \$2 billion budget and 150,000 people to create new cities at Oak Ridge, Tennessee, Hanford, Washington and Los Alamos, New Mexico. Dr. Robert Stone, former chair of radiology at the San Francisco Medical School served on the Manhattan Project throughout the war years and was well-placed to direct federal medical research funding from the Atomic Energy Commission (AEC) to the San Francisco campus after the war. Radiology research at San Francisco grew out of the earlier work in medical physics done with cyclotron-produced isotopes before the war. In 1949, under contract with the AEC, the Radiological Laboratory was constructed to allow Dr. Stone to investigate the effects of supervolt radiation therapy for cancer. Funded by an annual contract with the AEC, a seventy million volt synchrotron was installed at Parnassus and the Radiological Laboratory combined physics, biology, and clinical radiology to study the general effects of radiation.

During wartime the Medical Research Annex IV, constructed in 1944, served as a dormitory for nursing students. University records attribute this building’s design to architect Timothy Pflueger, and it was funded by a gift from the Public Works Administration.^{6 7}

Moffitt Hospital and the Medical Sciences Building. In the post-war decade the campus responded to demands to increase the output of health professionals in all specializations. Many graduate programs were approved, research trainee programs increased, as did training in allied health programs. Between 1950 and 1960, a major expansion of the campus occurred to accommodate the increase in enrollment. In early 1950 blueprints were released revealing plans for a twelve-story cross-shaped teaching hospital with two additional stories to be completed at a later date. This hospital would be linked to the fourteen-story Medical Sciences Building. Construction at Parnassus continued for the next five years and the new medical center officially opened on March 13, 1955. Newspapers declared the hospital as “shining functional monuments to health and health education.” In June 240 patients were moved into the 485 bed Moffitt Hospital, named for Herbert C. Moffitt who had served as dean, faculty member and chief of medicine for thirty seven years.

Construction continued, and Increment I of the Medical Sciences Building was completed in 1956 for basic science in anatomy, biochemistry and physiology. Figure 4 shows Moffitt Hospital and the Medical Sciences Building under construction in the mid-1950s.

UCSF Photo Archive



Figure 4. Moffitt Hospital and the Medical Sciences Building under construction in the mid-1950s

Moffitt Hospital was designed by architect Milton T. Pflueger, and the Medical Sciences Building was designed by the supervising architectural firm for the medical center, Blanchard & Maher (additional information about Milton and Timothy Pflueger is provided below). The two buildings were intended to function as an integrated unit, with direct access between basic research facilities and the teaching hospital's clinical facilities. The medical center funded with \$20 million from state funds, \$1 million from the U. S. Public Health Service and private grants.

Other major campus expansions during this period included the Guy S. Millberry Student Union and Parking Structure (1959), and the Aldea San Miguel married student housing complex (1960). During this period the UC Hospital was also extensively remodeled, expanding its role for teaching and reducing the number of beds in that facility to 103.⁸

UCSF Long Range Development Plans (1964 – 2003). In 1964 a long range development plan for the campus (LRDP) was prepared which recommended the acquisition of additional property by the University for expansion, primarily to the north and west. The rapid growth of the campus which followed World War II and the 1964 LRDP recommendations for further campus expansion led to the acquisition of many residences surrounding the campus on Third, Fourth, Fifth, and Parnassus Avenues, and Kirkham and Irving Streets.⁹ In 1966, the Health

Sciences towers (east and west) were constructed behind and to the south of the Medical Sciences Building.

The University initiated another LRDP process in 1970 to respond to changing campus needs while placing a greater emphasis on environmental concerns and campus-community cooperation. The extensive land acquisition program envisioned in the 1964 LRDP was only partially implemented.¹⁰ In 1973, the Regents of the University designated 50 acres of Mt. Sutro as open space reserve. Other major buildings added to the campus since the early 1970s include the School of Nursing and Ambulatory Care Center and Garage (1972), the Dental Clinics Building (1979), Long Hospital (1982), the Koret Vision Research Laboratory (1986), the Campus Library (1990), and the Central Plant (1998).

In 1996, UCSF launched another LRDP process to guide growth and development of the Parnassus Heights Campus, as well as UCSF's Mt. Zion Campus and the new Mission Bay Campus. Under this LRDP, construction of new or replacement facilities would be balanced with demolition of various other buildings on campus to maintain an overall space ceiling of approximately 3.6 million square feet at the Parnassus Heights Campus.¹¹ The 2003 LRDP Amendment for the Parnassus Heights Campus would incorporate many of the proposed changes anticipated under the 1996 LRDP, while proposing a new 250-400 bed replacement hospital to be constructed on either the LPPI site or the UC Hospital site by 2020, while demolishing other buildings to remain within the established space ceiling. Other considerations under the Amendment include locating the new hospital at either the Mt. Zion or Mission Bay Campuses.¹²

The growth and development of the UCSF Parnassus campus over the past century has paralleled the growth of surrounding residential communities and the City as a whole, and is considered an integral part of the larger City.

Master Architects Associated with the Parnassus Heights Campus

The following discussion prepared by Carey & Co. Inc. provides additional historical information about the master architects associated with various buildings the UCSF Parnassus Heights Campus.

Lewis Parsons Hobart. Lewis P. Hobart began working in San Francisco in 1906 after completing his architectural studies at the University of California, Berkeley, the American Academy in Rome, and the Ecole des Beaux-Arts in Paris and practicing for two years in New York. The style of much of his work done after the 1906 earthquake reflects the influence the Beaux-Arts. Hobart's most notable local building designs include: Grace Cathedral (1910), the California Academy of Sciences (1916), and the UC

Hospital (1917). He is also renowned for the design of several office buildings in downtown San Francisco and mansions he designed for Peninsula area families.¹³

Timothy and Milton Pflueger. The Medical Research Annex IV (1940) is attributed to master local architect Timothy Pflueger, while the Herbert C. Moffitt Hospital (1955) was designed by his brother, architect Milton Pflueger. Timothy Pflueger (1892 - 1946) began practicing architecture in San Francisco with fellow architect James R. Miller from 1919 to 1935 (Miller & Pflueger Architects), and was responsible for a number of historically significant projects in San Francisco: the Castro Theater (1922), the Pacific Telephone Building at 150 New Montgomery (1925), the Pacific Coast Stock Exchange at 301 Pine Street (1929), the Medical and Dental Building at 450 Sutter Street (1929 – 30), and the Mark Hopkins Hotel Cocktail Lounge (Top of the Mark) 1936. Miller & Pflueger also designed the Paramount Theater in Oakland (1931).¹⁴

From 1936 to 1946, Pflueger started his own firm under the name Timothy Pflueger Architects, and went on to design the Transbay Transit Terminal (1939), Union Square Plaza and Parking Garage (1942 - the world's first underground multi-level parking garage), and the remodeling of I. Magnin & Co. on the corner of Post and Geary Streets (1946). Timothy Pflueger was active in the cultural life of San Francisco, working on the Golden Gate International Exposition of 1939 - 1940 and collaborating with Mexican muralist Diego Rivera.¹⁵

Milton Pflueger, at age 39, took over his brother's firm after his death in 1946 and designed a large and varied list of projects from this time until 1975, including the Richmond Civic Center (1947 – 49), a library addition to Mills College in Oakland (1954), an expansion of St. Matthew's Episcopal Church in San Mateo (1957), the Sunnyvale City Hall (1958) and Library (1960), the Modesto City Hall (1960), Cowell Hall at the California Academy of Sciences (1968), and Herrin Hall and Labs at Stanford University (1967).¹⁶

RESOURCES PLANNED FOR DEMOLITION UNDER THE LRDP AMENDMENT

A number of buildings on the UCSF Parnassus Heights Campus would be demolished during the LRDP Amendment planning period of 2003 - 2025. Those buildings which are currently of sufficient age to become eligible for listing in the California Register (at least 45 years old [pre-1958]), are provided in Table 1. These buildings constructed pre-1958 were the focus of the survey and evaluation for the LRDP project, and are described in detail below.

During the LRDP planning period of 2003 - 2025, buildings constructed between 1959 and 1980 may achieve historic status as they approach 45 years of age, and if other criteria apply. While a number of smaller support buildings constructed in the 1970s – 1980s would be demolished as part of the LRDP process, two fairly substantial buildings dating

from the early-to-mid 1960s would also be demolished. These earlier and more substantial buildings were reviewed on a general, reconnaissance level for purposes of description and evaluation, and are listed on Table 2.

Table 1. Pre-1958 Resources Planned for Demolition

Building Name	GSF	Architect	Year Built
UC Hall (UCH)	146,853	L. P. Hobart	1917
Medical Research Annex II (MR II Annex)	33,687	R. J. Evans	1940
Langley Porter Psychiatric Institute (LPPI)	107,701	State Division of Architecture	1941
Medical Research Annex IV (MR IV Annex)	12,252	T. L. Pflueger	1944
Laboratory of Radiobiology	18,219	Blanchard & Maher	1949 - 1978
Moffitt Hospital	378,718	M. T. Pflueger	1955
Proctor Foundation	9,896	Higgins & Root	1956

Source: UCSF Planning, 2003

Table 2. Buildings Constructed Between 1959 – 1980 and Planned for Demolition

Building Name	GSF	Architect	Year Built
Woods Building	3,850	Gillis, Forell & Merrill	1962
Surge Building	11,378	Marquis & Stoller	1966

Source: UCSF Planning, 2003

EVALUATION OF HISTORIC SIGNIFICANCE AND PROJECT IMPACT

All buildings and structures on the UCSF Parnassus Heights Campus constructed before 1958 and planned for demolition under the LRDP Amendment were surveyed and evaluated for their potential historic significance. Following each detailed building description are evaluations of integrity and determinations of eligibility for listing in the California Register. Impacts to historic architectural resources resulting from the LRDP Amendment are described and mitigation measures to reduce such impacts are also provided in the section below.

UC Hospital (UC Hall)

Building Description. This monumental six story building stands at the south side of Parnassus between 3rd and 4th Avenues (see Figure 5). Finished in 1917 and designed by architect Lewis P. Hobart, the steel and concrete structure is Beaux-Arts in style and originally occupied approximately 141,700 square feet. In plan the building maintains a rectilinear bar along the north edge with four perpendicular wings extending back to the south. The site slopes up steeply to the south requiring retaining walls at various locations behind the building. A parapet obscures the built-up flat roof that carries a large amount of mechanical equipment and ductwork.

The classically organized primary, north elevation features a projecting concrete base, scored to resemble rusticated ashlar, topped by four massive bays with pronounced, ornate cornices. The four primary bays are separated by three narrow bays with lower,

modest cornices. The upper bays' painted plaster walls are each symmetrically subdivided by vertically aligned windows framed by profiled trim and a central projecting volume. The historic surviving fenestration primarily features rectangular wood three-lite hoppers over double-hung three-over-three windows. The top story windows all terminate into arches. The five, ornately detailed, prominent terra-cotta-framed window boxes at the third and fourth floors were originally designed to illuminate surgical suites with indirect, northern sunlight through the fourteen-lite steel fixed window with two small casements. Terra-cotta detailing accents the north elevation with horizontal banding, festoons, medallions, figure sculptures, engaged pilasters, and cartouches.

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Figure 5. UC Hall north elevation

The ornate upper story detailing wraps around to encompass the northernmost bay on both the east and west elevations. The remainder of the side and rear elevations are more simply detailed than the north. The painted plaster walls feature a few architectural details. At the south elevation of the westernmost building wing a two story volume clad in pressed metal and filled with double-hung windows projects out beyond the wall plane. The semicircular Toland Hall auditorium structure one story tall stands in the westernmost courtyard. The two eastern courtyards contain historic protruding stairwells clad in pressed metal and featuring wood double-hung, casement, and hopper windows. Numerous windows on the secondary elevations have been replaced with aluminum double-hung units. Other alterations include the addition of ductwork and pipes, air conditioning units, and seismic reinforcing ties.

The interior has been repeatedly remodeled to accommodate the University's changing needs and modern technology. However, Toland Hall and its corresponding murals remain intact. In 1938 Bernard Zakheim, a student of Diego Rivera, painted a series of murals in Toland Hall that depict the history of medicine in California. Original skylights

also remain in the semicircular auditorium. The two surviving original interior stairwells feature marble treads and steel balustrades topped by a clear varnished wood handrail.

UC Hall has undergone numerous alterations throughout its existence. A fire in 1929 damaged the building's east end. Originally open, the top floor balconies above the three narrow bays were filled in prior to 1952.¹⁷ Architect John Funk, the designer of the School of Dentistry Building in 1979, planned building renovations in both 1957 and 1962. During this time, the one-story, hipped-roofed grand entry structure was demolished and replaced with a two-story International style vestibule. This change altered the entry sequence of the building and negated the use of the balcony at the piano noble on the north elevation as a secondary approach. The historic vestibule stood back from the north elevation integrating the balcony, whereas, the new building stands aligned with the base blocking balcony access. Various additions over the life span of UC Hall, including an elevator tower at the west wing, have increased the overall building square footage to 146,900.

Evaluation of Integrity. The building remains in its original location and retains exterior architectural elements of its initial design. The exterior alterations including the replacement the original entry vestibule and some original windows, as well as minor additions to the rear, do not impair the overall exterior integrity of the design and materials. The primary, north elevation remains mostly intact as does the overall plan. The building's relationship to Parnassus Avenue and the overall design intention of the structure have survived the years of campus growth. This resource exhibits design, materials, and construction techniques typical of the early 20th century Beaux-Arts movement. While the interior has been extensively modified, three significant elements remain: two marble stairwells and Toland Hall with its historic murals and skylights.

It is Carey & Co.'s opinion that UC Hall retains a high degree of integrity on the exterior, despite alterations. The majority of the character-defining features survive from the original construction.

Determination of Eligibility. UC Hall has not been previously determined eligible or listed under any local, state, or national historic building designation criteria or survey. However, based on the research conducted and observations, Carey & Co, finds the resource potentially eligible for the California Register under Criterion 1 & 3.

The building is potentially eligible, in the opinion of Carey & Co, under Criterion 1 which focuses on the resources association with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. Built for the University of California Affiliated Colleges Medical School after the 1906 earthquake, in which most of San Francisco's hospitals were destroyed, this building is associated with the broad pattern of the development of medical research centers and hospitals in San Francisco.

In the opinion of Carey & Co., UC Hall is also potentially eligible for the California Register under Criterion 3 which concentrates on the resource's embodiment of

distinctive characteristics of a type, period, or method of construction or its representation of the work of a master, or its possession of high artistic values. This building is not only the work of a local master architect, Lewis Parsons Hobart, but it also demonstrates a work in the distinctive Beaux-Arts style which is typical of early 20th century civic and scholastic design.

Project Impact. The UCSF LRDP Amendment for Parnassus Heights Campus anticipates that the existing UC Hall would be demolished and a new 400-bed hospital would be constructed on the UC Hall site by 2020. As UC Hall has been determined eligible for listing in the California Register, its loss would result in significant impacts to a historic resource. This would be considered a significant impact.

The proposed Mitigation Measures 1 and 2, described below, would reduce significant impacts to historic architectural resources to a less-than-significant level. Mitigation Measure #3 would reduce impacts, but not to a less-than-significant level. If Mitigation Measure #3 were pursued, the impact would continue to be significant and unavoidable.

1) Alternative Site Location. UCSF should avoid demolition of UC Hall by evaluating an alternative site for the proposed 400-bed replacement hospital, anticipated for the completion phase of 2020. Alternative sites may include other locations on the Parnassus Heights campus, or on the Mt. Zion or Mission Bay campuses. If this approach is determined infeasible due to other constraints, UCSF should pursue Mitigation Measure #2, below:

2) Adaptive Reuse/Retrofit. UC Hall should be maintained in place and adapted for reuse as a 400-bed hospital in accordance with Secretary of the Interior's Standards for Rehabilitation.¹⁸ Significant interior spaces, such as the Depression-era murals in UC Hall's Toland Hall, should be retained and preserved in any reuse/retrofit plan. Such plans should achieve many, but perhaps not all, of UCSF's long-range goals, and would be for be reviewed for consistency with the Standards by the San Francisco Planning Department and San Francisco Landmarks Preservation Board (LPAB). If Mitigation Measures # 1 or #2 are determined infeasible due to other constraints, UCSF should pursue Mitigation Measure # 3, below:

3) Documentation/Interpretation/Preservation of other Historic Resources.

Documentation. UC Hall should be documented using the Historic American Building Survey (HABS) standards prior to its demolition. This archival documentation would entail written descriptive materials in an outline format, large-format (5X7) black and white photography, and measured drawings, to be archived at local repositories. It should be noted that documentation, as well as interpretation described below, would only partially mitigate the loss of historically significant buildings, and would not reduce the impact to a less-than-significant level. Such documentation efforts would be reviewed for consistency with the HABS standards by the San Francisco Planning Department and San Francisco Landmarks Preservation Board (LPAB).

Interpretation. In addition to documentation of historic resources, UCSF should prepare a coordinated interpretive signage plan and install interpretive elements into the proposed new facilities that accurately depict the historic significance of UC Hall to the general public. Such plans would be reviewed by the San Francisco Planning Department and San Francisco Landmarks Preservation Board (LPAB).

Preservation. The Depression-era murals in UC Hall's Toland Hall would be removed from UC Hall, conserved at an appropriate facility, reinstalled in the 400-bed replacement structure on the UC Hall site, and made accessible to the general public.

Medical Research Annex I/II (MR I/II Annex)

Building Description. The four story Medical Research Annex II built in 1940 stands directly north of Health Science East and just below Medical Center Way (see Figure 6). The terrain slopes up steeply to the south, obscuring the corresponding elevation from exterior views. The building is rectangular in plan and features an architectural style reminiscent of Moderne. The built-up flat roof supports an extensive amount of mechanical equipment as well as a few penthouses. The painted poured concrete walls reveal traces of horizontal formwork. The upper three floors of the north and east elevations feature strips of twelve-lite steel windows separated by vertical incised concrete panels and surrounded by protruding concrete bands. A vertical volume projects out from the center of the north elevation and maintains a glazed north wall of four-lite hopper steel windows. Paired eight-lite steel windows punctuate the base of the north elevation's east end; a cantilevered concrete awning covers its west end. Alterations to the building include: the attachment of a glazed, steel, elevated walkway to Health Sciences East, the infill of several windows, the removal of an original exterior stair on the east elevation replaced by a new stair, the addition of a two story steel frame balcony at the west elevation, and the installation of numerous ducts and pipes over many of the building's surfaces, including mechanical equipment on the building's roof.

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Figure 6. MR I/II Annex northeast corner

Determination of Eligibility. Although this resource represents a typical example of Moderne design, this building does not possess high artistic value or represent a significant and distinguishable entity of individual distinction. In addition, the numerous alterations to the structure have greatly diminished its architectural integrity. Therefore, this resource is not individually significant at the local, state, or national level under any of the four California Register criteria of evaluation.

Project Impact. Under the UCSF LRDP Amendment, this building would be demolished so as to allow for more square-footage of new construction within the specified 1996 LRDP space ceiling. Since this structure does not appear to be eligible for listing at the local, state, or national levels, the loss of the building would not result in a significant impact under CEQA. No mitigation required.

Langley Porter Psychiatric Institute (LPPI)

Building Description. The Langley Porter Psychiatric Institute was constructed in 1941 of reinforced concrete on the south side of Parnassus Avenue (see Figure 7). The original “L”-shaped building, with an architectural style derived from both Art Deco and Moderne influences, occupied 105,000 square-feet. Two projecting wings at the east and west ends of the north, main elevation frame the walled entry courtyard. A stair leads to the semi-circular awning covered main entrance at the southwest corner of the north elevation. The building segments range from two to six stories. A parapet, with an overhanging eave at the six story tower, hides mechanical equipment and the low slope roofs clad in rolled roofing. A variety of non-original aluminum window types, punctuate the smooth finished, painted concrete walls. Larger window openings containing six to twelve lites penetrate the six story tower and rear elevations. The remaining elevations

feature smaller stacked windows of one fixed lite over a combination two-lite awning window. A curved ramp slopes up to a side entrance on the east elevation. A parking lot occupies the site to the rear of the building, and the back elevations feature a rounded tower at the connection of the building wings and two curved extensions at the east and south ends. Some Art Deco influenced details include: the raised metal signage on the entry awning, the curved window jambs, the horizontal incised concrete panels between windows, and the continuous, projecting concrete window header and sill.

In 1959, a new four-story southeast wing addition opened, providing more office space, a library, and research facilities.¹⁹ By the mid-1960s the administration decided to construct a new facility for the Institute, therefore needed maintenance was deferred for several years. Then in 1968 the project was cancelled and the University decided instead to upgrade the existing facility. The building underwent a complete modernization that was finished in 1978.²⁰ Many of the building's character-defining features were removed during the various renovations, most notably were the three large expanses of glass block, one at the north elevation and the other two on the west. The LPPI has undergone several more recent alterations as well including: the insertion of a new mechanical building in the entry courtyard, the replacement of all the original windows, and the resurfacing of the west elevation.

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Figure 7. LPPI northwest corner

Determination of Eligibility. The Langley Porter Psychiatric Institute was the first psychiatric institute in San Francisco and was founded by the ambition of former dean Langley Porter who convinced the State of California Department of Mental Hygiene to fund the construction of the institute. At the time of its completion this resource stood as a formidable example of the Art Deco style as designed by the State Division of Architecture. However, the plan was fundamentally altered with the addition of the

southeastern wing and the interior has been completely renovated. No original windows, which were integral to the overall design, remain and the most of the west elevation has been altered and completely re-finished. In addition, a significant amount of alterations occurred in response to mechanical upgrades including: an addition to the north elevation centered in the courtyard, a vertical shaft addition at the southeast corner, and numerous roof top attachments. As a result, the building's loss of integrity negates its significance at the local, state, or national level under any of the four California Register criteria.

Project Impact. Under the UCSF LRDP Amendment, LPPI would be demolished and a new 400-bed hospital would be constructed on the site by 2020. Since this structure does not appear to be eligible for listing at the local, state, or national levels, the loss of the building would not result in a significant impact under CEQA. No mitigation required.

Medical Research Annex IV (MR IV Annex)

Building Description. The Medical Research Annex IV, built in 1944, is a raised two story, wood frame building that is institutional in style. At five locations the 12,300 square foot, rectilinear volume steps down in height to the north, congruous to the grade (see Figure 8). A small one story section terminates the building's north end and an entry volume projects out from the center of the east side. The building stands at the junction of Kirkham Street and Koret Way and is encompassed by the curve of the road at the south and the east, a parking lot at the west and the Dental Clinics Building at the north. The simple structure features a flat, built-up roofing system which supports a large amount of mechanical equipment. The painted plaster walls rest on a concrete base partially clad in shiplap siding. The typical fenestration features a one-lite-by-one-lite aluminum sliding window beneath a one-lite fixed. The combination window units are aligned vertically and flanked by projecting wood trim. Wood shiplap siding clads the wall surface between and below the units. Several window elements have been replaced with air conditioners. The first floor entrance at the north end of the west wall features double metal doors and is accessed by a steel-framed stair with concrete treads. Another double door entry to the upper level penetrates the east wall at the central projecting volume. A wood-frame deck leads from Koret Way to the to the central entry and around to the north side of the building extension to single doors in both the east and north walls.

Carey & Co. Inc.



Figure 8. MR IV Annex southwest corner

Determination of Eligibility. Constructed in 1944, the Medical Research Building IV served as a dormitory for nursing students and was funded by a gift from the Public Works Administration. University records attribute this building's design to architect Timothy Pflueger. Although this renowned and prolific architect is listed in University documentation as the project architect, the building does not appear to represent one of Pflueger's master works of high artistic value, or possess significance of individual distinction. Therefore, in Carey & Co.'s opinion, this resource does not appear to be individually significant at the local, state, or national level under any of the four California Register criteria of evaluation.

Project Impact. Under the UCSF LRDP Amendment, this building would be demolished so as to allow for more square-footage of new construction within the specified 1996 LRDP space ceiling. Since this structure does not appear to be eligible for listing on local, state, or national levels, the loss of the building would not result in a significant impact under CEQA. No mitigation required.

Laboratory of Radiobiology

Building Description. The Laboratory of Radiobiology, originally constructed in 1949 as a 10,550 square-foot concrete structure and added onto in 1978, is now a three story, 18,200 square-foot institutional building lacking any defined architectural style (see Figure 8). The Laboratory is surrounded by parking lot on the west, south, and some of the east side; landscaping, a concrete walkway and a stairway along the north. The site slopes away from the building to the northeast. Rectilinear in plan, the east half of the structure stands approximately six feet above the west end. The building is finished with paint and constructed from a combination of stacked concrete masonry units, poured concrete, and flat seam vertical metal paneling over steel frame. The metal clad portion is

confined to the top floor cantilevered volume of the east end. Flat roofs cover the structure and carry a significant amount of mechanical equipment. Built up roofing clads the roof's west end and rolled roofing protects the east side. The building's west end features a variety of single and paired, steel, awning and fixed windows with two to four lites each. Concrete sills underscore each window set in a concrete wall. At the northwest end the upper floor cantilevers over the lower story sheltering the windows below. The more modern east end displays aluminum window units consisting primarily of a two-lite fixed over a four-lite awning over a two-lite fixed. A cantilevered concrete canopy covers the ground floor windows on the north wall. Strips of aluminum sliders penetrate the metal clad upper floor walls. An entrance punctuates each side of the building with the primary entrance located at the east elevation.

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Figure 8. Southwest end of the Laboratory of Radiobiology

Determination of Eligibility. The Radiological Laboratory was constructed in 1949 under contract with the Atomic Energy Commission to investigate the effects of supervolt radiation therapy for cancer. Although important cancer research was conducted at this facility, the building does not maintain sufficient integrity to convey this historic association. The structure does not retain a high level of integrity as it was significantly altered by the 1978 addition. In addition, the building does not possess high artistic value or represent a significant and distinguishable entity of individual distinction. Therefore, in Carey & Co.'s opinion, this resource does not appear to be individually significant at the local, state, or national level under any of the four California Register criteria of evaluation.

Project Impact. Under the UCSF LRDP Amendment, this building would be demolished so as to allow for more square-footage of new construction within the specified 1996 LRDP space ceiling. Since this structure does not appear to be eligible for listing on local, state, or national levels, the loss of the building would not result in a significant impact under CEQA. No mitigation required.

Moffitt Hospital

Building Description. The fifteen story Moffitt Hospital, built in 1955, is typical of mid-century contemporary architecture in style, and originally featured a cross-shaped plan (see Figure 9). Glazed ceramic tiles clad the steel frame and reinforced concrete structure. The primary, north elevation features the main entrance with a horseshoe drive at the west, a projecting central tower, and the emergency entrance at the east. Most of the windows, which are flush with wall surface, are steel twelve-lite units with four awnings over four fixed over four hoppers. Narrower six-lite units punctuate the elevations' end bays. The central projecting volume's north elevation presents a column of cantilevered awnings over unique windows of two, tall fixed lites over one fixed and one casement.

Carey & Co. Inc.



Figure 9. Moffitt Hospital east tower

Moffitt is internally connected to several other buildings. Medical Sciences, built soon after and in the same style as Moffitt, stands to its east and is visually connected on the north elevation by a bay of open air stair landings. Moffitt has endured numerous alterations since its initial construction, and in 1974, before any additions were built, the

interior was modernized.²¹ The Joseph M. Long Hospital opened in 1983 and significantly altered the original plan of Moffitt. Constructed at the south side of Moffitt Hospital, Long functions as an addition to the initial building. The following year Moffitt was remodeled and a new three story emergency entrance, matching the architectural style of Long, was added to the east end of the north elevation. Long and the emergency entry facades are clad in painted, corrugated metal panels and feature a concrete structural system. The primary entrance has also been significantly altered with the addition of the two projecting, glass solarium structures that flank the central doors. Internally, the building has been substantially altered with numerous renovation and remodeling plans over the years, and retains almost none of its original internal features, save for its double-loaded corridor plan and most of its steel door frames.

Determination of Eligibility. At the time of its completion, Moffitt Hospital was the largest and most modern teaching hospital in the western United States. The building is the work of renowned San Francisco architect, Milton Pflueger in conjunction with Blanchard & Maher. The building does not, however, appear to represent a master work of Pflueger's nor does it possess high artistic values in terms of mid-century Modern design. The building reflects a style more typical of its era. In addition, the building has undergone numerous alterations and several additions, and does not retain sufficient integrity to convey any historic associations as the West Coast's largest and most modern teaching hospital when constructed in 1955. The Long Hospital addition in 1983, and the new emergency room entrance soon thereafter, substantially altered not only this building's plan and setting, but also its internal organization and entry sequence. Therefore, in Carey & Co.'s opinion, this resource does not appear to be individually significant at the local, state, or national level under any of the four California Register criteria of evaluation.

Project Impact. Under the UCSF LRDP Amendment, this building would be demolished so as to allow for more square-footage of new construction within the specified 1996 LRDP space ceiling. Since this structure does not appear to be eligible for the California Register, the loss of the building would not result in a significant impact under CEQA. No mitigation required.

Proctor Foundation

Building Description. The Proctor Foundation is a two story with a basement, wood frame, "L"-shaped building constructed in 1956. Sited on the corner of 5th Avenue and Kirkham Street, the grade slopes down to the northwest corner allowing for a partial basement level (see Figure 10). The 4,900 square-foot building, typical of its era, shows influences of both Moderne design and the International Style. The two primary elevations, the north and west, both maintain austere, painted plaster walls topped by an almost flat roof with a projecting copper-clad eave. The slightly sloped gable roof carries a built-up roofing system and a significant amount of mechanical equipment. Bands of windows stretch across the elevations, and a simple, inset copper channel horizontally divides the upper two levels. Combination casement and fixed, single-lite steel windows fill the long, wood-framed horizontal openings. The rear elevations feature a greater

percentage of glazing than the front. The larger window openings at the ground floor contain a fixed lite over an awning. Also, a deck with steel railings extends along the western portion of the south elevation and over some of the east wall. Most doors appear to be modern replacements, lacking any historic architectural value. Two exterior, steel-framed stairs connect the building levels. One stair separates the north wing of the main building from a two story section, square in plan, at the northeast corner; the second stands at the southwest end of the building. Both stairwells are connected to the primary structure by the roof plane and are obscured from view by a wood screen wall. On the north elevation the wood screen wall incorporates the building's signage.

Carey & Co. Inc.



Figure 10. Proctor Foundation northwest corner

An arcing parking lot, above the grade of the ground floor, occupies the area behind the building and defines the outer edge of the rear courtyard. An addition to the structure was constructed in 1962 according to University records.²² In 1980 the interior of the building was completely renovated and the basement was finished out to accommodate a research facility.²³

Determination of Eligibility. The Proctor Foundation was established in 1947 and has functioned as a distinguished eye research facility at this location since 1956. It was named for Francis I. Proctor, a Boston eye specialist who focused on trachoma research after retiring. However, Carey & Co. has not found that the foundation or Dr. Proctor have made contributions to the broad pattern of history significant enough to deem the building eligible for the California Register. The building reflects a style typical of its era, yet it does not embody the distinctive characteristics of a type, period, or method, represent the work of a master, or possess high artistic value. Therefore, in Carey & Co.'s opinion, this resource does not appear to be individually significant at the local, state, or national level under any of the four California Register criteria of evaluation.

Project Impact. Under the UCSF LRDP Amendment, this building would be demolished so as to allow for more square-footage of new construction within the specified 1996 LRDP space ceiling. Since this structure does not appear to be eligible for the California Register, the loss of the building would not result in a significant impact under CEQA. No mitigation required.

Buildings Constructed Between 1959 – 1980 Proposed For Demolition

During the LRDP planning period of 2003 - 2025, buildings constructed between 1959 and 1980 may achieve historic status as they approach 45 years of age, and if other criteria apply. This evaluation report identified those buildings constructed between 1959 – 1980 proposed for demolition under the LRDP Amendment. These facilities are: 1) Woods, built in 1962, and 2) Surge, built in 1966. Both of these buildings are located on Medical Center Way on UCSF-owned land on the lower slopes of Mt. Sutro. These facilities were evaluated on a reconnaissance level, and are described below, along with determinations of historic significance and project impact.

Woods Building

Building Description. Located at 100 Medical Center Way, the three story Woods Building stands on a steeply sloped site surrounded by eucalyptus trees (see Figure 11). The main entrance from the adjacent parking lot is accessed from a covered deck at the top floor on the south side. Cross-shaped in plan, the building features a steel frame structure on a concrete foundation. Cement building panels topped by vertical wood battens clad the elevations of the flat roofed facility. The building features wood, single-lite fixed and casement windows and flush doors. The building appears to maintain its original design intention. The only known alterations were done to modernize the interior.

Determination of Eligibility. Constructed in 1962, the Woods Buildings does not currently meet the age threshold for potential historic significance. When the Woods Building reaches the age threshold of 45 years in 2007, it is unlikely that this structure would be determined significant or eligible for the California register under any of the four criteria. Although the building design is typical of its era, it is not a master work of a master architect. In addition research has not revealed any associations with events that have made a significant contribution to the broad patterns of history or to the lives of persons important to history.

Carey & Co. Inc.



Figure 11. Woods Building – southern elevation

Project Impact. Under the UCSF LRDP Amendment, this building would be demolished so as to allow for more square-footage of new construction within the specified 1996 LRDP space ceiling. Since it does not appear that this structure will become eligible for the California Register as it approaches 45 years of age, the loss of the building would not result in a significant impact under CEQA. No mitigation required.

Surge Building

Building Description. Located at 100 Medical Center Way, the two story Surge Building stands on a steeply sloped site among a Eucalyptus tree grove (see Figure 12). The flat roofed structure features steel frame construction that uses steel trusses to support the wood floors and roof structures. The innovative use of the truss design allows for open horizontal runs with maximum flexibility. The elevations maintain exposed steel structure with wood shingle infill cladding and aluminum frame windows. The roof mounted mechanical equipment is obscured from view by a wooden enclosure. This building appears to maintain its original design with only minor interior modifications.

Determination of Eligibility. The Surge Building was constructed in 1966 and designed by local architects Marquis & Stoller.²⁴ Claude Stoller taught architecture at UC Berkeley where he was awarded the Berkeley Citation, and was elected to the College of Fellows of the American Institute of Architects in 1968. Stoller continued to practice in the Bay Area through the 1980s. Although the building design is typical of its era and exemplifies the use of then-modern technologies, the Surge Building does not appear to be a master work of a master architect at this time. However, further investigation into

the legacy of Claude Stoller, or his partner Marquis, could possibly alter this determination at a later date.

The Woods Buildings does not currently meet the age threshold for potential historic significance. When the Surge Building reaches the age threshold of 45 years in 2011, it appears unlikely that this structure would be determined significant or eligible for the California Register under any of the four criteria. Aside from potential associations with its architect, research has revealed no other associations with events that have made a significant contribution to the broad patterns of history or to the lives of persons important to history.



Figure 12. Surge Building – southern elevation

Project Impact. Under the UCSF LRDP Amendment, this building would be demolished so as to allow for more square-footage of new construction within the specified 1996 LRDP space ceiling. Since it does not appear that this structure will become eligible for the California Register, the loss of the building would not result in a significant impact under CEQA. No mitigation required.

CONCLUSION

In an review and evaluation of the buildings and structures at the UCSF Parnassus Heights Campus that are at least 45 years old and would be directly affected by the LRDP Amendment, it is Carey & Co.'s professional opinion that UC Hall, built in 1917 and designed by Lewis P. Hobart in the Beaux-Arts style, is eligible for listing in the California Register of Historic Places for its historic and architectural significance. Demolition of this resource, as proposed under the 1996 LRDP and 2003 LRDP

Amendment, would be considered a significant impact on the environment under CEQA. Mitigation measures would include, 1) pursuit of an alternative site for the proposed 250-400 bed replacement hospital, or 2) adaptive reuse of UC Hall in accordance with the Secretary of the Interior's Standards for Rehabilitation to comply with, if only in part, to the LRDP Amendment's hospital replacement program. If neither measure is feasible due to other constraints, UCSF should pursue a program of documentation and interpretation of UC Hall, and incorporation of certain surviving interior elements into the new replacement hospital, specifically, the Zakheim murals. Mitigation measures 1 or 2 would reduce impacts to a less-than-significant level. Mitigation Measure #3 would not reduce impacts to less-than-significant levels; impacts would remain significant and unavoidable.

No other buildings on the UCSF Parnassus Heights Campus that were surveyed and evaluated, including those which may achieve historic status during the LRDP planning period of 2003 – 2025 and would be directly affected by LRDP Amendment, appear to be eligible for listing in the California Register.

Endnotes/References

¹ Carey & Co. Inc. scope of work limited to evaluating only those buildings/structures to be affected by the LRDP. Other buildings on the UCSF Parnassus Heights Campus that are at least 45 years old, and may qualify for the California Register if other criteria apply, include 3rd, 4th, 5th Avenue houses owned by UCSF (c. 1909 – 1920), 745 and 735 Parnassus Ave. (1915), 374 Parnassus (1925), Clinical Sciences (1933), and Medical Sciences Building (1956). The proposed LRDP Amendment would not affect these structures.

² *How to Apply the National Register Criteria for Evaluation*, National Register Bulletin, no. 15 (Washington, D.C.: United States Department of the Interior, 1997): 3.

³ *California Register and National Register: A Comparison*, California Office of Historic Preservation Technical Assistance Series, no. 6 (Sacramento, CA: California Department of Parks and Recreation, 2001), 1.

⁴ Rockafellar, Nancy. *A History of the University of California San Francisco*, 2001.
<<http://www.library.ucsf.edu/ucsfhistory>> (September, 2003).

⁵ UCSF, *Long Range Development Plan*, p. 14. October, 1975.

⁶ Stadtman, Verne A. *The Centennial Record of the University of California*. University of California Printing Department: Berkeley, 1967.p. 465.

⁷ *Alumni Faculty Association Bulletin: School of Medicine, University of California, San Francisco, CA, Vol. 3 No. 4, Winter, 1956.*

⁸ UCSF, *Long Range Development Plan*, p. 14. October, 1975.

⁹ *ibid*

¹⁰ *ibid.*

¹¹ University of California at San Francisco (UCSF), *LRDP Amendment (Hospital Replacement) EIR Program, Parnassus Heights*, San Francisco, CA, July 25, 2003.

¹² *ibid*

¹³ Olmsted, Roger and T. H. Watkins. *Here Today: San Francisco's Architectural Heritage*. Chronicle Books: San Francisco, 1968. p 330.

¹⁴ Charles Hall Page & Associates, *Splendid Survivors. San Francisco's Downtown Architectural Heritage*. Prepared for the Foundation for San Francisco Architectural Heritage. 1979

¹⁵ Pflueger, Milton T. *Time and Tim Remembered: A Tradition of Bay Area Architecture*. Pflueger Architects: San Francisco, 1985.

¹⁶ *Ibid*

¹⁷ AR 87-46 Campus History Materials, Dept. of History of Health Sciences.

¹⁸ United States Department of the Interior, National Park Service, *Secretary of the Interior's Standards for Rehabilitation*, 1995. http://www.cr.nps.gov/hps/tps/standguide/rehab/rehab_standards.htm

¹⁹ Robinson, Mariana. *The Coming of Age of the Langley Porter Clinic: The Reorganization of a Mental Health Institute*. University of Alabama Press: Tuscaloosa, 1964.

²⁰ Ruesch, Jurgen. *Langley Porter Institute and Psychiatry in Northern California 1943-1975*. Friends of Langley Porter Institute: San Francisco, 1978.

²¹ AR 82-3 C.2 Clinics, UC Hospital, Medical Sciences

²² AR 92-50 Capitol Resources Management, Building Records

²³ *The Proctor Bulletin*, September 1980 and December 1982.

²⁴ Harris, Mary Emma. "Claude Stoller." *Black Mountain College Project*, May 18, 2003.

<<http://www.bmcproject.org/Biographies/STOLLERclaude/STOLLERclaudeBIO.htm>> (September, 2003)

APPENDIX A
DPR SURVEY FORMS

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 3S

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

*Resource Name or #: University of California Hall

P1. Other Identifier: UC Hall

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Francisco
b. USGS 7.5' Quad San Francisco North Date 1994 T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B. M. _____
c. Address 533 Parnassus Avenue City San Francisco Zip 94143
d. UTM: (Give more than one for large and/or linear feature) Zone _____ rnE/ _____ mN _____
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional LITMs, etc. as appropriate)
Located on the south side of Parnassus Avenue, north of 4th Avenue.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
This monumental six story building stands at the south side of Parnassus between 3rd and 4th Avenues. Finished in 1917 and designed by architect Lewis P. Hobart, the steel and concrete structure is Beaux-Arts in style and originally occupied approximately 141,700 square feet. In plan the building maintains a rectilinear bar along the north edge with four perpendicular wings extending back to the south. The site slopes up steeply to the south requiring retaining walls at various locations behind the building. A parapet obscures the built-up flat roof that carries a large amount of mechanical equipment and ductwork. The classically organized primary, north elevation features a projecting concrete base, scored to resemble rusticated ashlar, topped by four massive bays with pronounced, ornate cornices. The four primary bays are separated by three narrow bays with lower, modest cornices. The upper bays' painted plaster walls are each symmetrically subdivided by vertically aligned windows framed by profiled trim and a central projecting volume. The historic surviving fenestration primarily features rectangular wood three-lite hoppers over double-hung three-over-three windows. The top story windows all terminate into arches. The five, ornately detailed, prominent stone-framed glazed window boxes at the third and fourth floors were originally designed to illuminate surgical suites with sunlight through the fourteen-lite steel fixed window with two small casements. Incised stone detailing accents the north elevation with horizontal banding, festoons, medallions, figure sculptures, engaged pilasters, and cartouches. The ornate upper story detailing wraps around to encompass the northernmost bay on both the east and west elevations. The remainder of the side and rear elevations are more simply detailed than the north. The painted plaster walls feature a few architectural details. SEE CONTINUATION SHEET

*P3b. Resource Attributes: (List attributes and codes) HP41: Hospital

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (View, date, etc.)
view of southeast-facing elevations,
looking northwest, 5/27/03
*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1917



*P7. Owner and Address:
The Regents of the University of San Francisco
1111 Franklin Street, 12th Floor
Oakland, CA 94607

*P8. Recorded by: (Name, affiliation, address)
Brad Brewster, Kimberly Butt, Carey & Co.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded: 8/25/03
*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report/other sources or "none") Carey & Co. Inc. Draft Historic Resources Evaluation, UCSF
Parnassus Campus, September, 2003.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

CONTINUATION SHEET

Primary #

HRI#

Trinomial

Page 3 of 3

*Resource Name or # (Assigned by recorder) UC Hall

*Recorded by: Brad Brewster, Kimberly Butt, Carey & Co. Inc. *Date: 8/25/03

☐ Continuation

☐ Update

CONTINUED FROM PAGE 2:

At the south elevation of the westernmost building wing a two story volume clad in pressed metal and filled with double-hung windows projects out beyond the wall plane. The semicircular Toland Hall auditorium structure one story tall stands in the westernmost courtyard. The two eastern courtyards contain historic protruding stairwells clad in pressed metal and featuring wood double-hung, casement, and hopper windows. Numerous windows on the secondary elevations have been replaced with aluminum double-hung units. Other alterations include the addition of ductwork and pipes, air conditioning units, and seismic reinforcing ties.

The interior has been repeatedly remodeled to accommodate the University's changing needs and modern technology. However, Toland Hall and its corresponding murals remain intact. In 1938 Bernard Zakheim, a student of Diego Rivera, painted a series of murals in Toland Hall that depict the history of medicine in California. Original skylights also remain in the semicircular auditorium. The two surviving original interior stairwells feature marble treads and steel balustrades topped by a clear varnished wood handrail.

UC Hall has undergone numerous alterations throughout its existence. A fire in 1929 damaged the building's east end. Originally open, the top floor balconies above the three narrow bays were filled in prior to 1952. Architect John Funk, the designer of the School of Dentistry Building in 1979, planned building renovations in both 1957 and 1962. During this time, the one-story, hipped-roofed grand entry structure was demolished and replaced with a two-story International style vestibule. This change altered the entry sequence of the building and negated the use of the balcony at the piano noble on the north elevation as a secondary approach. The historic vestibule stood back from the north elevation integrating the balcony, whereas, the new building stands aligned with the base blocking balcony access. Various additions over the life span of UC Hall, including an elevator tower at the west wing, have increased the overall building square footage to 146,900.

BUILDING STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 3S

*Resource Name or #- University of California Hall

B1. Historic Name: UC Hospital

B2. Common Name: UC Hall

B3. Original Use: Hospital

B4. Present Use: Medical Research/Offices

*B5. Architectural Style: Beaux-Arts

*B6. Construction History: (Construction date, alterations, and date of alterations.)

Originally built in 1917, the building was first altered c.1950 with the infill of top story balconies. The Hall was later altered in 1957 and 1962 by architect John Funk. He designed a replacement Moderne entry vestibule and several interior renovations, including an elevator tower.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

1938 Bernard Zakhem Murals of California's medical history, located in Toland Hall.

B9a. Architect: Lewis Parsons Hobart

b. Builder: unknown

*B10. Significance: Theme Medical Research Development Area UCSF Parnassus Campus, San Francisco

Period of Significance 1917-1953

Property Type Educational Hospital

Applicable Criteria A & C (1&3)

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

UC Hall has not been previously determined eligible or listed under any local, state, or national historic building designation criteria or survey. However, based on the research conducted and observations, Carey & Co, finds the resource potentially eligible for the California Register under Criterion 1 & 3. The building is potentially eligible, in the opinion of Carey & Co, under Criterion 1 which focuses on the resources association with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States. Built for the University of California Affiliated Colleges Medical School after the 1906 earthquake, in which most of San Francisco's hospitals were destroyed, this building is associated with the broad pattern of the development of medical research centers and hospitals in San Francisco. In the opinion of Carey & Co., UC Hall is also potentially eligible for the California Register under Criterion 3 which concentrates on the resource's embodiment of distinctive characteristics of a type, period, or method of construction or its representation of the work of a master, or its possession of high artistic values. This building is not only the work of a local master architect, Lewis Parsons Hobart, but it also demonstrates a work in the distinctive Beaux-Arts style which is typical of early 20th century civic and scholastic design. The building remains in its original location and retains exterior architectural elements of its initial design. The exterior alterations including the replacement the original entry vestibule and some original windows, as well as minor additions to the rear, do not impair the overall exterior integrity of the design and materials. The primary, north elevation remains mostly intact as does the overall plan. The building's relationship to Parnassus Avenue and the overall design intention of the structure have survived the years of campus growth. This resource exhibits design, materials, and construction techniques typical of the early 20th century Beaux-Arts movement. While the interior has been extensively modified, three significant elements remain: two marble stairwells and Toland Hall with its historic murals and skylights. It is Carey & Co.'s opinion that UC Hall retains a high degree of integrity on the exterior, despite alterations. The majority of the character-defining features survive from the original construction.

B11. Additional Resource Attributes: (List attributes and codes) HP41: Hospital

*B12. References:

Olmsted, Roger and T. H. Watkins. Here Today: San Francisco's Architectural Heritage. Chronicle Books: San Francisco, 1968.

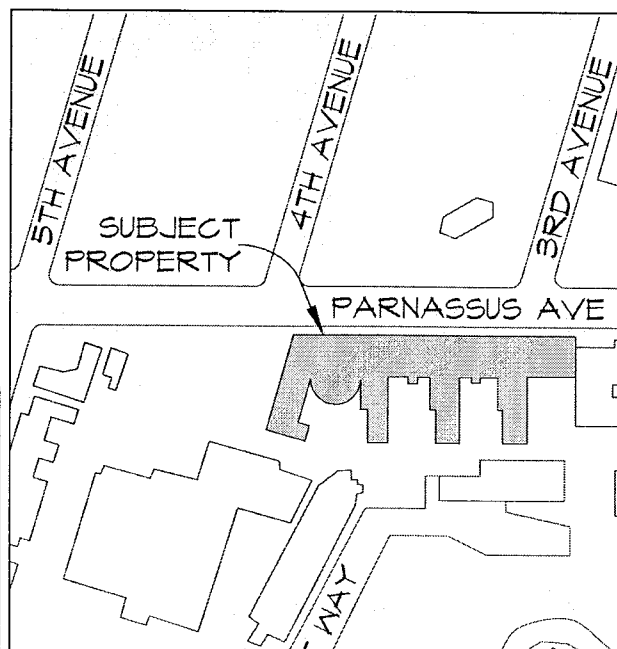
Stadtman, Verne A. "The Centennial Record of the University of California". University of California Printing Department: Berkeley, 1967.

B13. Remarks:

*B14. Evaluator: Brad Brewster, Kimberly Butt, Carey & Co.

Date of Evaluation: 08 /22/ 03

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

*Resource Name or #: UCSF Medical Research Building I/II

P1. Other Identifier: MR I/II

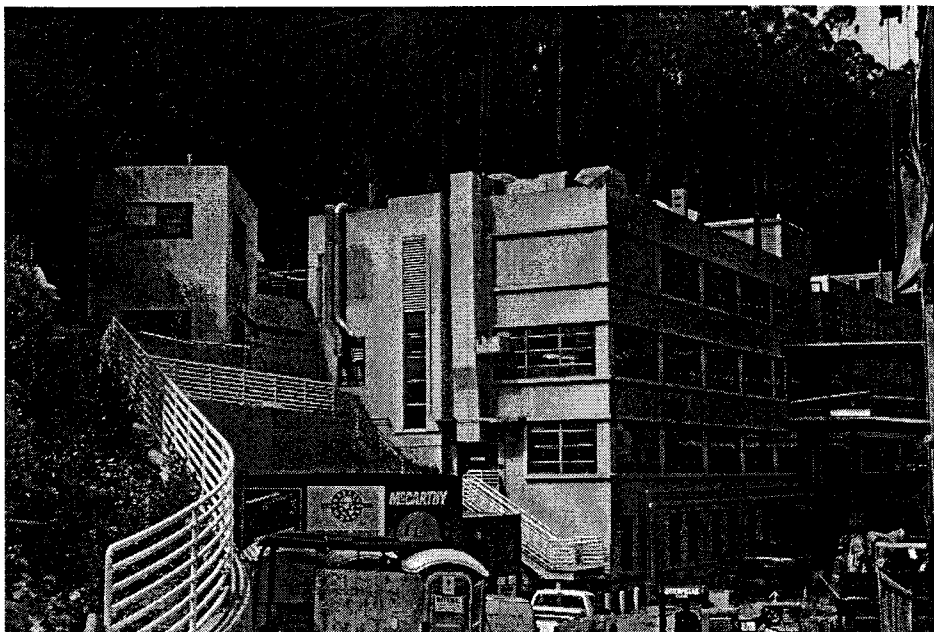
*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Francisco
b. USGS 7.5' Quad San Francisco North Date 1994 T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B. M. _____
c. Address _____ Medical Center _____ Way _____ City San Francisco Zip 94143
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional LITMs, etc. as appropriate)
Located to the south of Health Sciences East, and accessed via Medical Center Way

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The four story Medical Research Annex II built in 1940 stands directly north of Health Science East and just below Medical Center Way. The terrain slopes up steeply to the south, obscuring the corresponding elevation from exterior views. The building is rectangular in plan and features an architectural style reminiscent of Moderne. The built-up flat roof supports an extensive amount of mechanical equipment as well as a few penthouses. The painted poured concrete walls reveal traces of horizontal formwork. The upper three floors of the north and east elevations feature strips of twelve-lite steel windows separated by vertical incised concrete panels and surrounded by protruding concrete bands. A vertical volume projects out from the center of the north elevation and maintains a glazed north wall of four-lite hopper steel windows. Paired eight-lite steel windows punctuate the base of the north elevation's east end; a cantilevered concrete awning covers its west end. Alterations to the building include: the attachment of a glazed, steel, elevated walkway to Health Sciences East, the infill of several windows, the removal of an original exterior stair on the east elevation replaced by a new stair, the addition of a two story steel frame balcony at the west elevation, and the installation of numerous ducts and pipes over many of the building's surfaces.

*P3b. Resource Attributes: (List attributes and codes) HP41: Hospital

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
view of southwest-facing elevations,
looking northeast, 8/22/03

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1940

*P7. Owner and Address:
The Regents of the University of San Francisco
1111 Franklin Street, 12th Floor
Oakland, CA 94607

*P8. Recorded by: (Name, affiliation, address)
Brad Brewster, Kimberly Butt, Carey & Co.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded: 8/25/03

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report/other sources or "none") Carey & Co. Inc. Draft Historic Resources Evaluation, UCSF Parnassus Campus, September, 2003.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6Z

*Resource Name or #- UCSF Medical Research Building I/II

B1. Historic Name: UCSF Medical Research Building I/II

B2. Common Name: MR I/II

B3. Original Use: Medical Research/Offices

B4. Present Use: Medical Research/Offices

*B5. Architectural Style: Moderne

*B6. Construction History: (Construction date, alterations, and date of alterations.)

This building was constructed in 1940.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: R. J. Evans

b. Builder: unknown

*B10. Significance: Theme Medical Research Development

Area UCSF Parnassuss Campus, San Francisco

Period of Significance 1940-1953

Property Type Research Laboratory

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Although this resource represents a typical example of Moderne design, this building does not possess high artistic value or represent a significant and distinguishable entity of individual distinction. In addition, the numerous alterations to the structure have greatly diminished its architectural integrity. Therefore, this resource is not individually significant at the local, state, or national level under any of the four California Register criteria of evaluation.

B11. Additional Resource Attributes: (List attributes and codes) HP39: Other, Research Laboratory

*B12. References:

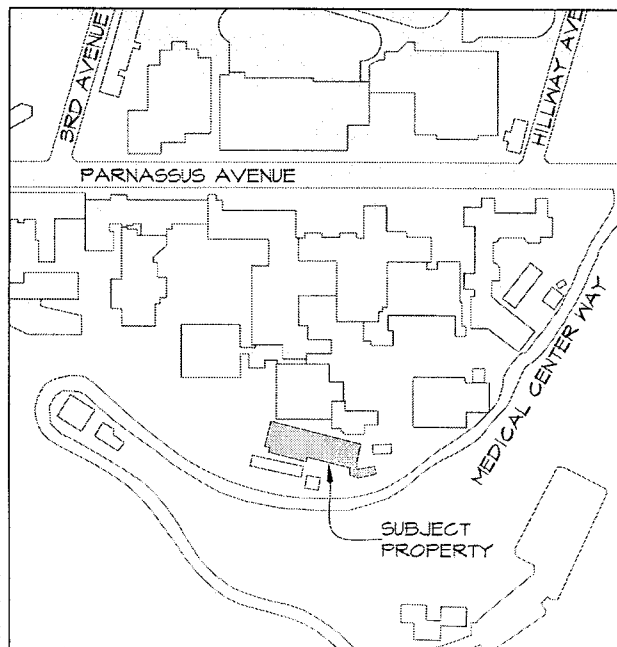
Stadtman, Verne A. "The Centennial Record of the University of California". University of California Printing Department: Berkeley, 1967.

B13. Remarks:

*B14. Evaluator: Brad Brewster, Kimberly Butt, Carey & Co.

Date of Evaluation: 08 /25/ 03

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

*Resource Name or #: Langley Porter Psychiatric Institute

P1. Other Identifier: LPPI

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Francisco
b. USGS 7.5' Quad San Francisco North Date 1994 T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B. M. _____
c. Address 401 Parnassus Avenue City San Francisco Zip 94143
d. UTM: (Give more than one for large and/or linear feature) Zone _____ rnE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional LITMs, etc. as appropriate)
Located on the south side of Parnassus Avenue, opposite Hillway Avenue.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The Langley Porter Psychiatric Institute was constructed in 1941 of reinforced concrete on the south side of Parnassus Avenue. The original "L"-shaped building, with an architectural style derived from both Art Deco and Moderne influences, occupied 105,000 square-feet. Two projecting wings at the east and west ends of the north, main elevation frame the walled entry courtyard. A stair leads to the semi-circular awning covered main entrance at the southwest corner of the north elevation. The building segments range from two to five to six stories. A parapet, with an overhanging eave at the six story tower, hides mechanical equipment and the low slope roofs clad in rolled roofing. A variety of non-original aluminum window types, punctuate the smooth finished, painted concrete walls. Larger window openings containing six to twelve lites penetrate the six story tower and rear elevations. The remaining elevations feature smaller stacked windows of one fixed lite over a combination two-lite awning window. A curved ramp slopes up to a side entrance on the east elevation. A parking lot occupies the site to the rear of the building, and the back elevations feature a rounded tower at the connection of the building wings and two curved extensions at the east and south ends. Some Art Deco influenced details include: the raised metal signage on the entry awning, the curved window jambs, the horizontal incised concrete panels between windows, and the continuous, projecting concrete window header and sill. The LPPI has undergone several alterations such as: the insertion of a new mechanical building in the entry courtyard, the replacement of the original windows, the resurfacing of the west elevation, and the addition of an angled building wing at the south.

SEE CONTINUATION SHEET

*P3b. Resource Attributes: (List attributes and codes) HP41: Hospital

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5b. Description of Photo: (View, date, etc.)
view of southeast-facing elevations,
looking northwest, 5/27/03

*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1941

*P7. Owner and Address:
The Regents of the University of San Francisco
1111 Franklin Street, 12th Floor
Oakland, CA 94607

*P8. Recorded by: (Name, affiliation, address)
Brad Brewster, Kimberly Butt, Carey & Co.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded: 8/25/03

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report/other sources or "none") Carey & Co. Inc. Draft Historic Resources Evaluation, UCSF
Parnassus Campus, September, 2003.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 3

*NRHP Status Code 6Z

*Resource Name or #: Langley Porter Psychiatric Institute

B1. Historic Name: Langley Porter Psychiatric Institute

B2. Common Name: LPPI

B3. Original Use: Psychiatric Hospital

B4. Present Use: Psychiatric Hospital

*B5. Architectural Style: Art Deco

*B6. Construction History: (Construction date, alterations, and date of alterations.)

Originally built in 1941, a four-story wing was added to the southeast in 1959. In 1978 the building's interior was completely renovated and modernized.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: State Division of Architecture

b. Builder: unknown

*B10. Significance: Theme Medical Research Development Area UCSF Parnassuss Campus, San Francisco

Period of Significance 1941-1953

Property Type Educational Hospital

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Langley Porter Psychiatric Institute was the first psychiatric institute in San Francisco and was founded by the ambition of former dean Langley Porter who convinced the State of California Department of Mental Hygiene to fund the construction of the institute. At the time of its completion this resource stood as a formidable example of the Art Deco style as designed by the State Division of Architecture. However, the plan was fundamentally altered with the addition of the southeastern wing and the interior has been completely renovated. No original windows, including three large glass block filled openings, which were integral to the overall design, remain. Most of the west elevation has been altered and re-finished. In addition, a significant amount of alterations occurred in response to mechanical upgrades including: an addition to the north elevation centered in the courtyard, a vertical shaft addition at the southeast corner, and numerous roof top attachments. As a result, the building's loss of integrity negates its significance at the local, state, or national level under any of the four California Register criteria.

B11. Additional Resource Attributes: (List attributes and codes) HP41: Hospital

*B12. References:

Robinson, Mariana. The Coming of Age of the Langley Porter Clinic: The Reorganization of a Mental Health Institute. University of Alabama Press: Tuscaloosa, 1964.

Ruesch, Jurgen. Langley Porter Institute and Psychiatry in Northern California 1943-1975. Friends of Langley Porter Institute: San Francisco, 1978.

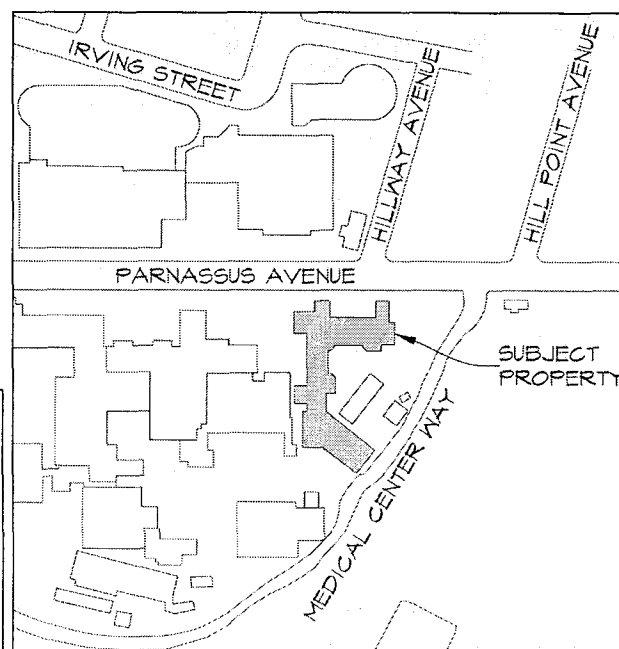
Stadtman, Verne A. The Centennial Record of the University of California. University of California Printing Department: Berkeley, 1967.

B13. Remarks:

*B14. Evaluator: Brad Brewster, Kimberly Butt, Carey & Co.

Date of Evaluation: 08 /22/ 03

(This space reserved for official comments.)



CONTINUATION SHEET

Primary #

HRI#

Trinomial

Page 2 of 3

*Resource Name or # (Assigned by recorder) Langley Porter Psychiatric Institute

*Recorded by: Brad Brewster, Kimberly Butt, Carey & Co. Inc. *Date: 8/25/03

☐ Continuation

☐ Update

CONTINUED FROM PAGE 2:

In 1959, a new four-story southeast wing addition opened, providing more office space, a library, and research facilities. By the mid-1960s the administration decided to construct a new facility for the Institute, therefore needed maintenance was deferred for several years. Then in 1968 the project was cancelled and the University decided instead to upgrade the existing facility. The building underwent a complete modernization that was finished in 1978. Many of the building's character-defining features were removed during the various renovations, most notably were the three large expanses of glass block, one at the north elevation and the other two on the west. The LPPI has undergone several more recent alterations as well including: the insertion of a new mechanical building in the entry courtyard, the replacement of all the original windows, and the resurfacing of the west elevation.

PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

*Resource Name or #: UCSF Medical Research Building IV

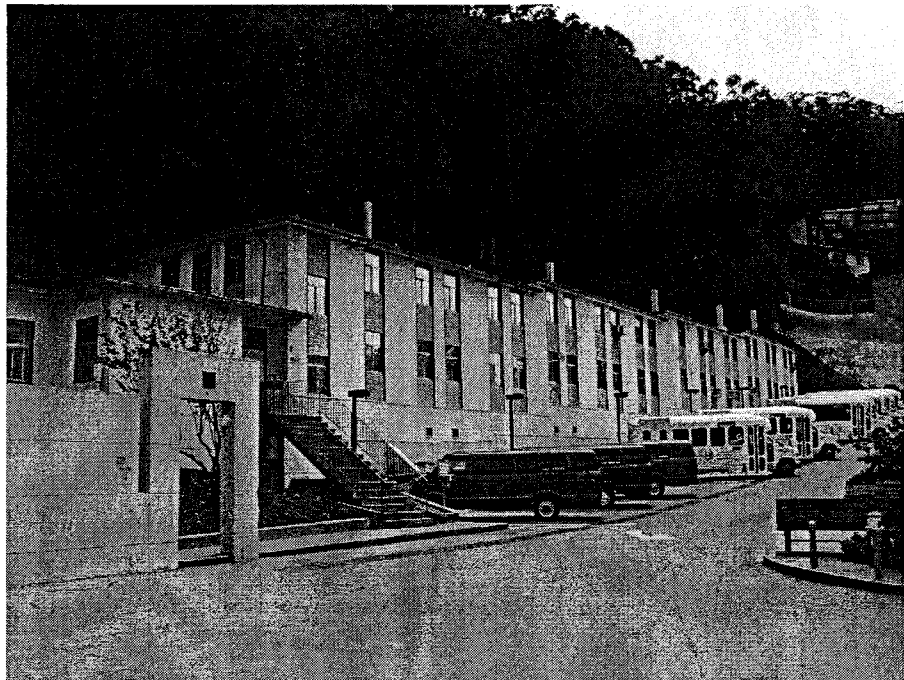
P1. Other Identifier: MR IV

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Francisco
b. USGS 7.5' Quad San Francisco North Date 1994 T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B. M. _____
c. Address _____ Koret Way City San Francisco Zip 94143
d. UTM: (Give more than one for large and/or linear feature) Zone _____ mE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional LITMs, etc. as appropriate)
Located on Koret Way, accessed via Kirkham Avenue and 5th Avenue.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The Medical Research Annex IV, built in 1944, is a raised two story, wood frame building that is institutional in style. At five locations the 12,300 square foot, rectilinear volume steps down in height to the north, congruous to the grade. A small one story section terminates the building's north end and an entry volume projects out from the center of the east side. The building stands at the junction of Kirkham Street and Koret Way and is encompassed by the curve of the road at the south and the east, a parking lot at the west and the Dental Clinics Building at the north. The simple structure features a flat, built-up roofing system which supports a large amount of mechanical equipment. The painted plaster walls rest on a concrete base partially clad in shiplap siding. The typical fenestration features a one-lite-by-one-lite aluminum sliding window beneath a one-lite fixed. The combination window units are aligned vertically and flanked by projecting wood trim. Wood shiplap siding clads the wall surface between and below the units. Several window elements have been replaced with air conditioners. The first floor entrance at the north end of the west wall features double metal doors and is accessed by a steel-framed stair with concrete treads. Another double door entry to the upper level penetrates the east wall at the central projecting volume. A wood-frame deck leads from Koret Way to the to the central entry and around to the north side of the building extension to single doors in both the east and north walls.

*P3b. Resource Attributes: (List attributes and codes) HP41: Hospital

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (View, date, etc.)
view of east-facing elevations, looking northwest, 5/27/03



*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1944

*P7. Owner and Address:
The Regents of the University of San Francisco

1111 Franklin Street, 12th Floor

Oakland, CA 94607

*P8. Recorded by: (Name, affiliation, address)
Brad Brewster, Kimberly Butt, Carey & Co.

460 Bush Street

San Francisco, CA 94108

*P9. Date Recorded: 8/25/03

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report/other sources or "none") Carey & Co. Inc. Draft Historic Resources Evaluation, UCSF Parnassus Campus, September, 2003.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6Z

*Resource Name or #: UCSF Medical Research Building IV

B1. Historic Name: Medical Research Building IV

B2. Common Name: MR IV

B3. Original Use: Medical Research/Offices

B4. Present Use: Medical Research/Offices

*B5. Architectural Style: None

*B6. Construction History: (Construction date, alterations, and date of alterations.)

This building was constructed in 1944.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: T. L. Pflueger

b. Builder: unknown

*B10. Significance: Theme Medical Research Development Area UCSF Parnassuss Campus, San Francisco

Period of Significance 1944-1958

Property Type Research Laboratory

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

Constructed in 1944, the Medical Research Building IV served as a dormitory for nursing students and was funded by a gift from the Public Works Administration. University records attribute this building's design to architect Timothy Pflueger. Although this renowned and prolific architect is listed in University documentation as the project architect, the building does not appear to represent one of Pflueger's master works of high artistic value, or possess significance of individual distinction. Therefore, this resource does not appear to be individually significant at the local, state, or national level under any of the four California Register criteria of evaluation.

B11. Additional Resource Attributes: (List attributes and codes) HP41: Hospital

*B12. References:

Pflueger, Milton T. Time and Tim Remembered: A Tradition of Bay Area Architecture. Pflueger Architects: San Francisco, 1985.

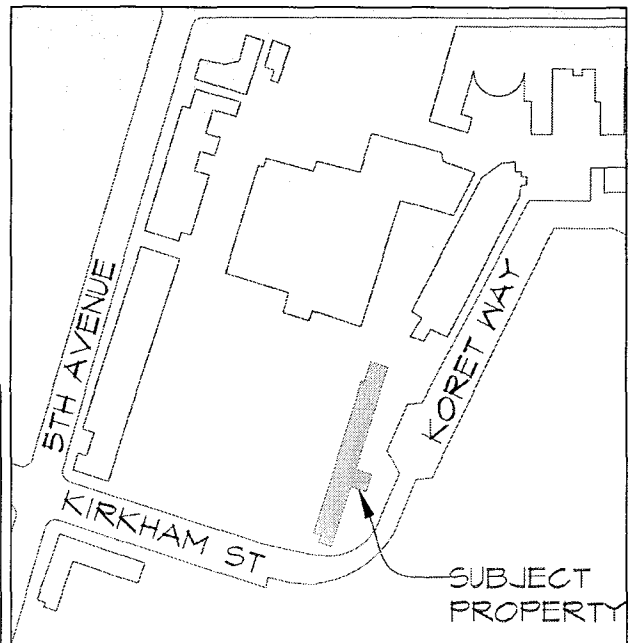
Stadtman, Verne A. "The Centennial Record of the University of California". University of California Printing Department: Berkeley, 1967.

B13. Remarks:

*B14. Evaluator: Brad Brewster, Kimberly Butt, Carey & Co.

Date of Evaluation: 08 /25/ 03

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

*Resource Name or #: UCSF Laboratory of Radiobiology

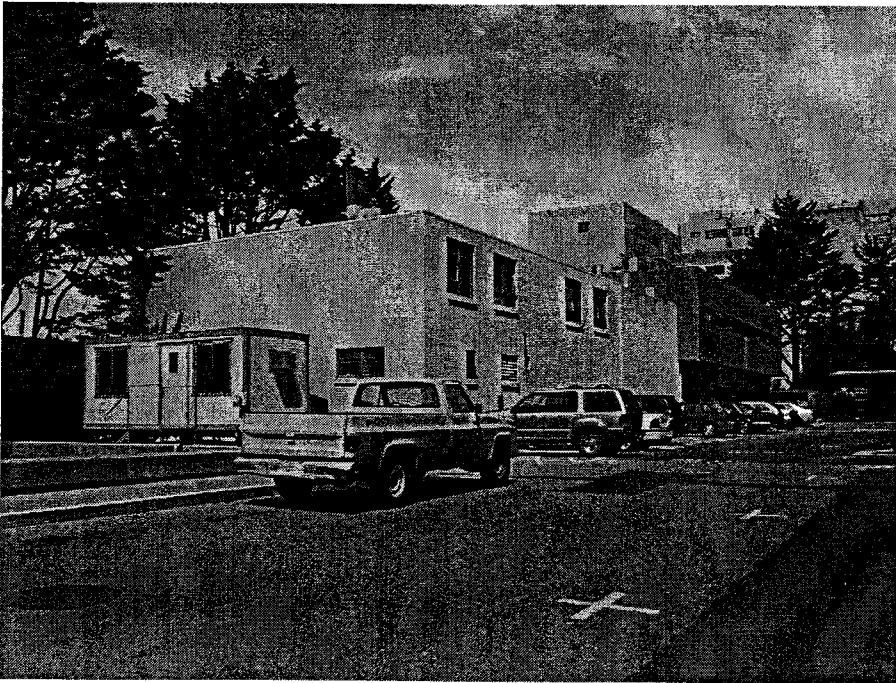
P1. Other Identifier: Rad Lab

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Francisco
b. USGS 7.5' Quad San Francisco North Date 1994 T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B. M. _____
c. Address 4 Koret Way City San Francisco Zip 94143
d. UTM: (Give more than one for large and/or linear feature) Zone _____ rnE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional LITMs, etc. as appropriate)
Located south and up hill from UC Hall, accessed from Kirkham Street and 5th Avenue

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)
The Laboratory of Radiobiology, originally constructed in 1949 as a 10,550 square-foot concrete structure and added onto in 1978, is now a three story, 18,200 square-foot institutional building lacking any defined architectural style. The Laboratory is surrounded by parking lot on the west, south, and some of the east side; landscaping, a concrete walkway and a stairway along the north. The site slopes away from the building to the northeast. Rectilinear in plan, the east half of the structure stands approximately six feet above the west end. The building is finished with paint and constructed from a combination of stacked concrete masonry units, poured concrete, and flat seam vertical metal paneling over steel frame. The metal clad portion is confined to the top floor cantilevered volume of the east end. Flat roofs cover the structure and carry a significant amount of mechanical equipment. Built up roofing clads the roof's west end and rolled roofing protects the east side. The building's west end features a variety of single and paired, steel, awning and fixed windows with two to four lites each. Concrete sills underscore each window set in a concrete wall. At the northwest end the upper floor cantilevers over the lower story sheltering the windows below. The more modern east end displays aluminum window units consisting primarily of a two-lite fixed over a four-lite awning over a two-lite fixed. A cantilevered concrete brise-soleil covers the ground floor windows on the north wall. Strips of aluminum sliders penetrate the metal clad upper floor walls. An entrance punctuates each side of the building with the primary entrance located at the east elevation.

*P3b. Resource Attributes: (List attributes and codes) HP41: Hospital

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (View, date, etc.)
view of southwest-facing elevations, looking northeast, 5/27/03



*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1949, 1978

*P7. Owner and Address:
The Regents of the University of San Francisco
1111 Franklin Street, 12th Floor
Oakland, CA 94607

*P8. Recorded by: (Name, affiliation, address)
Brad Brewster, Kimberly Butt, Carey & Co.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded: 8/25/03

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report/other sources or "none") Carey & Co. Inc. Draft Historic Resources Evaluation, UCSF Parnassus Campus, September, 2003.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

DPR 523A (1/95) Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6Z

*Resource Name or #: UCSF Laboratory of Radiobiology

B1. Historic Name: Laboratory of Radiobiology

B2. Common Name: Rad Lab

B3. Original Use: Laboratory

B4. Present Use: Laboratory

*B5. Architectural Style: None

*B6. Construction History: (Construction date, alterations, and date of alterations.)

Originally built in 1949, this building was substantially altered in 1978 with an 8,000 square-foot eastern addition.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

None

B9a. Architect: Blanchard & Maher

b. Builder: unknown

*B10. Significance: Theme Medical Research Development

Area UCSF Parnassuss Campus, San Francisco

Period of Significance 1949-1953

Property Type Research Laboratory

Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Radiological Laboratory was constructed in 1949 under contract with the Atomic Energy Commission to investigate the effects of supervolt radiation therapy for cancer. Although important cancer research was conducted at this facility, the building does not maintain sufficient integrity to convey this historic association. The structure does not retain a high level of integrity as it was significantly altered by the 1978 addition. In addition, the building does not possess high artistic value or represent a significant and distinguishable entity of individual distinction. Therefore, this resource does not appear to be individually significant at the local, state, or national level under any of the four California Register criteria of evaluation.

B11. Additional Resource Attributes: (List attributes and codes) HP39: Other, Research Laboratory

*B12. References:

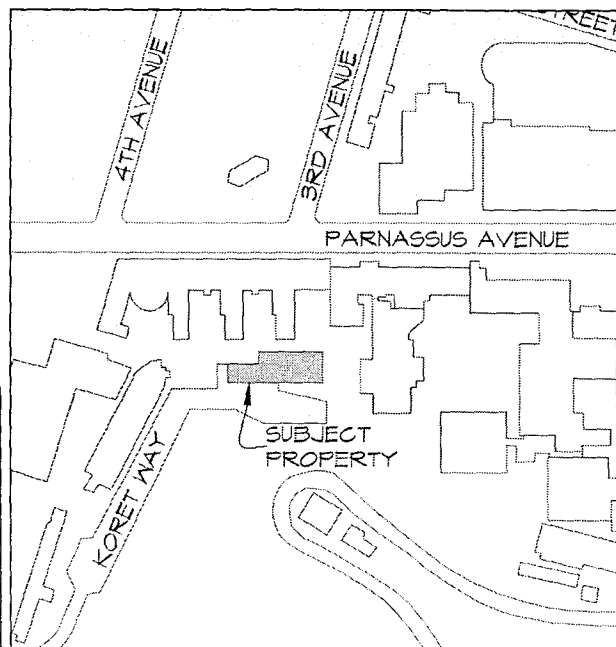
Stadtman, Verne A. "The Centennial Record of the University of California". University of California Printing Department: Berkeley, 1967.

B13. Remarks:

*B14. Evaluator: Brad Brewster, Kimberly Butt, Carey & Co.

Date of Evaluation: 08 /25/ 03

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

*Resource Name or #: Herbert C. Moffitt Hospital

P1. Other Identifier: Moffitt Hospital

*P2. Location: ☐ Not for Publication ☒ Unrestricted a. County San Francisco
b. USGS 7.5' Quad San Francisco North Date 1994 T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B.M. _____
c. Address 505 Parnassus Avenue City San Francisco Zip 94143
d. UTM: (Give more than one for large and/or linear feature) Zone _____ rnE/ _____ mN
e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional LITMs, etc. as appropriate)
Located on the south side of Parnassus Avenue.

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The fifteen story Moffitt Hospital, built in 1955, is typical of mid-century contemporary architecture in style and originally featured a cross-shaped plan. Upon completion of its construction, Moffitt Hospital was the largest, most modern teaching hospital in the western United States. The building stands on the south edge of Parnassus Ave. Glazed tiles clad the steel frame and reinforced concrete structure. The primary, north elevation features the main entrance with a horseshoe drive at the west, a projecting central tower, and the emergency entrance at the east. Most of the windows, which are flush with wall surface, are steel twelve-lite units with four awnings over four fixed over four hoppers. Narrower six-lite units punctuate the elevations' end bays. The central projecting volume's north elevation presents a column of cantilevered awnings over unique windows of two, tall fixed lites over one fixed and one casement. Moffitt is internally connected to several other buildings. Medical Sciences, built soon after and in the same style as Moffitt, stands to its east and is visually connected on the north elevation by a bay of open air stair landings. The Joseph M. Long Hospital opened in 1983 and significantly altered the original plan of Moffitt. Constructed at the south side of Moffitt Hospital, Long functions as an addition to the initial building. The following year Moffitt was remodeled and a new three-story emergency entrance, matching the architectural style of Long, was added to the east end of the north elevation. Long and the emergency entry facades are clad in painted, corrugated metal panels and feature a concrete structural system. The primary entrance has also been significantly altered with the addition of the two projecting, glass solarium structures that flank the central doors. Internally, the building has been substantially altered with numerous renovation and remodeling plans over the years, and retains almost none of its original internal features, save for its double-loaded corridor plan and most of its steel door frames.

*P3b. Resource Attributes: (List attributes and codes) HP41: Hospital

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)
P5b. Description of Photo: (View, date, etc.)
view of north-facing elevations, looking south, 8/22/03



*P6. Date Constructed/Age and Sources:
☐ Prehistoric ☒ Historic ☐ Both
1955

*P7. Owner and Address:
The Regents of the University of San Francisco
1111 Franklin Street, 12th Floor
Oakland, CA 94607

*P8. Recorded by: (Name, affiliation, address)
Brad Brewster, Kimberly Butt, Carey & Co.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded: 8/25/03

*P10. Survey Type: (Describe)
Intensive

*P11. Report Citation: (Cite survey report/other sources or "none") Carey & Co. Inc. Draft Historic Resources Evaluation, UCSF Parnassus Campus, September, 2003.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

DPR 523A (1/95) Required information

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6Z

*Resource Name or #: Herbert C. Moffitt Hospital

B1. Historic Name: Herbert C. Moffitt Hospital

B2. Common Name: Moffitt Hospital

B3. Original Use: Hospital

B4. Present Use: Hospital

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and date of alterations.)

Originally built in 1955, the construction of Long Hospital in 1983 served essentially as an addition to Moffitt, doubling the facilities square-footage. In 1984 the hospital's interior was completely renovated and a new three story emergency entrance was built at the east end of the north elevation.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

The Medical Sciences Building, which is internally connected to Moffitt and located directly west, was constructed in the same architectural style immediately following the completion of Moffitt in 1955.

B9a. Architect: Milton Pflueger

b. Builder: unknown

*B10. Significance: Theme Medical Research Development Area UCSF Parnassuss Campus, San Francisco

Period of Significance N/A Property Type Educational Hospital Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

At the time of its completion, Moffitt Hospital was the largest and most modern teaching hospital in the western United States. The building is the work of renowned San Francisco architect, Milton Pflueger in conjunction with Blanchard & Maher. The building does not, however, appear to represent a master work of Pflueger's nor does it possess high artistic values in terms of mid-century Modern design. The building reflects a style more typical of its era. In addition, the building has undergone numerous alterations and several additions, and does not retain sufficient integrity to convey any historic associations as the West Coast's largest and most modern teaching hospital when constructed in 1955. The Long Hospital addition in 1983, and the new emergency room entrance soon thereafter, substantially altered not only this building's plan and setting, but also its internal organization and entry sequence. Therefore, this resource does not appear to be individually significant at the local, state, or national level under any of the four California Register criteria of evaluation.

B11. Additional Resource Attributes: (List attributes and codes) HP41: Hospital

*B12. References:

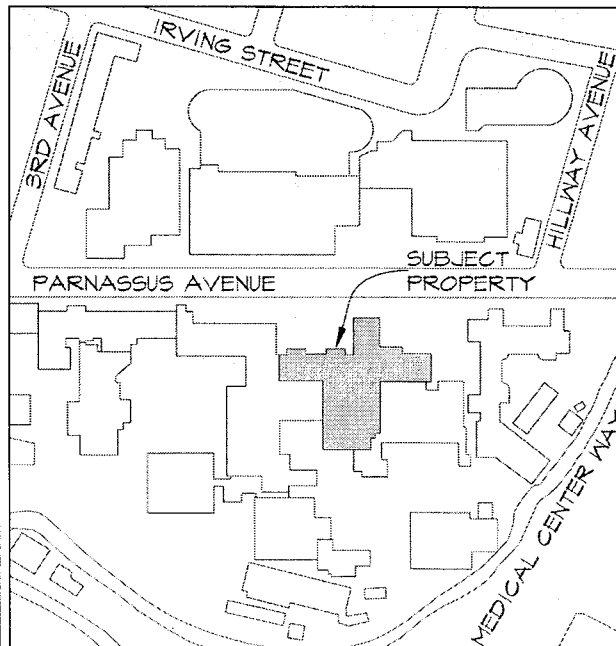
Stadtman, Verne A. "The Centennial Record of the University of California". University of California Printing Department: Berkeley, 1967.

B13. Remarks:

*B14. Evaluator: Brad Brewster, Kimberly Butt, Carey & Co.

Date of Evaluation: 08 /22/ 03

(This space reserved for official comments.)



PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code 6Z

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 2

*Resource Name or #: Proctor Foundation

P1. Other Identifier: _____

*P2. Location: ☐ Not for Publication ☒ Unrestricted

a. County San Francisco

b. USGS 7.5' Quad San Francisco North Date 1994 T _____ R _____ 1/4 of _____ 1/4 of Sec _____ B. M. _____

c. Address 95 Kirkham Street San Francisco City San Francisco Zip 94143

d. UTM: (Give more than one for large and/or linear feature) Zone _____ rnE/ _____ mN

e. Other Locational Data: (e.g. parcel #, legal description, directions to resource, elevation, additional LITMs, etc. as appropriate)

Located at the corner of Kirkham Street and 5th Avenue

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

The Proctor Foundation is a two story with a basement, wood frame, "L"-shaped building constructed in 1956. Sited on the corner of 5th Avenue and Kirkham Street, the grade slopes down to the northwest corner allowing for a partial basement level. The 4,900 square-foot building, typical of its era, shows influences of both Moderne design and the International Style. The two primary elevations, the north and west, both maintain austere, painted plaster walls topped by an almost flat roof with a projecting copper-clad eave. The slightly sloped gable roof carries a built-up roofing system and a significant amount of mechanical equipment. Bands of windows stretch across the elevations, and a simple, inset copper channel horizontally divides the upper two levels. Combination casement and fixed, single-lite steel windows fill the long, wood-framed horizontal openings. The rear elevations feature a greater percentage of glazing than the front. The larger window openings at the ground floor contain a fixed lite over an awning. Also, a deck with steel railings extends along the western portion of the south elevation and over some of the east wall. Most doors appear to be modern replacements, lacking any historic architectural value. Two exterior, steel-framed stairs connect the building levels. One stair separates the north wing of the main building from a two story section, square in plan, at the northeast corner; the second stands at the southwest end of the building. Both stairwells are connected to the primary structure by the roof plane and are obscured from view by a wood screen wall. On the north elevation the wood screen wall incorporates the building's signage. An arcing parking lot, above the grade of the ground floor, occupies the area behind the building and defines the outer edge of the rear courtyard.

*P3b. Resource Attributes: (List attributes and codes) HP41: Hospital

*P4. Resources Present: ☐ Building ☒ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (View, date, etc.)
view of southeast-facing elevations,
looking northwest

*P6. Date Constructed/Age and Sources:

☐ Prehistoric ☒ Historic ☐ Both

1956

*P7. Owner and Address:

The Regents of the University of San Francisco

1111 Franklin Street, 12th Floor

Oakland, CA 94607

*P8. Recorded by: (Name, affiliation, address)
Brad Brewster, Kimberly Butt, Carey & Co.

460 Bush Street

San Francisco, CA 94108

*P9. Date Recorded: 8/25/03

*P10. Survey Type: (Describe)
Intensive



*P11. Report Citation: (Cite survey report/other sources or "none") Carey & Co. Inc. Draft Historic Resources Evaluation, UCSF Parnassus Campus, September, 2003.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☒ Building, Structure and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record
☐ Photograph Record ☐ Other: (List) _____

DPR 523A (1/95) Required information

BUILDING STRUCTURE, AND OBJECT RECORD

Primary # _____

HRI # _____

Page 2 of 2

*NRHP Status Code 6Z

*Resource Name or #- Proctor Foundation

B1. Historic Name: Proctor Foundation

B2. Common Name: Proctor Foundation

B3. Original Use: Research Facility and Medical offices B4. Present Use: Research Facility and Medical offices

*B5. Architectural Style: Modern

*B6. Construction History: (Construction date, alterations, and date of alterations.)

The Proctor Foundation was built in 1956. An addition to the structure was constructed in 1962 according to University records. In 1980 the interior of the building was completely renovated and the basement was finished out to accommodate a research facility.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: _____ Original Location: _____

*B8. Related Features:

The building frames a landscaped courtyard located at the rear.

B9a. Architect: Higgins & Root b. Builder: unknown

*B10. Significance: Theme Medical Research Development Area UCSF Parnassuss Campus, San Francisco

Period of Significance N/A Property Type Research Facility and Medical offices Applicable Criteria N/A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The Proctor Foundation was established in 1947 and has functioned as a distinguished eye research facility at this location since 1956. It was named for Francis I. Proctor, a Boston eye specialist who focused on trachoma research after retiring. However, research has not revealed whether the Foundation or Dr. Proctor have made contributions to the broad patterns of history significant enough to deem the building eligible for the California Register. The building reflects a style typical of its era, yet it does not embody the distinctive characteristics of a type, period, or method, represent the work of a master, or possess high artistic value. Therefore, this resource does not appear to be individually significant at the local, state, or national level under any of the four California Register criteria of evaluation.

B11. Additional Resource Attributes: (List attributes and codes) HP39: Other, Research Facility and Medical Offices

*B12. References:

Stadtman, Verne A. "The Centennial Record of the University of California".
University of California Printing Department: Berkeley, 1967.

"The Proctor Bulletin", September 1980.

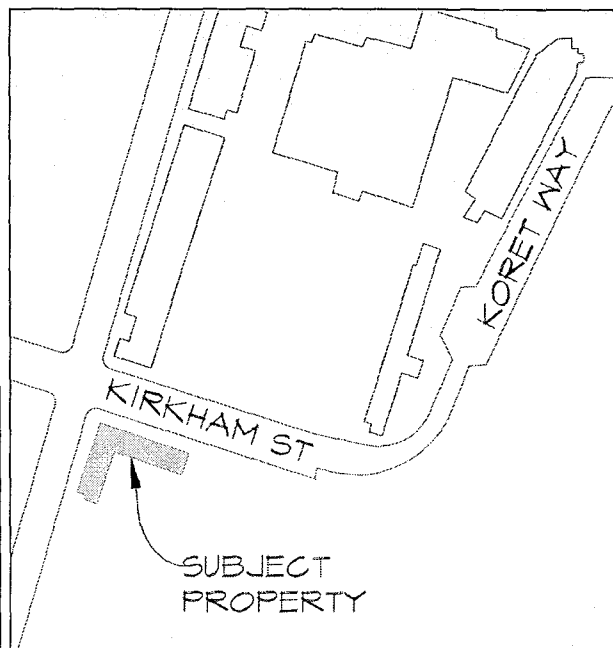
"The Proctor Bulletin", December 1982.

B13. Remarks:

*B14. Evaluator: Brad Brewster, Kimberly Butt, Carey & Co.

Date of Evaluation: 08 /25/ 03

(This space reserved for official comments.)



APPENDIX B

Mission Bay Campus Historic Resources Evaluation

Introduction

The UCSF Mission Bay Campus is a 43-acre site on the east side of San Francisco bound by Third Street to the east, Owens Street to the west, Mariposa Street to the south, and Mission Bay Boulevard South to the north. The campus is located within the larger 300-acre Mission Bay development which is currently undergoing transition into a new mixed-use neighborhood.

The UCSF Mission Bay Campus is divided into two units; Mission Bay North, and Mission Bay South. Approximately 1.4 million square feet has been developed at UCSF's Mission Bay North site to date.¹ The proposed UCSF LRDP Amendment would allow 1.2 million additional square feet of medical facilities on the Mission Bay North site, and approximately 2.4 million square feet at the Mission Bay South site.² Both sites would contain a 250-bed hospital by 2010, to be expanded to 400 beds by 2020, as well as additional support facilities. This report describes the historic setting of the Mission Bay neighborhood and provides an evaluation of the proposed LRDP Amendment's potential effect on historic resources in the project area, if any.

Mission Bay Historic Setting

Mission Bay is an area about 300 acres in size on the east side of San Francisco that was once open bay and tidal marshes, gradually filled in from 1865 to 1913 for industrial expansion.³ This area known historically as China Basin was primarily owned by the Southern Pacific (SP) Railroad. It remained an industrial district of railyards and warehouses throughout the late nineteenth and twentieth centuries, and is currently being redeveloped into a mixed-used community by Catellus, the real estate branch of SP. The area is currently a mixture of industrial and commercial buildings, warehouses, construction sites, and vacant parcels. A cultural resource evaluation prepared for the 1998 Mission Bay Subsequent Final Environmental Impact Report identified three structures within Mission Bay that are eligible for listing in the National Register of Historic Places: 1) Fire Station 30, 2) the Lefty O'Doul Bridge, and 3) the Peter Maloney Bridge.⁴ The Peter Maloney Bridge is also a San Francisco city landmark. These resources are located outside of UCSF's Mission Bay North or South project sites.

Mission Bay North

The UCSF Mission Bay North site is bounded by Third Street to the east, Owens Street to the west, Mission Bay Boulevard South to the north, and Mariposa Street to the south. This site is comprised of approximately 1.4 million square feet of newly-completed UCSF medical facilities (including Genentech Hall), other medical facilities under construction, and vacant parcels. There are no buildings or structures in this area greater than 45 year old that could be considered historic resources under CEQA. As there are no potentially historic buildings or structures on the Mission Bay North project site, the

proposed LRDP Amendment would have no impact to historic architectural resources. No mitigation is necessary.

Mission Bay South

The UCSF Mission Bay South site is bounded by Third Street to the east, Owens Street to the west, 16th Street to the north, and Mariposa Street to the south. The only structure at the Mission Bay South site is a single pre-1958 industrial warehouse and attached office annex at the corner of Third and Mariposa Streets (1900 Third Street). This large warehouse/office structure built by Bethlehem Steel Company in 1946 was previously evaluated by the San Francisco Planning Department in October, 2001 as part of the *Central Waterfront Cultural Resources Survey*.⁵ The Department assigned this structure a National Register of Historic Places status code of 4D2 (contributor to a fully documented district that may become eligible for listing when more historical or architectural research is performed on the district). The survey form is attached to this report. This facility was reevaluated by Carey & Co. Inc. during a site visit on August 3, 2003 to verify the information in the 2001 survey.

Building Description

The building at 1900 Third Street is a large, industrial warehouse with an attached office annex located at the corner of Third and Mariposa Streets (see Figure 1). The 3-story warehouse is of steel frame construction with a concrete foundation and corrugated steel cladding. A brick base runs the length of the primary facades (south-facing and east-facing elevations). The warehouse has five parallel gables clad in corrugated metal. Two bands of multi-lite industrial sash windows run the length of the building on the primary facades; secondary facades have only one band. The primary entrances to the warehouse are garage doors, loading docks, and pedestrian doors located on the south-facing Mariposa Street elevation. On the interior, the building has been divided into two large warehouse spaces; the northern half for A.M. Castle Co. and the southern half for Fry's Electronics. Some recent in-fill construction on the interior of the warehouse has occurred.



Figure 1. 1900 Third Street. Warehouse structure on the left, office annex on the right.

The 2-story office annex attached to the northern end of the warehouse is square in plan with a flat roof and wood frame construction clad in stucco, brick, and plastic and aluminum panels. A brick base is continued from the warehouse along the eastern facade of the annex building and extends beyond the annex as a freestanding wall. The second story of the eastern elevation is clad in vertical panels of yellow plastic in aluminum frames. Within each panel is a three-lite aluminum frame window with a central awning pane. Below the panels and within the brick base are a series of two-light awning windows. All windows and doors are aluminum frame units. A recessed entry with a terrazzo floor and plain stucco façade above is located on the eastern elevation. The building is used as Casey's office installation and services company.

Evaluation of Integrity

The warehouse has retained its integrity of location, design, materials, workmanship, feeling and association. The setting has been somewhat compromised through newer adjacent construction and/or vacant lots which once contained other large industrial uses. The interior has been compromised to a degree with newer wall partitions and in-fill construction. The office annex has suffered a greater loss of integrity in terms of design and materials, due to the façade renovation completed on the eastern elevation in the 1960s. Overall, both buildings appear to be in good condition.

Determination of Eligibility

As described previously, the San Francisco Planning Department assigned this structure with a National Register status code of 4D2 during its survey of the Central Waterfront in 2001 (contributor to a fully documented district that may become eligible for listing when more historical or architectural research is performed on the district). The building at 1900 Third Street is historically associated with the San Francisco Yard at Pier 70, which produced some 52 warships during WWII, and was operated by the Bethlehem Steel Company. Additional research on a proposed Pier 70 Historic District was prepared by Carey & Co. Inc. for the Port of San Francisco in 2003 who identified a proposed historic district boundary and list of contributory and non-contributory buildings within this district.⁶ The proposed district would be bound by Illinois Street to the west, San Francisco Bay to the east, 23rd Street to the south, and 18th Street to the North. Based on archival research prepared for the Pier 70 report, the structure at 1900 Third Street was not identified as a contributing resource to the proposed Pier 70 Historic District due to its indirect association with WWII shipbuilding, and its construction after the Bethlehem Steel/WWII period of significance (1941 – 1945). The building is also located some 600 feet northwest from the proposed district boundary and physically separated from Pier 70's historic industrial core by numerous intervening buildings. The warehouse at 1900 Third Street does not appear to be individually eligible for listing in the National Register, California Register, or as a local landmark. As such, this facility would not be considered a historic resource as defined by CEQA.

Project Impact

The proposed LRDP Amendment would demolish the warehouse/office annex at 1900 Third Street to construct a 250-bed hospital on the Mission Bay South site by 2010, to be expanded to 400 beds by 2020. Demolition of this facility would not be considered a significant impact under CEQA as it does not appear to qualify as a historic resource. No mitigation required.

Sources/Endnotes

¹ University of California at San Francisco (UCSF), *LRDP Amendment (Hospital Replacement) EIR Program, Parnassus Heights*, San Francisco, CA, July 25, 2003.

² Ibid.

³ University of California at San Francisco (UCSF), *Long Range Development Plan Final Environmental Impact Report*, Vol. II, San Francisco, CA, 1996.

⁴ City and County of San Francisco Planning Department, *Final Mission Bay Subsequent Environmental Impact Report*, File No. 97.77E, Certified September 7, 1996.

⁵ City and County of San Francisco Planning Department, *Central Waterfront Cultural Resources Survey Summary Report and Draft Context Statement*, DPR Survey Form #7, 1900 Third Street, October, 2001.

⁶ Carey & Co. Inc., *Seawall Lot 349 at Pier 70, Building 12 Complex, San Francisco Electric Reliability Power Project Siting Analysis, Final Historic Resources Evaluation Report*, prepared for the Port of San Francisco, September, 2003.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings _____

Review Code _____

Reviewer _____

Date _____

Page 1 of 5

Resource name(s) or number (assigned by recorder) 1900 3rd Street

P1. Other Identifier: 7; A. M. Castle Co.

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County San Francisco

*b. USGS 7.5' Quad San Francisco North, CA Date 1995

*c. Address 1900 3rd Street

City San Francisco

Zip 94107

*e. Other Locational Data: Assessor's Parcel Number Block: 3992 Lot: 2

*P3a. Description: (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries.)

This tall, single-story industrial warehouse with attached two-story office annex covers a double sized city block. The warehouse building fronts on 3rd and Mariposa Streets. The two-story annex fronts 3rd Street (see Continuation Sheet). The warehouse is of steel frame construction and features a base of concrete and brick with walls of corrugated steel. The warehouse has five parallel gables that front onto 3rd Street. Two bands of multi-paned, industrial steel sash windows run the length of the building on both primary façades -- the two secondary façades having only one band. The primary entrances to the warehouse are garage doors, loading docks, and pedestrian doors that are located along Mariposa Street. A single recessed pedestrian door provides entrance to the building along 3rd Street. A brick base runs along all sides of the building. This base frames the major entrance along Mariposa Street.

(Office annex on page 3)

*P3b. Resource Attributes: (list attributes and codes) HP8 Industrial Building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other

P5a. Photo 1



P5b. Photo: (view and date)
View along Mariposa Street,
northwest from 3rd Street.
11/20/2000

*P6. Date Constructed/Sources:
1946 – Building Permit

*P7. Owner and Address:
City and County of San Francisco
% Real Estate Department
25 Van Ness Avenue #400
San Francisco, CA 94102

*P8. Recorded by:
Planning Department
City & County of San Francisco
1660 Mission Street, 5th Floor
San Francisco, CA 94103

*P9. Date Recorded: 12/19/2000

*P10. Survey Type:
Intensive

*P11. Report Citation: (Cite survey report and other sources, or enter "none")
Building Permit #80506

*Attachments: ☐ None ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 2 of 5

Resource Name or # (Assigned by recorder) 1900 3rd Street

*Recorded by Planning Department – City and County of San Francisco

*Date 12-19-2000

☒ Continuation ☐ Update

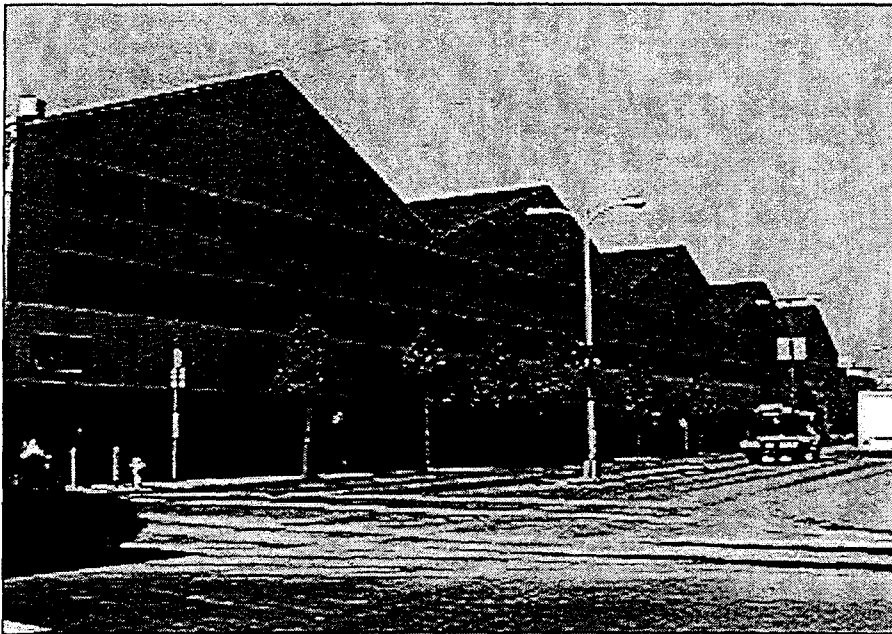


Photo 2. 3rd Street façade looking north.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____

HRI # _____

Trinomial _____

Page 3 of 5

Resource Name or # (Assigned by recorder) 1900 3rd Street

*Recorded by Planning Department – City and County of San Francisco

*Date 12-19-2000

☒ Continuation

☐ Update

The 3rd Street façade of the office annex has five bays and a brick base that extends beyond the building as a freestanding wall. The first bay contains a recessed ground floor entryway and plain stucco façade above. Inside the box recess entryway, the brick wall has an aluminum sign; the front stucco wall has a granite base, a bronze mail slot and three large, single-pane plate glass windows. The northern lateral wall has a double door with a transom light. The flooring is terrazzo. The remaining bays are covered at the second story with five long, vertical panels of yellow corrugated plastic in an aluminum frame. Within each panel is a three-light window with a central awning pane. Below the panels are two-light awning windows. All window sashes and doorframes on the façade are aluminum. The northern façade, along a parking lot, is stucco and has a sign advertising moving services. There are several openings on the elevation including a double door with a transom light and a variety of window types and sizes. A decorative metal awning above double doors is on the western façade. The flat roof has an equipment room and many antennae. The building appears to be in good condition.



Photo 3. 1900 3rd Street Annex. View east from 3rd Street. 11/20/2000

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 4 of 5

*NRHP Status Code 4D2

*Resource Name or # 1900 3rd Street

- B1. Historic name: Bethlehem Steel Co. Warehouse
B2. Common name: Pacific Metals Inc.; A. M. Castle & Co. Warehouse
B3. Original Use: Storage warehouse for steel B4. Present use: Industrial, "Studio 89"

*B5. Architectural Style: International

*B6. Construction History: (Construction date, alterations, and date of alterations)

Built in 1946. New parking lot and 3rd Street entrance constructed in 1957. Porcelain enamel letters placed above entrance in 1957. Installed one pair of 4' foot doors to provide entrance from rear in 1970. Building platform and stairs from the second floor added to the rear in 1971.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date: n/a Original Location: n/a

*B8. Related Features:

Office annex, rail spurs

B9a. Architect: H. A. Shirmer, engineer b. Builder: supervision of construction by Bethlehem Steel Co. Engineering Dept.

*B10. Significance: Theme Industrial Development and Settlement Area San Francisco's Central Waterfront

Period of Significance 1854-1948 Property Type Industrial Applicable Criteria A

(Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity)

The 1915 and 1919 Sanborn Maps show Christenson Lumber Co. as the occupants of the block. This building was constructed in 1946 for Bethlehem Steel Co., the occupants and owners of the San Francisco Yard at Pier 70. Two metal companies used this building until 1990: Pacific Metals Co. Ltd. (1957-1966) and A. M. Castle & Co. Metals (1967-1990). The two companies may have merged in 1967 because the City Directory lists Pacific Metals Division of A. M. Castle & Co. at this address from 1967-1973. A. M. Castle & Co. has a history in the Central Waterfront dating to 1925 when it constructed a large warehouse and office at 800 Indiana Street, which it vacated in 1966/1967.

This building possesses integrity of location, design, setting, materials, workmanship, feeling, and association. 1900 3rd Street retains a contextual significance as a well-preserved example of a large warehouse used by the metals industry in the Central Waterfront area. This building is not individually eligible for listing in the National Register because it lacks the necessary historical or architectural significance. This building does contribute to a potential National Register historic district as it relates to the development of the Central Waterfront as a mixed industrial and residential district, 1854-1948. The district is significant at a local level under Criterion A: Resources that are associated with events that have made a significant contribution to the broad patterns of our history. This property is a contributor to a fully documented historic district that may become eligible for listing in the National Register when more historical or architectural research is performed. This property has been individually evaluated as potentially eligible for the California Register.

B11. Additional Resource Attributes: (List attributes and codes)

*B12. References:

Building Permits #80506, #197122, #199625, #387319, #399494(?)

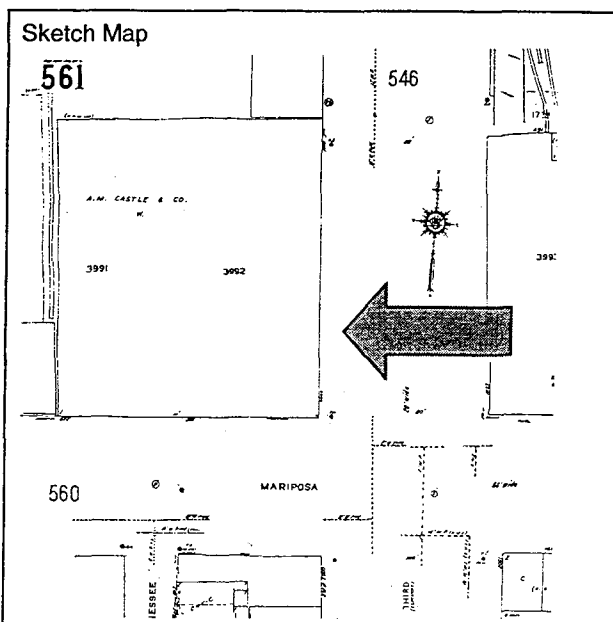
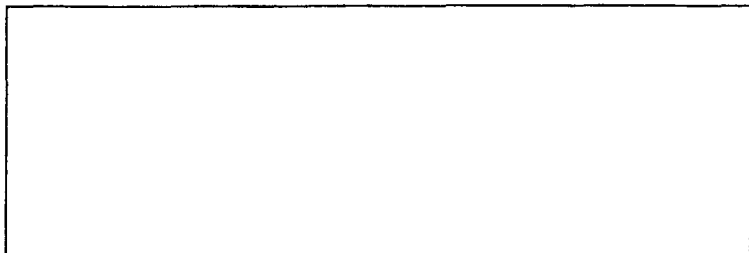
B13. Remarks:

*B14. Evaluator:

Tim Kelley, historian, Central Waterfront Survey Advisory Committee

*Date of Evaluation:

July 20, 2001



CONTINUATION SHEET

Primary # _____

HRI# _____

Trinomial _____

Page 5 of 5

Resource Name or #* (Assigned by recorder) _____

*Recorded by Planning Department, City and County of San Francisco *Date _____

☐ Continuation ☐ Update



Photo 4.



Photo 5.

UCSF HISTORIC RESOURCES SURVEY

San Francisco, California

February 8, 2011



Prepared for
University of California, San Francisco

Prepared by



UCSF HISTORIC RESOURCES SURVEY

San Francisco, California

February 8, 2011

Prepared for

University of California, San Francisco

Prepared by

Carey & Co., Inc.

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Appendix B: List of Buildings, Building Types, and Significance	
Appendix C: Location Maps of Surveyed Properties	
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INTRODUCTION

The University of California, San Francisco (UCSF) has engaged Carey & Co. to produce a comprehensive historic context of the UCSF campuses and conduct an intensive survey of 53 buildings located on its Parnassus Heights, Laurel Heights, Mt. Zion, Mission Center, Buchanan Street, Hunters Point, and Oyster Point campuses. These buildings range in type and scale, from turn-of-the-century single-family houses to mid-century modernist Bay Tradition housing, to large-scale modernist medical and research buildings. The oldest building dates to 1905, while the newest building dates to 1982. Many were designed by prominent architects and landscape architects, such as Timothy Pflueger, George Rockrise, George Matsumoto, Anshen & Allen, Esherick Homsey Dodge & Davis (EHDD), Robert Royston, and Lawrence Halprin. Although several of the buildings are not yet 45 years old, they may be affected by an update to the UCSF Long Range Development Plan (LRDP). This report provides a historic context statement of UCSF's campuses and an evaluation of 53 buildings for potential listing in the National Register of Historic Places (NRHP) and the California Register of Historical Resources (CRHR).

SUMMARY OF FINDINGS

Carey & Co. determined that the survey area includes one potential historic district, 11 individually significant resources, 5 resources that will likely be eligible for the NRHP and CRHR when they reach fifty years of age, one building that may be a contributor to a potential district if further survey and research is completed on said district, two buildings that are no longer extant, and 28 buildings that do not appear to be historic resources. Appendix A contains a complete table of Carey Co.'s findings. The potential historic resources break down as follows, and descriptions and evaluations for their historic significance are included at the end of this report.

Contributors to a Potential 3rd Avenue Historic District
1320 3 rd Avenue
1326 3 rd Avenue
1332 3 rd Avenue
1338 3 rd Avenue
1344 3 rd Avenue
1350 3 rd Avenue
1356 3 rd Avenue
1362 3 rd Avenue

Buildings that Appear to Be Individually Eligible for the NRHP/CRHR	
Address	Name
1422-1424 5 th Avenue	
1432-1434 5 th Avenue	
1468 5 th Avenue	
101 Behr Avenue	Aldea San Miguel 8
151-177 Johnstone Drive	Aldea San Miguel 10

121 Johnstone Drive	Aldea San Miguel 12
500 Parnassus	Millberry Student Union
745 Parnassus Avenue	Faculty Alumni House
3333 California Street	Laurel Heights Building
513 Parnassus Avenue	Medical Sciences Building
707 Parnassus Avenue	School of Dentistry

**Buildings that Might Become Eligible for NRHP/CRHR Listing
when they Reach 50 Years of Age**

Address	Name
513 Parnassus Avenue	HSIR East
513 Parnassus avenue	HSIR west
90 Medical Center Way	Surge
66 Johnstone Drive	University House
N/A	Saunders Court

**Buildings that Might Become Eligible as Contributors to a Historic District if More Historical and
Architectural Research is Completed for the District**

Address	Name
1855 Folsom Street	Mission Center Campus

METHODOLOGY

FIELD SURVEY

In December 2009 and January and May 2010, Carey & Co. architectural historians Erica Schultz (M.H.P., historic preservation), Karen McNeill (Ph.D., history), and Allison Vanderslice (M.A., cultural resources management) and intern architect Chris Meyer (M.A., architecture) conducted field surveys of 55 buildings located on UCSF's Parnassus Heights, Laurel Heights, Mt. Zion, Mission Center, Buchanan Street, Hunters Point, and Oyster Point campuses. A survey matrix of buildings selected for the intensive survey is located in Appendix A, and location maps are located in Appendix B.

During the field surveys, staff recorded information such as the type of buildings and construction materials as well as the existing conditions, historic features, and architectural significance of each building. Digital photographs were taken of each structure visible from the public right-of-way, and the firm noted the overall environment and relationships of the buildings to determine if the campuses contain potential historic districts.

Carey & Co. also noted that two buildings on the Parnassus Heights Campus—Aldea San Miguel 9 (129-155 Behr Avenue) and Aldea San Miguel 13 (101-117 Johnstone Drive)—have been demolished.

Four buildings had been evaluated previously. They include Millberry Student Union, Mt. Zion Building J, 1432-34 5th Avenue, and 1460 5th Avenue. Carey & Co. completed an update form (523L) for each of

these buildings. For each of the remaining 49 extant buildings, which had not been evaluated previously, as well as Saunders Court, Carey & Co. prepared a DPR Primary Record (523A). Carey & Co. also completed a Building, Structure, and Object Record (523B) for 41 of these buildings and Saunders Court. Carey & Co. completed a District Form (523D) for the 8 buildings located on 3rd Avenue. These forms are located in Appendix C.

HISTORIC CONTEXT

Carey & Co. conducted primary and secondary research in order to complete the historic context statement. Its themes include the history of hospital and medical education and architecture during the twentieth century; the history of the University of California, the Affiliated Colleges, and UCSF; the development of the neighborhood immediately adjacent to the Parnassus Heights campus; the Laurel Heights cemetery; and mid-century modernist and Bay Tradition architecture. Primary sources included Sanborn maps and other historical maps; the United States census and the California Register of Voters; historic photographs; Calisphere, an online repository of primary sources from archival repositories throughout the state of California; correspondence with architects involved in the creation of buildings at the Parnassus Heights campus; and historic publications, including newspapers, journals, and books. Carey & Co. also visited the Environmental Design Archives at the University of California, Berkeley, as well as the archives at UCSF.

Additionally, the firm requested a records search (NWIC File # 09-0567), which was conducted by the Northwest Center of the California Historical Resources Information System (CHRIS) at Sonoma State University on November 20, 2010. This records search provides a list of previously identified architectural properties as well as survey reports for sites located within the UCSF's Parnassus Heights campus boundary. Previously surveyed buildings that were again included in this intensive survey include: Millberry Student Union Building (500 Parnassus Avenue), 1432 5th Avenue, and 1460 5th Avenue.

REGULATORY AND PLANNING FRAMEWORK

The regulatory background outlined below offers an overview of federal and state laws and regulations and the criteria used to assess the historic significance and eligibility of a building, structure, object, site, or district for listing in the National Register of Historic Places (NRHP) and in the California Register of Historical Resources (CRHR).

FEDERAL REGULATIONS AND CRITERIA

National Historic Preservation Act, as Amended (1966)

The National Historic Preservation Act (NHPA) defines the federal government's role in historic preservation and establishes partnerships between states, local governments, Indian tribes, and private organizations and individuals. It authorizes the Secretary of the Interior to expand and maintain the National Register of Historic Places and establishes the Advisory Council on Historic Preservation (ACHP) and state and tribal historic preservation offices. It also requires federal agencies to consider the effects of their undertakings on historic resources and to give the ACHP a reasonable opportunity to comment on those undertakings.

National Register of Historic Places, Criteria of Evaluation

National Register Bulletin Number 15, *How to Apply the National Register Criteria for Evaluation*, describes the Criteria for Evaluation as being composed of two factors. First, the property must be "associated with an important historic context."¹ The National Register identifies four possible context types, of which at least one must be applicable at the national, state, or local level. As listed under Section 8, "Statement of Significance," of the National Register of Historic Places Registration Form, these are:

- A. Property is associated with events that have made a significant contribution to the broad patterns of our history.
- B. Property is associated with the lives of persons significant in our past.
- C. Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D. Property has yielded, or is likely to yield, information important to prehistory or history.²

Second, for a property to qualify under the National Register's Criteria for Evaluation, it must also retain "historic integrity of those features necessary to convey its significance."³ While a property's significance relates to its role within a specific historic context, its integrity refers to "a property's physical features and how they relate to its significance."⁴ To determine if a property retains the physical characteristics corresponding to its historic context, the National Register has identified seven aspects of integrity:

¹ U. S. Department of the Interior, National Park Service, *National Register Bulletin: How to Apply the National Register Criteria for Evaluation*, National Register Bulletin 15 (Washington, DC, 1997), 3.

² U. S. Department of the Interior, National Park Service, *How to Complete the National Register Registration Form*, National Register Bulletin 16A (Washington, DC, 1997), 37.

³ National Park Service, *How to Apply the National Register Criteria for Evaluation*, 3.

⁴ *Ibid.*, 44.

Location is the place where the historic property was constructed or the place where the historic event occurred.

Design is the combination of elements that create the form, plan, space, structure, and style of a property.

Setting is the physical environment of a historic property.

Materials are the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.

Workmanship is the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.

Feeling is a property's expression of the aesthetic or historic sense of a particular period of time.

Association is the direct link between an important historic event or person and a historic property.⁵

Since integrity is based on a property's significance within a specific historic context, an evaluation of a property's integrity can only occur after historic significance has been established.⁶

Certain resources are not usually considered for listing in the National Register:

- a. Religious properties
- b. Moved properties
- c. Birthplaces and graves
- d. Cemeteries
- e. Reconstructed properties
- f. Commemorative properties
- g. Properties that have achieved significance within the past fifty years

These properties can be eligible for listing, however, if they meet special requirements, called Criteria Considerations (A-G), in addition to meeting the regular requirements (that is, being eligible under one or more of the four significance criteria and possessing integrity).

Generally, such properties will qualify for the National Register if they fall within the following seven criteria considerations:

- a. A religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- b. A building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or

⁵ Ibid., 44-45.

⁶ Ibid., 45.

- c. A birthplace or grave of a historical figure of outstanding importance if there is no appropriate site or building directly associated with his or her productive life; or
- d. A cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- e. A reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- f. A property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own exceptional significance; or
- g. A property achieving significance within the past 50 years if it is of exceptional importance.

STATE REGULATIONS AND CRITERIA

California Environmental Quality Act Statute and Guidelines

When a proposed project may cause a substantial adverse change to a historical resource, CEQA requires the lead agency to carefully consider the possible impacts before proceeding (Public Resources Code Sections 21084 and 21084.1). CEQA equates a substantial adverse change in the significance of a historical resource with a significant effect on the environment (Section 21084.1). The Act explicitly prohibits the use of a categorical exemption within the CEQA Guidelines for projects which may cause such a change (Section 21084).

A “substantial adverse change” is defined in Guidelines Section 15064.5(b) as “physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of a historical resource would be materially impaired.” Furthermore, the “significance of an historic resource is materially impaired when a project “demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its inclusion in, or eligibility for inclusion in the California Register of Historical Resources;” or “demolishes or materially alters in an adverse manner those physical characteristics that account for its inclusion in a local register of historical resources...” or “demolishes or materially alters in an adverse manner those physical characteristics of a historical resource that convey its historical significance and that justify its eligibility for inclusion in the California Register of Historical Resources as determined by a lead agency for purposes of CEQA.”

For the purposes of CEQA (Guidelines Section 15064.5), the term “historical resources” shall include the following:

1. A resource listed in, or determined to be eligible by the State Historical Resources Commission, for listing in the CRHR (Public Resources Code §5024.1, Title 14 CCR, Section 4850 et seq.).
2. A resource included in a local register of historical resources, as defined in Section 5020.1(k) of the Public Resources Code or identified as significant in a historical resource survey meeting the requirements of Section 5024.1(g) of the Public Resources Code, shall be presumed to be historically or culturally significant. Public agencies must treat any such resource as significant

unless the preponderance of evidence demonstrates that it is not historically or culturally significant.

3. Any object, building, structure, site, area, place, record, or manuscript which a lead agency determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, may be considered to be a historical resource, provided the lead agency's determination is supported by substantial evidence in light of the whole record. Generally, a resource shall be considered by the lead agency to be "historically significant" if the resource meets the criteria for listing in the CRHR (Public Resources Code Section 5024.1, Title 14 CCR, Section 4852) as follows:

- A. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- B. Is associated with the lives of persons important in our past;
- C. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual, or possesses high artistic values; or
- D. Has yielded, or may be likely to yield, information important in prehistory or history.
(Guidelines for the California Environmental Quality Act)

Under CEQA §15064.5, "generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings or the Secretary of the Interior's Standards for Rehabilitation with Guidelines for Rehabilitating Historic Buildings shall be considered as mitigated to a level of less than a significant impact on the historical resource."

California Register of Historical Resources, Criteria of Evaluation

The California Office of Historic Preservation's Technical Assistance Series #6, *California Register and National Register: A Comparison*, outlines the differences between the federal and state processes. The context types to be used when establishing the significance of a property for listing on the California Register of Historical Resources are very similar, with emphasis on local and state significance. They are:

- 1. It is associated with events that have made a significant contribution to the broad patterns of local or regional history, or the cultural heritage of California or the United States; or
- 2. It is associated with the lives of persons important to local, California, or national history; or
- 3. It embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values; or

4. It has yielded, or is likely to yield, information important to prehistory or history of the local area, California, or the nation.⁷

Like the NRHP, evaluation for eligibility to the CRHR requires an establishment of historic significance before integrity is considered. California's integrity threshold is slightly lower than the federal level. As a result, some resources that are historically significant but do not meet NRHP integrity standards may be eligible for listing on the CRHR.⁸

California's list of special considerations is shorter and more lenient than the NRHP. It includes some allowances for moved buildings, structures, or objects, as well as lower requirements for proving the significance of resources that are less than 50 years old and a more elaborate discussion of the eligibility of reconstructed buildings. Regarding the latter, CRHR guidelines state simply, "A resource less than fifty years old may be considered for listing in the California Register if it can be demonstrated that sufficient time has passed to understand its historical importance."⁹

In addition to separate evaluations for eligibility for the CRHR, the state automatically lists on the CRHR resources that are listed or determined eligible for the NRHP through a complete evaluation process.¹⁰

California Historical Resource Status Codes

The California Historical Resource Status Codes (status codes) are a series of ratings created by the California Office of Historic Preservation to quickly and easily identify the historic status of resources listed in the state's historic properties database. These codes were revised in August 2003 to better reflect the historic status options available to evaluators. The following are the seven major status code headings:

1. Properties listed in the National Register or the California Register.
2. Properties determined eligible for listing in the National Register or the California Register.
3. Appears eligible for National Register or California Register through Survey Evaluation.
4. Appears eligible for National Register or California Register through other evaluation.
5. Properties recognized as historically significant by local government.
6. Not eligible for listing or designation.
7. Not evaluated for National Register or California Register or needs revaluation.

⁷ State of California, Department of Parks and Recreation, Office of Historic Preservation, *California Register and National Register: A Comparison*, Technical Assistance Series 6 (Sacramento, 2001), 1.

⁸ California Office of Historic Preservation, *California Register and National Register*, 1.

⁹ *Ibid.*, 2; California Office of Historic Preservation, *How to Nominate a Resource to the California Register of Historical Resources*, Technical Assistance Series #7 (Sacramento, 2001), 12.

¹⁰ All State Historical Landmarks from number 770 onward are also automatically listed on the California Register. [California Office of Historic Preservation, *California Register of Historical Resources: The Listing Process*, Technical Assistance Series 5, (Sacramento, n. d.), 1.

HISTORIC CONTEXT

The Natural Environment and Native Peoples

The City of San Francisco lies at the northern tip of the San Francisco peninsula surrounded by the Pacific Ocean to the west, the Golden Gate Strait to the north, and the San Francisco Bay to the east. A large natural harbor, the fourteen-mile wide by sixty-mile long bay is made up of a series of saltwater estuaries that open to the Pacific Ocean through the Golden Gate, or mouth of the bay. Along with these estuaries, a landscape of plains, rolling hills, and rugged ridges comprise the land surrounding the bay. Prior to European colonization of the peninsula, at least forty-three hills defined the land that became San Francisco.¹¹

Archeological evidence indicates that human settlement in the Bay Area dates back at least 6,000 years. These nomadic hunter gatherers subsisted on large game, seeds, and nuts. Around 2,000 B.C.E., these *Hokan*-speaking inhabitants began to be supplanted by *Miwok-Ohlonean* speakers who migrated into the Bay Area from California's Central Valley. Better adapted to the coastal shoreline and wetlands, they established sedentary villages and relied on acorns, shellfish, and small game as the basis of their subsistence. These groups made their way to the northern end of the San Francisco peninsula by 500 B.C.E.¹²

Approximately 55 independent tribes, or "tribelets," as Alfred Kroeber, Anthropology professor at the University of California, Berkeley, described them, occupied the San Francisco Bay area extending from Monterey in the south to San Rafael in the north and in the East Bay from San Pablo Bay to Hayward at the time of Spanish contact. Speaking at least three different languages, these groups nonetheless shared a similar material, political, and religious culture. Randall Milliken describes the Bay Area Native American culture as "an association of families, two hundred to four hundred people who worked together to harvest wild animals and plant resources and to maintain a yearly round of ceremonies."¹³ Depending on the diversity of their locale, some groups lived in permanent villages, while others migrated among several seasonal settlements.

The approximately 200 people that inhabited the northern San Francisco Peninsula in the late eighteenth century are referred to by the term *Yelamu*.¹⁴ These Northern Ohlonean (*Costanoan*) speakers lived in three intermarried, semi-nomadic bands that moved among five identified village settlements (*Chutichi*, *Sitlintac*, *Amuctac*, *Tubsinte*, and *Petlenuc*). *Sitlintac*, possibly a winter camp, may have stood near the tidal wetlands of the Mission Creek estuary and *Chutchui*, possibly a summer/fall camp, was located near the Laguna and was the closest settlement to the current Mission Dolores.¹⁵ These settlements were closest to the Mission Center building. None of the other known settlements – *Tubsinte* at the mouth of Visitacion Creek, *Amuctac* in Visitacion Valley, and *Petlenuc* just east of the Golden Gate – were located near UCSF campuses. The *Yelamu* tribe was intermarried with the *Huchiuns* of the

¹¹ William Issel and Robert Cherny, *San Francisco 1865-1932: Politics, Power and Urban Development* (Berkeley, 1986), 8.

¹² Randall Dean, "Technical Memorandum: Eastern Neighborhoods Rezoning and Community Plans Archeological Context (Final)," City of San Francisco Planning Department (21 April 2006), 3.

¹³ Milliken, "Ethnohistory," 31.

¹⁴ The term *Yelamu*, according to Milliken, is the name given in Mission Dolores baptismal records for the children of the first group of married adults to join the mission. Prior to the use of the term, mission records list the San Francisco villagers either under the general term *Aguazio*, which likely means "Northerner," or under the specific village names but not a more inclusive tribelet name. Randall Milliken, *The Founding of Mission Dolores and the End of Tribal Life on the Northern San Francisco Peninsula*, (California Mission Studies Association, 1996), p. 4-5.

¹⁵ Milliken, *Founding of Mission Dolores*, 1.

East Bay as well as with the tribes residing to the south, near San Bruno and Pacifica. Although they lived within a limited natural environment, the Yelamu may have played an important role in regional trade, moving obsidian from north of the Bay to the groups in the south and east, and supplying coastal shells to inhabitants of the East Bay.¹⁶

Spanish and Mexican Periods

Spanish explorers first spotted Alta (Upper) California during Juan Rodríguez Cabrillo's 1542 voyage in search of the mythical *Strait of Aníán*, or Northwest Passage. He eventually landed at San Miguel (now San Diego), and following his death in 1543, the voyage traveled as far north as Oregon's southern coast. Despite this early exploration, the Spanish viewed the California coastline as barren, dangerous, and isolated, and they lacked the manpower to settle the northern frontier of their landholdings. More than two centuries would pass before they made plans to colonize California's coastline.¹⁷

In 1765, Visitor-General José de Gálvez, exploited the Spanish crown's desire to expand its wealth in New Spain as well as the crown's fears of the incursion into its lands by other European powers, including England, the Netherlands, and Russia. He convinced the crown to fund an expedition that would lead to the establishment of missions, a well-established colonial institution that ostensibly served to convert the natives to Christianity and divest them of their indigenous ways, thereby creating a local labor force and rendering a region more amenable to imperial rule. Missions were the most common and most populous of the colonial institutions in Alta California. They often had their own small guard of presidio soldiers and occasionally housed soldiers' families and civilians. Military encampments, or *presidios*, and civilian settlements that functioned as towns, or *pueblos*, were less common forms of colonial settlement. Twenty-one missions were established in Alta California, while only four presidios and three pueblos were established under Spanish rule. In 1769 Captain Gaspar de Portolá led three ships and two land contingents on this "Sacred Expedition." Junípero Serra, a Franciscan priest, served as the religious leader. A year later the Spaniards established a presidio and mission at Monterey Bay, establishing the crown's sovereignty over Alta California.¹⁸

Civilian settlement of the area came several years later. In 1776, the de Anza Expedition arrived in Monterey. The settlers, lead by Captain Juan Bautista de Anza on his second expedition, consisted of 240 men, women, and children who spent several months walking from Presidio of Tubac (Southern Arizona) to Monterey to populate the new Spanish territory in Alta California.¹⁹ The soldiers and settlers were primarily from war-torn and drought-afflicted areas of Northern Mexico, specifically Sonora and Sinaloa, and were of mixed Spanish, Mexican, and Native American descent.²⁰ The families were given livestock, clothing, and supplies, along with advances on their pay and vague promises of land grants in exchange for 20 years of service.²¹ These families knew when they made the journey that they would not be returning home but would be staying in Northern California. They and their descendants shaped the edge of an empire that eventually became the City of San Francisco.

¹⁶ Randall Dean, "Eastern Neighborhoods," 6.

¹⁷ James J. Rawls and Walton Bean, *California: An Interpretive History*, 7th ed. (New York, 1998), 22-23, 28.

¹⁸ Barbara L. Voss, *The Archaeology of Ethnogenesis: Race and Sexuality in Colonial San Francisco* (Berkeley, 2008), 54, 59; Rawls and Bean, *California*, 26-35.

¹⁹ Anza's first expedition in 1774 established a new land route from Sonora, Arizona, to Monterey, California. Rawls and Bean, *California*, 40-41.

²⁰ Guire Cleary, *Mission Dolores: The Gift of St. Francis* (San Francisco, 2004).

²¹ Ibid.

After leaving the settlers in Monterey, Anza traveled north to the San Francisco Peninsula to select the location for a new presidio and mission. Anza, along with Frey Font, a chaplain on the expedition, chose a small inland plateau within a partially sheltered valley with sources of fresh water for the mission site, approximately two miles to the east of the UCSF Parnassus campus. The area appeared to be more fertile than the surrounding sand dunes and was close to the Presidio, strategically placed to its northwest at the Golden Gate, and approximately three miles to the north of the UCSF Parnassus campus.²²

The first Spanish settlers of present-day San Francisco arrived on the banks of the Laguna de los Dolores on June 27, 1776.²³ On July 26, 1776 most of the Spanish party moved three miles to the predetermined site for the Presidio, leaving behind the two priests, Native California servants, six soldiers and their families, and one settler family to establish Mission San Francisco de Asís, known as Mission Dolores.²⁴ While the mission's location was less sandy and boasts more sun the most of the peninsula, agricultural lands were limited, and the wind and cold climate made cultivation difficult. Most of the grazing and agricultural activities occurred on mission land further to the south, which extended into current-day San Mateo County.

Although Mexico declared its independence from Spain in 1821, the effect took a number of years to reach colonial California. Over the next dozen years the Mexican government created laws that secured the transfer of power. The true shift in power from Spanish to Mexican rule occurred in 1833 with the Secularization Act. This act officially wrested control of mission lands from the Catholic Church and made them available for the private ownership of Mexican citizens. Concurrent with awarding land grants, Mexican Governor Figueroa charted the pueblo Yerba Buena in 1835 that functioned as a trading center. Initial growth of what would become San Francisco centered on this small settlement located at today's Portsmouth Square.²⁵

The Parnassus campus of UCSF is situated in and around an area identified as the "Great Sand Bank," a stretch of sand dunes not regarded as valuable land in the mid- to late-1800s. Three of the twelve ranchos or land grants awarded in San Francisco following the Secularization Act bordered this sand bank. Rancho San Miguel, a one square league (4,340 acre) grant given to José de Jesus Noe in 1845, was located to the east, while Rancho Laguna de la Merced was located to the south and encompassed Lake Merced. José Galindo received this half-league tract in 1835. Rancho Pajare de Arroyo, a half-league tract granted to Francisco Guerrero in 1836, was located to the north.²⁶

Just twenty-five years after securing its sovereignty from Spain, Mexico found itself battling to save its territory. War erupted between the United States and Mexico in 1846, largely over the independence of Texas and its border. The United States overran Mexico with troops and won in a decided fashion. The war officially ended on February 2, 1848, with the signing of the Treaty of Guadalupe Hidalgo, which ceded California (and other territories) to the United States and guaranteed that Mexicans residing in the territory at the time of the treaty could continue to reside there and would retain all rights to their

²² Magnahi, "Mission Dolores' Quest," 126, 134; Maynard Geiger, "New Data on the Building of Mission San Francisco," *California Historical Society Quarterly* (1967): 197; San Francisco Planning Department, *City within a City: Historic Context Statement for San Francisco's Mission District* (November 2007), 16.

²³ The number of people that arrived to colonize San Francisco in 1776 is not agreed upon by historians. Voss states that 193 settlers founded the Presidio in July 1776, while Milliken gives the total settlers for both the Mission and Presidio as 75. However, both agree on the group that stayed behind at the mission liking amounting to approximately 45 people. Milliken, *Founding of Mission Dolores*, 7; Voss, *The Archaeology of Ethnogenesis*, 41-45.

²⁴ Milliken, *Founding of Mission Dolores*, 8.

²⁵ Alexander and Heig, *Building the Dream City*, 39-41.

²⁶ *Ibid.*, 35-37.

property. Even rights to land that belonged to Mexican proprietors who did not reside on it would be “inviolably respected” as long as a contract for that land could be produced.²⁷



Detail of San Francisco and surrounding ranchos ca. 1850s. The shaded area represents the Great Sand Bank. Courtesy of the Bancroft Library.

Outside Lands

In 1847, Washington A. Bartlett, the first American *alcalde* of Yerba Buena, renamed the settlement of 250 residents to “San Francisco.” On January 24, 1848, James Wilson Marshall discovered gold on the American River. News of Marshall’s discovery spread quickly, and gold-seekers descended upon the region between San Francisco and the Sierra foothills. San Francisco’s population grew from fewer than 1,000 people in 1848 to more than 36,000 within four years. The vast majority of this population settled east of Jones Street.²⁸

The City’s western half developed at a much slower rate. Jasper O’ Farrell’s 1847 survey extended San Francisco’s boundary westward to Jones Street and southward by platting blocks south of Market Street. The future Sunset, Richmond, and Parkside districts, however, became known as the “Outside Lands,” for their location outside the City’s jurisdiction. The Federal government received ownership of the area following the Treaty of Guadalupe Hidalgo.²⁹ No roads or public transportation connected the Outside Lands to the city, and much of the sandy landscape was inhospitable to agriculture or settlement, but squatters challenged the Federal government’s ownership of the Outside Lands by establishing homesteads.³⁰ San Francisco also began vying for ownership of the Outside Lands in the 1850s, which it finally received in 1866 after lengthy litigation.³¹

²⁷ James J. Rawls and Walton Bean, *California: An Interpretive History*, 7th ed. (New York, 1998), 85-89; Treaty of Guadalupe Hidalgo, February 2, 1848, Article VIII, <http://www.yale.edu/lawweb/avalon> (accessed August 16, 2008).

²⁸ Alexander and Heig, *Building the Dream City*, 47; Brandi and LaBounty, *San Francisco’s Parkside District*, 10.

²⁹ Brandi and LaBounty, *San Francisco’s Parkside District*, 10.

³⁰ In 1877, the Greene family gave up most of their land due to a lawsuit, and finally sold the remaining portion bounded by Wawona Street to the north, Nineteenth Avenue to the east, Sloat Boulevard to the south, and 25th

After San Francisco obtained ownership of the Outside Lands, local politician Frank McCoppin brokered a deal with the squatters to settle their claims in the Parkside, Sunset, and Richmond districts. Squatters donated a portion of their land and paid a tax to create several parks, including Golden Gate Park, in exchange for a clear title to the remainder of their land.³² At the City's request, George C. Potter and William T. Humphrey platted the Outside Lands by extending the orthogonal grid westward. Streets running east-west were named with letters in alphabetical order starting with A Street in the Richmond and ending with X Street in the Sunset, while streets running north-south became numbered avenues starting with First Avenue (now Arguello Boulevard) to 48th Avenue.³³ Early land owners erected a few houses and established several chicken ranches and dairy farms, but the area remained largely undeveloped for decades.³⁴

Many San Franciscans amassed great fortunes when vast quantities of silver were found in Nevada during the 1860s. The so-called Nevada Comstock Load increased the number of San Francisco's wealthy elite. One of these "Silver Kings," Adolph Sutro (1830-1898), played a significant role in the development of the Outside Lands. After a fifteen year struggle to obtain financing, Sutro constructed a four-mile tunnel underneath Mount Davidson to remove water and poisonous gases. He then sold the tunnel in 1880 for over \$1 million and bought 1200 acres of mostly undeveloped land west of Twin Peaks.³⁵ In addition to the Mount Davidson tunnel, Sutro's legacy in San Francisco includes Sutro Forest, which was planted over a twenty year period beginning in 1886; Sutro Heights, a 21-acre estate with extensive gardens he opened to the public; and a stint as mayor from 1895 to 1897. Sutro's family inherited his extensive holdings after his death in 1898.³⁶

Affiliated Colleges

By the 1890s, the University of California was looking for land to establish a campus for its Affiliated Colleges. Established in 1873 when Toland Medical College, a private institution with facilities in North Beach, sought formal affiliation with the University of California, the Affiliated Colleges also included a School of Pharmacy (affiliated in 1873), and a Dental College (affiliated in 1881). Although San Francisco boasted several nurses training programs, none of them were yet part of the Affiliated Colleges. All three colleges initially shared the Toland campus, but because each discipline required particular facilities, pedagogy shifted from an emphasis on lecture to hands-on clinical training, and the student population continued to grow, the Toland College site soon proved inadequate and the colleges dispersed to separate facilities in the city. A decentralized campus, however, was not conducive to

Avenue to the west in 1931 to Rosalie Stern. She donated the land to the City to create Stern Grove Park, which sits two blocks south of 2462 27th Avenue. Lorri Ungaretti, "The Changing Physical Landscape of the Sunset District: The Late 1800s Through the Mid-1900s," *Encyclopedia of San Francisco*, <http://www.sfhistoryencyclopedia.com/articles/c/chanSunsetDistr.html> (accessed August 18, 2008); Brandi and LaBounty, *San Francisco's Parkside District*, 14.

³¹ Ungaretti, "The Changing Physical Landscape of the Sunset District."

³² Royston Hanamoto Alley & Abbey, "Park History," *Golden Gate Master Plan*, Prepared for the San Francisco Recreation and Park Department, October 1998, http://www.sfgov.org/site/recpark_page.asp?id=30236 (accessed September 19, 2008).

³³ Ungaretti, "The Changing Physical Landscape of the Sunset District;" Brandi and LaBounty, *San Francisco's Parkside District*, 10-11.

³⁴ Larsen eventually owned over twenty blocks in the Sunset and Parkside by the 1920s. Ungaretti, "The Changing Physical Landscape of the Sunset District;" Brandi and LaBounty, *San Francisco's Parkside District*, 15.

³⁵ Alexander and Heig, *Building the Dream City*, 190, 345; San Francisco Planning Department, *City Within a City*, 29.

³⁶ Jacqueline Proctor, *San Francisco's West of Twin Peaks*, Images of America (Charleston, 2006), 13; Alexander and Heig, *Building the Dream City*, 345-348.

building modern medical programs. After several years of lobbying by a committee of faculty and alumni, the state legislature approved appropriations to build a campus for the University colleges of medicine, dentistry, pharmacy, veterinary medicine, and law, which Governor James H. Budd approved. Adolph Sutro donated 13 acres of his land overlooking Golden Gate Park for the new campus, and construction of the first four buildings began in 1896.



Affiliated Colleges, 1900. Courtesy of SFPL.

Cloaked in a veneer of Second Empire formalism, the new buildings were models of modern institutional architecture that proved adaptable to further modernization over a significant period of time. The buildings centralized the campus, creating a more efficient means of disseminating information and ideas within and between the disciplines; and provided the finest classrooms, dissecting rooms, laboratories, study rooms, and faculty offices to foster student-faculty interaction as well as efforts to advance scientific research. The earthquake and fires of 1906 pushed the medical school towards further modernization of its curriculum; not only did the injuries associated with the catastrophe strain the city's medical facilities and expose the need for more hospital space, but the surrounding Parnassus neighborhood began to develop apace after the earthquake. This new population created high demand for medical attention in all of the city's neighborhoods.

A Neighborhood Grows Up

Sand and empty space surrounded the Affiliated Colleges when they first opened in the 1890s. Following the earthquake and fires of 1906, however, San Franciscans sought land beyond the burned over district to build new homes. The Great Sand Bank gave way to residential neighborhoods and commercial strips at an increasingly rapid pace. Two of these residential streets – 3rd Avenue between Parnassus and Irving, and 5th Avenue between Parnassus/Judah and Kirkham near the Affiliated Colleges — were eventually absorbed by the university.

Most of these buildings on these streets date to 1909-1912, with five constructed between 1922 and 1924 and one constructed in 1948. Whereas one- or two-story over garage buildings with stucco cladding and minimal Mediterranean or Tudor decorative motifs dominated the large-scale post-1920 residential developments in the larger Sunset District, the predominantly small-scale pre-World War I development of 3rd and 5th Avenues reflects a more eclectic landscape. Builders and contractors constructed most of these houses on speculation. Most prominent among the contractors was Charles G. Stuhr, who appears

to have developed dozens of properties in Eureka Valley, the Sunset, and Parnassus. He constructed at least four buildings on Third Avenue that are now owned by UCSF and are included in this survey (1332, 1338, 1344, and 1350). Henry Doelger Builder, Inc., one of the most prominent development firms of the Sunset district, built the Art Deco/moderne apartment building at 1468 5th Avenue in 1948.³⁷



Left to right: 1432 5th Avenue, by Henry Shermund; 1452 5th Avenue, by T. Paterson Ross; and 1454 5th Avenue, by Carter & Foley. Photos by Carey & Co., Inc., December 9, 2009.

A few architects designed houses on Fifth Avenue that UCSF now owns and, like the residential buildings on Third Avenue, are included in this survey. Henry Shermund, who appears to have designed many residential buildings and at least one large parking garage, designed 1432 5th Avenue in the First Bay Tradition style. The architectural firm of Carter & Foley designed 1454 5th Avenue. Like Shermund, Carey & Foley also design many residences throughout San Francisco. The firm's most prominent commissions appear to have been Catholic churches in San Bruno and Burlingame. T. Paterson Ross was the most prominent of architects to contribute to the housing stock of 5th Avenue. He designed 1452 5th Avenue. Born in Edinburgh, Scotland, Ross arrived in San Francisco in 1890 and found work in the offices of John Gash. They gained recognition for the design they submitted for the California Building for the Chicago Columbian World's Fair of 1893. Though not chosen, it was well received. Ross opened his own office in 1896 and partnered with engineer Albert W. Burgren ten years later. Together, they designed many prominent homes in Pacific Heights and Sea Cliff. They also designed many prominent commercial and public buildings, including the Sing Fat and Sing Chong Buildings in San Francisco's Chinatown, and their work was featured multiple times in *Architect & Engineer*.³⁸

³⁷ Building Permits, San Francisco Department of Building and Inspection.

³⁸ *Ibid.*; "Small Medium Property is Now Most in Evidence," *San Francisco Chronicle*, December 10, 1904, p. 7; "Realty Market & Building News," in *ibid.*, June 17, 1905, p. 7; "White House Closes Lease for Big Garage," in *ibid.*, May 8, 1920, p. 9; "entrance and Chapel for Masonic Cemetery," in *ibid.*, July 9, 1904, p. 9; "Brick Shower May be Fatal," in *ibid.*, October 18, 1922, p. 1; "Builders Contracts," *San Francisco Call*, September 7, 1905; "Keen Demand for Properties," in *ibid.*, December 11, 1904; "Investors Liberal in their Outlay," in *ibid.*, December 11, 1909; "Catholic Church Nearly Finished," in *ibid.*, April 2, 1909; "Some of the Recent Work of T. Paterson Ross, Architect, and A. W. Burgren, Engineer," *Architect & Engineer*, 31 (November 1912), 47-66; "The Work of t.



Left to right: 1320, 1350, and 1362 3rd Avenue. Constructed by three different builders – Michael C. Rench, Charles G. Stuhr, and Charles A. Rushton, respectively – these buildings are remarkably similar in design and are typical of the houses on this street. Photos by Carey & Co., Inc., December 9, 2009.

Third and Fifth Avenues attracted an eclectic mix of residents. Mostly middle-class, the early population of these streets included clerks, merchants, engineers, architects, a chemist, a dentist, a featherworker, a dyer, and many housewives. They generally aligned with the major political parties – Democrats and Republicans – but a few of the residents joined the short-lived Progressive Party.³⁹

Postwar Expansion



Looking west down Parnassus, 1940. Courtesy of UCSF.

At the close of World War II, the University of California Medical School looked remarkably similar to the Affiliated Colleges campus of the 1890s. Some changes had taken place: Most significantly, the massive University of California Hospital (now UC Hall, 533 Parnassus Avenue) had been constructed,

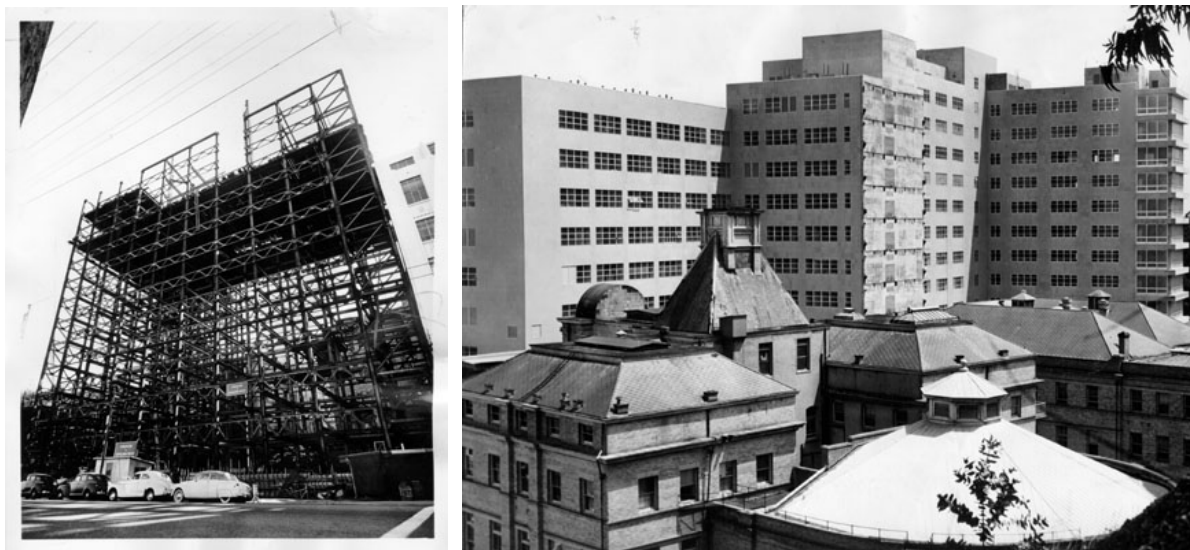
Paterson Ross and A. W. Burgren,” in *ibid.*, 13 (May 1908), 35-46; David Parry, “Architects’ Profiles: Pacific Heights Architects #24 – T. P. Ross.” <http://www.classicsfproperties.com> (accessed March 2, 2010).

³⁹ United States Federal Census (1920), www.ancestry.com (accessed February 17, 2010); California Great Register of Voters, www.ancestry.com (accessed February 17, 2010).

creating an imposing mass institutional architecture right up to the sidewalk of Parnassus Avenue. Several utility buildings and a set of tennis courts had also been constructed, while paved parking lots and roads defined the campus. The surrounding neighborhood had grown up too, such that the University of California Medical School now stood in the middle of, rather than on the outskirts of, an urban center. Finally, the Langley Porter Neuropsychiatric Institute was constructed in 1943. This modernist building heralded a new age of architecture and medical research at the medical school.

A number of issues compelled the university to expand its campus significantly during the postwar period. Chronic overcrowding combined with increased demand for patient space, consolidation of the medical school's curriculum, an increasing emphasis on specialization, and a rigorous research program all rendered the extant campus inadequate and oftentimes obsolete. Between 1943, when the Langley Porter Neuropsychiatric Institute was completed, and 1980, when the School of Dentistry Building opened, UCSF embarked on an ambitious building program that included the demolition of all of the original buildings of the Affiliated Colleges.

The new emphasis on research, functionality, economy, and a growing preference across multiple groups for the International Style, significantly changed the aesthetics of hospital buildings. The Medical Sciences Building, Moffitt Hospital, and Long all exemplify this principle. In keeping with trends in hospital architecture and modernist aesthetics, these three buildings are tall boxes constructed with industrial materials; glass dominates the facades, which feature little or no decorative ornament. David Charles Sloane summarized the aesthetic shift: "By midcentury, the hospital had been transformed into the familiar efficient, bland, and impersonal place," or, to put a more positive spin on it, "the buildings represented medicine's scientific application and efficient success."⁴⁰



Left: Medical Sciences Building under construction, 1954. Right: Southwest elevation of Medical Sciences Building, with the last of the original Affiliated Colleges buildings in the foreground, 1955. Courtesy of SFPL.

⁴⁰ David Charles Sloane, "Scientific Paragon to Hospital Mall: The Evolving Design of the Hospital, 1885-1994." *Journal of Architectural Education*, 48 (November 1994), 82, 88.



Aerial view of the Parnassus Heights campus, 1955. Courtesy of SFPL.

Path-breaking research and educational programs contributed to UCSF's meteoric rise to the top ranks of the nation's medical schools during the postwar period (see section on People, below), and these research and educational programs demanded state-of-the-art facilities. Two buildings received particularly significant attention for their ingenuity and flexibility. Indeed, the architectural press referred to Surge, the Marquis and Stoller building constructed in 1966, as the "flexible laboratory." Located on a steeply-sloped, heavily wooded hillside, Surge's exposed steel frame on reinforced concrete foundations consisted of open vierendeel trusses on a series of ten-foot modules; vierendeel trusses have vertical, rather than triangulated, web members connected to parallel top and bottom chords, resulting in expansive openings that can serve as fenestration. In the case of Surge, this structural form allowed for the gypsum board partitions to be framed below the trusses, pipes, ducts, etc. to run horizontally through the trusses, and vertical pipes and ducts to be exposed along the corridors, which feature open wells. Laboratories, which maximized natural light and ventilation, could be expanded as needed with this structural system, accommodating whatever research needs its occupants had.⁴¹

The predominantly glass and steel building is almost purely functional, but brown shingle cladding makes it an unusual example of an institutional structure completed in the mid-century Second Bay Tradition style. Sometimes referred to as "soft modernism," the Second Bay Tradition style combined the strict geometric forms and some industrial materials of modernism, like steel sash windows, with the use of natural materials, like exterior wood cladding, that made the building blend into the landscape and fostered a symbiotic relationship between the indoors and outdoors. Second Bay Tradition buildings rarely feature applied ornamentation, instead allowing the structural elements to double as decorative elements. Regional architects like Willis Polk, Bernard Maybeck, and Julia Morgan first popularized the First Bay Tradition style – without the modernist elements – in the 1890s through the 1910s, and they had found

⁴¹["San Francisco, Cal. University of California Medical Center SURGE Unit No. 1 Laboratory,"] *Arts and Architecture*, 82 (June 1965), 28-29; "Flexible Laboratory," *Progressive Architecture*, 48 (June 1967), 170-175; Francis D. K. Ching, *A Visual Dictionary of Architecture* (New York, 1995), 105; "Vierendeel truss," Wikipedia.org (accessed November 23, 2010).

inspiration from amateur architect and Swedborgian minister Joseph Worcester's residential designs in the East Bay town of Piedmont and on San Francisco's Russian Hill.⁴²



Top Left: Demolition of the original Medical School building, 1967. Top right: HSI West, 1967, with the Medical Building completely demolished. Courtesy of UCSF. Bottom Left: Saunders Court, the former site of the original Medical Building. Bottom Right: Three pillars and a cornerstone, all that remains of Affiliated Colleges. Photos by Carey & Co., December 9, 2009.

Reid and Tarics's twin Health Sciences Instruction Research towers of 1966 earned multiple awards. The architects employed a steel moment-resisting space frame that carried all the vertical weight, and steel girders to carry the floor weight, allowing for column-free interior spaces of 93x93 feet. Each of the sixteen floors features a glazed corridor, which creates a contamination-free space and provides ample natural light. Each building has a concrete tower that houses the elevators, stairways, and mechanical services. The steel frame, asymmetrically spaced exterior columns, and sheltered entrance stairways provide the only decoration. Aesthetically, the building received mixed reviews. The AIA noted that the buildings have "exuberance and human quality even though it is technically oriented," and "commended the 'elegant optimization of systemic design and geometric form.'" Judges for *Progressive Architecture*'s 1961 annual design awards, on the other hand, acknowledged the buildings as infinitely adaptable to changing research and instructional needs, but noted that the buildings functioned far more like machines than as architecture.⁴³

⁴² The Bay Tradition Style is explained at length in association with Aldea San Miguel.

⁴³ Max O. Urbahn, et al., "The 1968 Honor Awards." *AIA Journal*, 49 (June 1968)m 90; "Eighth Annual Design Awards." *Progressive Architecture*, 42 (January 1961), 122.

With the completion of the Health Sciences Instruction & Research building in 1967, the old Medical Sciences Building was demolished. In its place is Saunders Court, now one of the few open green spaces on campus. Designed by renowned landscape architect Robert Royston, Saunders Court features columns from the old Medical Sciences Building as well as the cornerstone from one of the original Affiliated Colleges buildings from 1898. It is named after John B. De C. M. Saunders (1903-1991), UCSF's first Provost (1958-1964) and first Chancellor (1964-1966).

School of Nursing

The completion of the George Matsumoto-designed School of Nursing Building in 1972 marked the culmination of several decades' efforts to create one of the most important nursing programs in the nation. The University of California introduced an undergraduate degree in nursing in 1917; the five-year program included three years of course work at the Berkeley campus and two years of clinical training at the Parnassus campus hospital. Nursing students from Mills College and the College of the Pacific completed clinical training at Parnassus too. By the onset of World War II, dormitories had been constructed for nurses and the UC nurses training program was recognized nationwide.⁴⁴

It was during the postwar period, however, when the School of Nursing was established and developed into a preeminent program. Dean Helen Nahm introduced the nation's first doctoral degree program in nursing in 1958 and hired numerous faculty members who contributed a broad range of interests and expertise. The masters program in nursing counted only eighteen students in 1958, but the program surged in popularity of the next two decades. By 1975, it counted 200 students who specialized in one of four major areas: medical-surgical, maternal-child, psychiatric-mental health, and community health. During the 1970s, now housed in a state-of-the-art building dedicated specifically to the specialized nursing program, the School of Nursing introduced a unique Department of Social and Behavior Science and began to emphasize training physicians' assistants.⁴⁵

School of Dentistry

Russ Quaccia, principal designer of the School of Dentistry building and an associate in John Funk's office, explained the context for the design of the distinctive building, which opened in 1980. As his recollections suggest, the building is a direct response to architectural developments over the previous twenty-five years that had resulted in a monolithic streetscape along Parnassus as well as the expansion of the university into neighborhood real estate (discussed later).

The project had two key University representatives: Dean Ben Pavone of the School of Dentistry representing the programmatic inner workings interests of the building and Derek Parker, UCSF Campus Architect (Partner in the firm of Anshen & Allen) who represented the urban context and public face interests of the project. I believe, with respect to interior workings, the school was the first to incorporate student cubicles in the teaching clinic areas imitating office practice arrangement of furnishing focused around the fully supine dentistry chair, introducing the form of dentistry practice we all know today. I also seem to recall on the public interest side that it was the first University project that had to conform to and submit an EIR impact document for State review and approval of the project.

The building site was predetermined by the University planning office. [Long range plans for the campus dictated certain aspects of the building design. For example,] the service entry access for

⁴⁴ "1919-1939: The Formation of Schools and the Rise of Clinical Science Instruction," in Nancy Rockafellar, *A History of UCSF* (San Francisco, 2008), <http://history.library.ucsf.edu/index.html> (accessed May 18, 2010).

⁴⁵ "1959-1989: Modernization and the Expansion of Scientific and Clinical Training," in Rockafellar, *A History of UCSF*.

the school building had to be from Kirkham. [The university also intended] that all the existing resident type houses along 5th Avenue (all owned and used by UCSF) in the 'set back' zone from the street line, would eventually be removed leaving a 'park like' landscape on the western front of the school.

The urban context and public face of the building was guided by the following considerations and concepts in consultation with Mr. Parker. The vision was to develop a 'soft edge' approach at the West end of the campus area bounded by Parnassus, 5th Avenue and Kirkham aimed at being more compatible with the urban residential context. This vision included the area where the old hospital building was located on Parnassus at the intersection of 4th Avenue, which we deemed to have major structural problems and contemplated to be demolished in the future. The 'soft edge' would mitigate the existing 'high rise wall effect' along Parnassus relative to the residential scale of the neighborhood. There was to be a landscaped setback along the perimeter at the street line and a height constraint from the forward edge, to be no higher than the average collective height of the existing residential buildings lining the streets in the neighborhood, and increased in a stepwise manner toward the interior hillsides of the area. From this vision the proposed Dentistry building's floor by floor 'step-backed terraced' partee was decided for. The physical entry approach and the school's address was to be on Parnassus, and the school's footprint site was to be set back from this street to preserve as much of the area for a future building site inclusive of the old hospital building as its replacement. The replacement building would adopt and 'echo' the conceptual 'set-back' terrace partee design of the School of Dentistry as a continuation of the 'soft edge' vision.



Two views of the Dental Clinics Building, 1984. Courtesy of Environmental Design Archives, University of California Berkeley.

With regard to the interior workings of the building, as a medical and education facility, it is a highly technical building with rigorous requirements of space organization, circulation, utility services, equipment and human and operating atmospheric conditions. In the case of the last, it was desired to bring the most humane ambiance to the building on behalf of the volunteer patients, student, faculty and staff achievable. The main thought in this respect, aside from the attractiveness of the architecture itself, was to bring to the interior as much natural light as possible, supplemented by providing as much outlook-views from the building as possible. Hence the large window walls serving the large teaching-cubicle clinics, circulation halls, reception and patient waiting areas of the building. In the case of the clinic areas there is afforded views to the Pacific Ocean to the West and the heavily forested steep hillside to the East. In order to prevent unwanted direct sunlight and shade and shadows to effect dental operations (a requirement) the

solution generated the large roof/trellis overhangs on the East and West side of the building. This solution would also serve at the same time to reduce any 'massive' effect the building would present from an exterior public face standpoint.

So we now have the overall floor by floor setback-terraced partee, window expanses and roof overhang elements that contribute to the basic form and character of the building. The aesthetic of the building's appearance is a straightforward manifestation of these components and their collective composition, supplemented by the presence of natural plants and trees. No further enrichment by means of the devices of manipulations or ornament adornments were thought needed. It was decided to paint the building white for its ability to take on various subtle coloration's from climatic conditions adding a liveliness to the geometry and surfaces of the building. Also to offset the effects of the ever present fog. San Francisco is known as 'the white city' and so it was a choice following this tradition as well. The roof terrace on the West side were designed to have planter boxes (never installed) for development of small leaf vines. To compensate for having the entry so far back from Parnassus, hence in order to better mark and 'announce' it, a large trellis, with cables for developing vines, was introduced and a field of red brick paving was settled upon to bring a soft more non-glaring matte finished surface to the approach to the building. In consultation with Robert Royston, the Landscape Architect for the project, it was decided that redwood trees would be introduced as the main planting as the species was native to forest of this area. Additionally the strong verticality of their trunk would visually play against the strong horizontally of the Dentistry Building. This thought undergirded the introduction of some poplar tree at the exterior stairway path location. From the standpoint of the overall color palette experience it was thought that the red brick, the greens and yellows of the plant life, blue or gray sky would bring a lively ever-changing effect on the geometry of the white building.⁴⁶

Adapting to a Growing Student Population

The infusion of federal and state money into the University of California system allowed for tremendous growth – in the number of campuses, in construction at campuses, in research funding for faculty, and in the number of students. UCSF was not exception. In addition to benefiting from new revenue sources, resulting in expanded research programs and raising the prestige of the university, UCSF reintroduced the first two years of instruction to the San Francisco campus; since the 1906 earthquake, general courses in anatomy, biochemistry, and physiology had been taught at the Berkeley campus. Trends like these caused student enrollment to rise from 1,300 students in 1957 to an anticipated 1,700 by 1959 and 2,200 by 1965. Such expansion demanded that the University address students' needs for housing, recreation, and interdisciplinary collegiality. In 1964, with its designation as an independent campus within the University of California system, rather than an affiliated college of the University of California, Berkeley, UCSF gained its own provost and chancellor too. Like the students, the chancellor needed a new home.⁴⁷ All of these changes contributed to the changing landscape of the UCSF campus.

Millberry Union

According to the university's official history, dental students have long spearheaded efforts to improve the quality of life for the student body. The history states:

⁴⁶ Russell Quaccia to Karen McNeill, Ph.D., Carey & Co., March 11, 2010, and March 13, 2010.

⁴⁷ Notes on Married Student Housing, George Rockrise Papers, CEDA; Verne A. Stadtman, *The Centennial Record of the University of California, 1868-1968* (Berkeley, 1967), 463.

It was a fitting tribute to the School of Dentistry, and its longtime dean Guy S. Millberry, when, in 1958, the 175,000 square foot Millberry Union opened, for the first time creating ample facilities for recreation, student housing, cafeteria, and a bookstore on the Parnassus campus. Millberry Union's very existence was the direct result of Dentistry's long history of promoting student body spirit, recreation and unity. The Millberry Union site on the north side of Parnassus Avenue had been acquired by the College of Dentistry in the early twentieth century and donated to the Regents for erection of a student union. Moreover, Dentistry's maintenance of tennis courts on campus, its sponsorship of 'the shack' cafeteria in 1921, and the Dental Supply Store in 1925, created a precedent for recreational facilities and served as a financial foundation for the 1958 facility. Proceeds from the cafeteria and store acted as a focus for matching alumni donations and state funds to build a state of the art student union.⁴⁸



Millberry Union under construction in 1956. View facing north. Courtesy of UCSF.

Millberry Union, which included residential space for men and women, also achieved culturally what the new Medical Sciences Building and Moffitt Hospital achieved clinically and in terms of research. As Dana Supernowicz wrote in her documentation of Millberry Union, "the interrelationship of the four schools became a reality in practice as well as theory. In Millberry Union, the students and faculty shared social, cultural, and recreational facilities; in the Medical Sciences building, they shared classrooms and lecture facilities as well as some basic science instruction."⁴⁹

Aldea San Miguel Married Student Housing, University House, and the Second Bay Tradition

At least 40 percent of the booming student population in the late 1950s consisted of married students, and 16 percent of the married students had children. The neighborhood around UCSF, however, hosted few rental units, particularly affordable rental units for young student families. Similarly, because internees frequently had to attend to emergency calls at the hospital, they had

⁴⁸ "1940-1958: The Growth of Organized Research and Consolidation of Parnassus Campus," http://history.library.ucsf.edu/1940_watershed.html (accessed February 18, 2010).

⁴⁹ Dana E. Supernowicz, Historic Resource Associates, "Cultural Resources Study of the UCSF Millberry Student Union Project," August 2006.

to live nearby. Again, affordable housing was difficult to find. To address this housing shortage issue, the university decided to take advantage of federal matching funds to construct student housing. In 1957 it hired the firm of Clark & Beuttler, in association with George Rockrise, to design 150 units spread out between eight, two-story buildings and five two-and-a-half-story buildings on a heavily wooded, steeply sloped 25 ½ acre site on Mount Sutro. The Aldea San Miguel Married Student Housing complex, as this development is called, was completed in 1960 at a cost of nearly \$1.8 million.⁵⁰



Sketches for Married Student Housing complex at University of California Medical Center, ca. 1959. Courtesy of Environmental Design Archives, University of California Berkeley.

George Rockrise appears to have been the principal designer of the married student housing. In sharp contrast to the new modernist medical, laboratory, and teaching buildings that were being constructed over the hill on the Parnassus Campus, Rockrise designed the student housing in the Second Bay Tradition, a regional aesthetic that dates back to the nineteenth century. Swedenborgian minister Joseph Worcester designed a house in the East Bay hills in the 1870s. In stark contrast to the Queen Anne and Italianate houses that dominated the region's towns and cities, Worcester's house featured virtually no applied ornamentation, including paint. He exposed the redwood cladding and allowed his gardens to grow wild around the house, almost enveloping it entirely. A young generation of highly trained architects from the Midwest and East Coast arrived in the Bay Area during the 1890s and found inspiration in Worcester's house, refined his approach, and created a regional vernacular eventually dubbed the Bay Region Style, or First Bay Tradition. They designed a landscape of unpainted, brown-shingled houses, sometimes referencing European styles, and which featured exposed structural elements, sleeping porches, and carefully planned wild gardens that celebrated California's temperate climate, spectacular geography, and cultural sophistication. Among the most influential of these designers was Bernard Maybeck, a Beaux-Arts trained eccentric born in New York City to a German-born carpenter. Though given to romantic creations in historicist styles, like the Palace of Fine Arts for the Panama Pacific International Exposition, Maybeck was also influenced by the theories of John Ruskin and William Morris, the British patriarchs of the Arts and Crafts Movement. Simplicity, craftsmanship, site, and an anti-industrial aesthetic guided Maybeck's designs. More than any of his contemporaries, Maybeck also experimented with space and form, often resulting in dramatic, but casual works of art that emphasized a close relationship between people, nature, and the everyday.⁵¹

⁵⁰ Handwritten notes re Married Student Housing; typed memo re Married Student Housing, George Rockrise Papers, CEDA.

⁵¹ For more on Bernard Maybeck, the Bay Region Style, and its influences see T. J. Jackson Lears, *No Place of Grace: Antimodernism and the Transformation of American culture, 1880-1920* (New York, 1981); Richard Longstreth, *On the Edge of the World: Four Architects in San Francisco at the Turn of the Century* (Berkeley, 1983); Lance V. Bernard, *Architecture and Regional Identity in the San Francisco Bay Area, 1870-1970* (Lewiston, NY, 2007); Leslie

Stockton native, Berkeley professor, and master architect, William Wurster updated the Bay Tradition, resulting in what architectural historian Marc Treib calls “an everyday modernism,” and David Gebhard calls “soft modernism.”⁵² The style is also known as the Second Bay Tradition. Wurster fused principles of the regional vernacular with the International Style. Like earlier Bay Traditionists, Wurster used native materials and lush plantings, and retained an indoor-outdoor relationship through ample window spaces and the extensive use of wood on both the interiors and exteriors of his buildings, and made the building secondary to the site. In contrast to the first generation of Bay Tradition architects, led by Bernard Maybeck between about 1890 and 1920, Wurster stripped the houses of all ornament and formality and implied only the vaguest references to historic types, usually ranch houses of the Mexican period of California history. Although he used only the sturdiest and most expensive materials, Wurster’s designs are, as one historian remarked, “extremely casual and even anti-affluent.”⁵³ According to architectural historian Marc Treib, Wurster’s wife, urban planner Catherine Bauer, commented that no matter how expensive a Wurster building was it always looked cheap.⁵⁴

Wurster’s modernism deeply influenced his contemporaries and the next generation of masters, including George T. Rockrise. He described his firm’s solution for the housing complex below:

Preservation of the natural beauty of the sloping wooded site and careful attention to orientation evolved a scheme of 8 two story buildings and 5 two and a half story buildings dispersed about a simple road system, creating two open park areas within the forest. Automobile parking areas are at a minimum distance from each apartment, and the interiors of both parks are reserved for play areas reached by ramped walks for children’s wheeled vehicles. A 50 foot wide band of trees is preserved as a barrier along Clarendon Avenue, and the entrance drive occurs at a high point permitting unimpaired traffic visibility in both directions.⁵⁵



Two views of Aldea San Miguel Married Student Housing complex, ca 1961. Courtesy of Environmental Design Archives, University of California Berkeley.

Freudenheim, *Building with Nature: Inspiration for the Arts & Crafts Home* (Salt Lake City, 2005); Wurster, “College of Environmental Design,” 44-47.

⁵² Marc Treib, “William Wilson Wurster: The Feeling of Function,” in Marc Treib, ed., *An Everyday Modernism: the Houses of William Wurster* (San Francisco, 1995), 12-83; David Gebhard, “William Wurster and His California Contemporaries: The Idea of Regionalism and Soft Modernism,” in *ibid.*, 164-183.

⁵³ Bernard, *Architecture and Regional Identity*, 78-86.

⁵⁴ Marc Treib, *Appropriate: the Houses of Joseph Esherick* (San Francisco, 2008), 89.

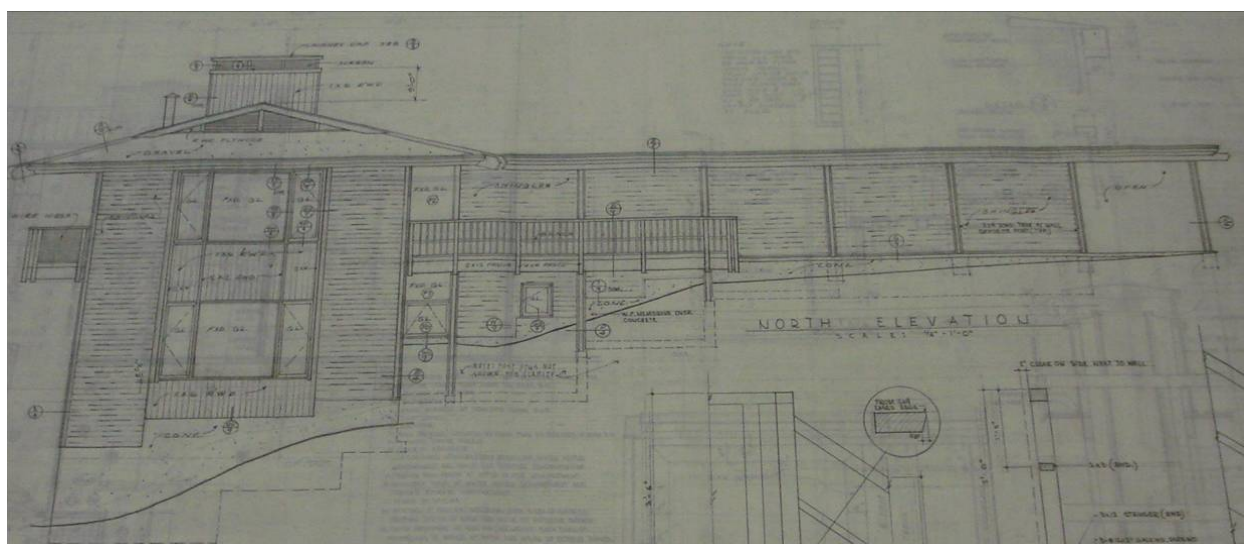
⁵⁵ Memo re Married Student Housing, Rockrise Papers.

The materials Rockrise used for the student housing, their scale, their immediate access to the outdoors – particularly the sliding glass door and wide balconies – and their siting and landscaping, which landscape architect Lawrence Halprin designed, all conform to the principles of mid-century Bay Region modernism.

The Aldea San Miguel Married Student Housing complex received significant praise in the professional community. *House and Home* noted the beauty that Rockrise and his associates achieved with a small budget and complimented the complex for maximizing privacy, separating pedestrian and motor pathways, providing landscaping and playground space, and for retaining as many trees as possible. The magazine awarded Rockrise et al. a citation in the 1961 Homes for Better Living contest, and of the eleven apartment buildings thus honored that year, Aldea San Miguel received, by far, the largest spread.⁵⁶ *Architectural Forum* similarly assessed the success of the married student housing development:

Married student housing in America has been traditionally dismal for many years, consisting, all too often, of shabby World War II Quonset huts. Students at the University of California's medical school are fortunate indeed to live in an uncommonly fine housing complex set on the steep, wooded slopes of San Francisco's Mt. Sutro. The 13 buildings which compose the community are ably handled in straightforward Bay Regional style. And the handling of the 25-acre site, the pleasant residential character in what could have been an institutional mess, and the cheery space of the apartments are all admirable.⁵⁷

As noted earlier, the University of California Medical School became an independent institution within the University of California system in 1964. It became UCSF, and John B. de C. M. Saunders became the first chancellor of the new university, a position that required housing for personal use and official university functions. UCSF again hired George Rockrise to design the residential space, which is located adjacent to the Aldea San Miguel Married Student Housing complex. And again Rockrise executed a design in the Second Bay Tradition style. This time, Royston, Hanamoto, Mayes, and Beck served as landscape architects.



University House, north elevation. Courtesy of Environmental Design Archives, University of California Berkeley.

⁵⁶ "Eleven AIA Award-Winning Apartments: Good Living Grows out of Good Land Use," *House and Home*, 20 (July 1961), 174-193.

⁵⁷ "Parklike Living for Married Students," *Architectural Forum*, 115 (July 1961), 111.

The site defined the space. It is an L-shaped building perched atop a peak on Mount Sutro. A large courtyard, lined with benches that overlook a steep canyon, welcomes visitors. Large glass windows dominate the north and south elevations, which host the public spaces of the house; they look onto the courtyard to the south and to sweeping views of the Golden Gate Bridge and San Francisco Bay to the north. Royston, et al. created a subtle landscaped garden through such measures as limiting the amount of grading and cutting stairways through pre-existing boulders. The overall effect of the building and landscape design is one in which nature and the built environment intermingle and enhance one another. In this way, University House stands as a classic example of the mid-century Second Bay Tradition design.

Expanding Beyond Parnassus

By 1976, residents in the neighborhood surrounding UCSF were growing wary of the university's seemingly ever-expanding campus. Not only had the Parnassus Heights campus been densely built out and filled with tall buildings during the previous twenty years, but the Regents of the University of California had also purchased about two dozen residential properties on Third and Fifth Avenues as well as one on Kirkham Street. In response to public outcry and state legislative concerns, the Long Range Development of 1976 adopted several measures to limit growth. According to the institutional history, "The Regents designated 58 acres on the steep slopes of Mount Sutro as an open space reserve, and designated the boundaries of the campus." The Regents also promised to return the houses along Third and Fifth Avenues to residential uses and "limited the amount of built space at the Parnassus Heights site to 3.55 million gross square feet."⁵⁸ Although these measures appeased the local community, they placed significant constraints on the university's ability to expand, modernize, and accommodate continued cutting-edge research and medical care. It looked to other parts of the city for potential expansion sites. Today, UCSF includes three satellite campuses (Laurel Heights, Mt. Zion, and Mission Bay) as well as ten additional buildings, research facilities, affiliated hospitals, and storage sites located throughout the city of San Francisco. The following context is not comprehensive; rather it records the development of the more historic sites surveyed for this report.

Laurel Heights Campus

In November 1853, the City of San Francisco assigned three hundred acres "lying between the presidio and the mission" and three miles west of Portsmouth Square as a cemetery. Six months later, on May 30, 1854, dedication ceremonies were held at the new Lone Mountain Cemetery. Nineteenth-century chronicler of San Francisco history, Frank Soulé, who also attended and recited a poem at the dedication ceremonies, explained the origins of the cemetery's name and described its location:

When noticing the projection of this cemetery, under date November, 1853, we said, that the tract of land to be used for burial purposes was three hundred and twenty acres in extent, and included the hill, or "mountain," from which it took its name. That was the original intention of the projectors. Subsequently, it was found that one hundred and sixty would form a sufficiently large cemetery, and to that extent the limits of the ground have meanwhile been reduced. The "Lone Mountain" is not situated within the restricted boundaries, but adjoins them on the south. The present mode of access to the cemetery is by a circuitous route, nearly four miles in length, by way of Pacific street and the presidio. When the western extension of Bush street is graded and planked, which is proposed to be done during the summer of 1854, the distance from

⁵⁸ "1959-1989: Modernization and the Expansion of Scientific and Clinical Training," *History of the University of California, San Francisco*, <http://history.library.ucsf.edu> (accessed February 18, 2010).

the plaza to the magnificent gateway of the cemetery, about to be erected at the termination of that extension, will be about two miles.⁵⁹



Laurel Hill Cemetery, n.d. Courtesy of the Bancroft Library. By 1940 (right) the cemetery suffered from neglect. Courtesy of SFPL.

One of the few places in the city where one could find landscaped open space, Lone Mountain Cemetery (renamed Laurel Hill Cemetery) served as much as a public park and leisure space as it did a cemetery. Population pressures and land scarcity, however, compelled the San Francisco government in 1880 to pass an ordinance banning cemeteries within the city's boundaries, and in 1901 the City prohibited any further burials within the city limits. With no revenue from new interments to fund the maintenance of the cemeteries, they fell to ruin. By the 1930s, mausoleums with broken windows and burial plots with toppled tombstones and overgrown with weeds characterized the once celebrated cemetery. The bodies of 35,000 people interred at Laurel Hill Cemetery were removed in 1939 and 1940. World War II then stalled plans to build houses, commercial establishments, and Lowell High School at the site, but in 1946 the earth was cleared and graded for development.



Laurel Hill Cemetery under demolition and poised for redevelopment, 1946. Courtesy of SFPL.

In 1953 the Firemen's Fund Insurance Company bought a ten-acre site at the pinnacle of the former cemetery and constructed a 354,000 square-foot, sprawling four-story International Style building and its 13,000 square-foot annex. Edward B. Page was the architect. Later, the Presidio Corporate Center occupied the site.

In 1985 the Regents of the University of California purchased the Presidio Corporate Center site to help alleviate space constraints at the Parnassus campus. According to legal documents, concerns over the

⁵⁹ Frank Soulé, et al., *The Annals of San Francisco*, reprint of 1855 edition (Berkeley, 1999), 469, 539.

potential dangers in a residential neighborhood of conducting “scientific research using toxic chemicals, carcinogens, and radioactive materials” prompted an EIR.⁶⁰ Satisfied that UCSF implemented sufficient measures to mitigate the potential environmental impacts of scientific research at the Laurel Heights site, the Regents certified the EIR. In response, the Laurel Heights Neighborhood Improvement Association successfully sought to overturn the EIR. New EIRs and further litigation followed and was not settled until 1995. In the meantime, UCSF implemented an alternative plan for use of the space: academic and administrative offices, office-based instruction, and social and behavioral research that required no toxic chemicals or other environmentally hazardous materials.⁶¹



Aerial View of Laurel Heights Campus, n.d. Courtesy of SFPL.

Mount Zion Campus

In 1887, the Mount Zion Hospital Association formed “for the purpose of aiding the indigent sick without regard to race or creed, to be supported by the Jewish Community.” Ten years later, Mt. Zion Hospital finally opened to serve San Francisco. It was housed in a converted house on Sutter Street and was one of several hospitals in the city that was established by and largely catered to a specific ethnic group. According to Architectural Resources Group’s historic resource evaluation of the UCSF Mt. Zion campus, “Mount Zion grew into a cluster of buildings around Sutter and Divisadero Streets and became known for community service to the indigent, homeless, and elderly, and for its emphasis on primary and preventive care. The hospital also gained wide acclaim for its research in such diverse areas as child development and diabetes.”⁶²

⁶⁰ *Laurel Heights Improvement Association of San Francisco, Inc. v. The Regents of the University of California*, Supreme Court of California, 47 Cal. 3d 376, December 1, 1988, located at http://ceres.ca.gov/ceqa/cases/1988/laurel_120188.html (accessed February 18, 2010).

⁶¹ “Laurel Heights,” UCSF Long Range Development Plan, <http://campusplanning.ucsf.edu/pdf/LRDP-Chapters5-E.pdf> (accessed February 18, 2010); *Laurel Heights Improvement Association of San Francisco, Inc. v. The Regents of the University of California*.

⁶² Architectural Resources Group, “Draft Historic Resources Evaluation: UCSF Mount Zion Campus, San Francisco, California,” June 2003, p. 9.

A variety of architects designed buildings for the campus. Julius Krafft & Sons, a firm whose portfolio included the entrance to the American Embassy in Paris and several prominent homes in San Francisco, designed the original Esther Hellman building (1913), which at the time was considered “the most modern hospital facility in San Francisco.” They also designed the morgue.⁶³

San Francisco witnessed a large population increase during World War II, and Mount Zion Hospital was serving an ever larger community. The time had come to construct a new, modern hospital that could accommodate these changes. Timothy Pflueger created the original design for Mount Zion’s 1949 hospital, but he died before the plans could be executed. The well-known, New York-based firm Skidmore, Owings, and Merrill, under the direction of Pflueger’s brother Milton, executed the final design. According to ARG’s report, “Mount Zion Medical Center [was p]lanned as an addition to the Hellman Building... the T-plan building is comprised of a long, narrow building running on an east-west axis along Post Street (building A) and a lower perpendicular mid block building (Building B). Both buildings were originally intended to carry more floors and the foundations were engineered to accommodate 14 and 8 stories, respectively.” The building was dedicated in November 1950 as “the most modern hospital in San Francisco.” Modern referred both to the building’s International style of architecture and to the relationship between the spaces – beds and surgery, labs and treatment rooms – as well as features like climate control, communication systems, piped oxygen, lab equipment, and home details like a wardrobe in each room. Building A originally stood at five stories plus a basement; a sixth story was added in 1957, and one more story was added in 1978. Building B was originally three stories plus a basement; four stories were added in 1965.⁶⁴

At the same time, Mt. Zion Hospital hired internationally renowned architect, Erich Mendelsohn, to design Buildings J1 and J2. Mendelsohn rose to fame in Germany during the 1910s and 1920s as part of the avant-garde Expressionist movement, a highly experimental movement across artistic disciplines that attempted to break definitively from historical precedent. Function was paramount in Expressionist buildings; the resulting structures introduced shockingly new forms that set the standard for European Modernism. The Einstein Tower (1917-1924) in Potsdam, Germany, an astronomical observatory characterized by many rounded elements and organic forms, is Mendelsohn’s most famous building and is iconic of the Expressionist movement. In 1933 Mendelsohn fled the nascent Nazi regime and settled in England. Following World War II, Mendelsohn then immigrated to the United States, where he designed a handful of buildings, including two in San Francisco, before his death in 1956. Jewish organizations like Mt. Zion hospital commissioned most of Mendelsohn’s work in the United States. His American buildings included a variety of forms – from the series of dramatic geometric planes the comprises the Jewish temple and community center in St. Louis, Missouri, to the domed temple and community center in Cleveland, to the residential masterpiece of cantilevered boxes for Madeleine Haas and Leon Russell in San Francisco.⁶⁵

The seven-story building Mendelsohn designed for Mt. Zion Rather was designed less as an expression of Mendelsohn’s avant garde past, than as an excellent example of post-World War II high modernism. It featured a nearly all-glass façade on the south side, overlooking the courtyard designed by Thomas Church, and included characteristic projecting curves on each of the full-length balconies of the south façade. When the building’s function changed from a hospital for the chronically ill to a convalescent

⁶³ Ibid., 10-11.

⁶⁴ Ibid., 13-14; Page & Turnbull, “Historic American Building Survey Documentation: Hellman Building.” Prepared for the University of California, San Francisco Campus Planning, October 11, 2006, pp. 10-11; Degenkolb Engineers, “UCSF Medical Center at Mount Zion, San Francisco,” December 29, 2000, p. 10.

⁶⁵ University of California San Francisco, “University of California San Francisco – Mount Zion Hospital and Medical Center Proposed Integration Agreement: Environmental Impact Report,” (January 1990), 100-104.

home, the glass was removed and largely filled in, dramatically changing the character of Mendelsohn's design. As mentioned, Thomas Church, a leader in mid-century modernist California landscape architecture, designed Building J1 and J2's courtyard. Though just a small example of his work, the garden featured typical Church elements like a kidney-shaped planter. The concrete planter boxes also function as outdoor furniture.⁶⁶



Left: South façade of Erich Mendelsohn's Building J, with Thomas Church courtyard in view, at the Mt. Zion Campus of UCSF, 1950. Courtesy of SFPL. Right: Same façade in 2010. Photo by Carey & Co., Inc.

Mount Zion Hospital had a long, informal relationship with UCSF. Under the leadership of Dr. Harlod Brunn, the institution joined the University of California Medical School to open the Belle Fleishhacker Scheeline Laboratories in 1931. Over half a century later, in 1985, Mount Zion Hospital and UCSF established an agreement that led to the formal integration of Mount Zion into UCSF in 1990.

Mission Center Building

The Mission Center Building stands in the center of a historically working-class, light industry and warehouse section of the Mission District. Located at 1855 Folsom Street, the building was constructed in 1927 for the Illinois Pacific Glass Co., a company that formed in 1902 when the parent company, Illinois Glass, consolidated its West Coast operations and was embarking on a general period of expansion. In 1925 or 1926 the company incorporated. Not long afterwards, the glass manufacturer opened a manufacturing plant at 1855 Folsom Street. Exactly which products were produced at the San Francisco plant remains unclear, but any of the following products are possibilities: "flint, green, and amber bottles; jars and glass containers of all descriptions; corrugated boxes and corrugated fibre products; bottlers' and preservers' supplies; corks." The corporation subsequently merged with other glass manufacturers, and ultimately operated under the name of Owens Illinois Glass Company, one of the largest glass manufacturers in the country, from 1932 onward. Manufacturing continued at the Folsom Street plant until 1943.⁶⁷

A variety of tenants have occupied the building since the glass works vacated it. It served as a medical supply depot in 1943, followed by warehouse facilities for the department store F. W. Woolworths

⁶⁶ Ibid.; Historic photographs, History Center, San Francisco Public Library.

⁶⁷ Bill Lockhart, et al, "The Dating Game," *Bottles and Extras* (Fall 2005), 2-9; Sanborn Fire Insurance Company. "San Francisco," vol. 2 (1949), sheet 206; San Francisco City Directories.

beginning in the late 1940s. Between 1975-1982 the building hosted the first incarnation of the city's Mexican Museum, whose original mission was "to foster the exhibition, conservation, and dissemination of Mexican and Chicano art and culture for all peoples." UCSF acquired the property in 1992 and has used it largely for administrative units and some research space since then.⁶⁸

In 1978, the prominent architectural firm Esherick, Homsey, Dodge, and Davis (EHDD) embarked upon a major rehabilitation of the building and conversion of the warehouse space to offices and labs. Joseph Esherick founded the firm in the 1940s and built his reputation on designing masterpieces of residential architecture in the Second Bay Tradition throughout the 1950s and 1960s. The firm's foray into larger-scale commercial and institutional architecture began with San Francisco's famed Cannery development. For this project, EHDD converted the Del Monte warehouse located along the city's northern waterfront into a bizarre of restaurants and retail shops. It was wildly successful and a significant contributor to the transformation of San Francisco's Fisherman's Wharf area from a working-class, working wharf into a major tourist attraction. The extent of EHDD's work at 1855 Folsom remains unclear, but it likely included window replacements, enclosures, or other modifications; enclosure of former loading dock areas and related metal roll-up doors; installation of a semi-open stairwell; and extensive interior modifications.

People

UCSF can attribute its phenomenal success as an internationally renowned research and medical institution to a number of individuals. The following list of people emphasizes those individuals who contributed to the university since World War II, as this survey emphasizes the postwar period. Their accomplishments are varied, from founding departments, research institutes and degree programs, to advocating for the needs and rights of graduate students and minorities on campus, and securing extramural funding to support path breaking work at the university. Complete biographies of the individuals listed below, as well as biographies of more people who have been instrumental in the entire history of UCSF since its founding as part of the Affiliated Colleges, can be found at <http://history.library.ucsf.edu/people.html>.

- Pearl Ida Castile (1891-1974), School of Nursing
- Julius Comroe (1911-1984), Cardiovascular Research Institute (CVRI)
- Robert Henry Credé (1915-1996), Division of Ambulatory and Community Medicine
- Troy Cook Daniels (1899-1985), School of Pharmacy
- Haile T. Debas (1937-), Department of Surgery, Dean of the UCSF School of Medicine
- Herbert McLean Evans (1882-1971), endocrinology, Department of History of Medicine
- Willard Corwin Fleming (1899-1972), School of Dentistry
- Zach W. Hall , Neurobiology, Department of Physiology
- Harold A. Harper (1911-1988), first dean of the UCSF Graduate Division
- Lloyd M. Kozloff, molecular biology

⁶⁸ Mexican Museum. <http://www.mexicanmuseum.org> (accessed July 28, 2010); Sanborn Fire Insurance Company, "San Francisco," vol. 2 (1949), sheet 206; San Francisco City Directories; UCSF. "Long Range Development Plan." 1996.

- Philip Randolph Lee (1924-), chancellor, founder of UCSF Institute for Health Policy Studies (IHPS)
- Joanne Lewis, first Affirmative Action Coordinator for UCSF, co-founder of the UCSF Black Caucus, and key administrative figure
- Choh Hao Li (1913-1987), Director of the Hormone Research Laboratory
- Helen Nahm (1901-1992), Dean of UCSF School of Nursing, established doctoral program in nursing
- Eric Owyang (1918-1993), School of Pharmacy, clinical pharmacy service
- William J. Rutter, founding faculty member, Department of Biochemistry and Biophysics
- John B. de C. M. Saunders (1903-1991), sixty years with UCSF; Chair of the Department of History of Health Sciences from 1942 to 1975, Dean of the UCSF School of Medicine 1956-63, University Librarian from 1943 to 1971, first UCSF Provost from 1958 to 1964, and the first Chancellor of UCSF, from 1964 to 1966
- Steven A. Schroeder, created a Division of General Internal Medicine, core faculty member of UCSF Institute for Health Policy Studies
- Gordon M. Tompkins (1926-1975), Department of Biochemistry

Master Architects

Most of the buildings at the University of California, San Francisco, Medical Center – from Parnassus to Mt. Zion and Mission Bay were designed by highly regarded mid-century masters. Brief biographies of the most prominent among them follow.

Anshen & Allen

The architectural firm of Anshen & Allen designed Long Hospital, which was completed in 1982. S. Robert Anshen and W. Stephen Allen formed a partnership in San Francisco in 1939 and rose to prominence as leaders in modernist design during the 1950s. During that period, Anshen & Allen teamed with famous builder Joseph L. Eichler to design several models of modern suburban residences. In addition, Anshen & Allen won contracts to design several buildings for the sciences at the University of California, Berkeley, including the chemistry and chemical engineering building, Hildebrand Hall (designed 1950, constructed 1963); Latimer Hall (designed 1950, constructed 1963), also a chemistry building; Lawrence Hall of Science (1962), a science museum for children; the Physical Sciences Lecture hall (1964); and the Silver Laboratory (formerly the Space Sciences Lab, 1964-1966). Eventually, Anshen & Allen came to specialize in hospital architecture and grew to encompass over 400 employees in four offices in San Francisco, Seattle, Boston, and London.⁶⁹

Esherick Homsey Dodge & Davis (EHDD)

⁶⁹ Anshen & Allen, <http://www.anshen.com> (accessed February 12, 2010); Online Archive of California, www.oac.cdlib.org (accessed February 12, 2010); Annmarie Adams, "The Eichler Home: Intention and Experience in Postwar Suburbia," *Perspectives in Vernacular Architecture*, 5: Gender, Class, and Shelter (1995), 167.

Joseph Esherick (1914-1998) was one of California's preeminent architects of the late twentieth century and one of the last practitioners of the Bay Tradition Style. Born in Philadelphia in 1914, Joseph Esherick earned a Bachelor of Architecture degree from the University of Pennsylvania in 1937, then headed by August Pret and steeped in Beaux-Arts Classicism. Esherick was also deeply influenced by his uncle, Wharton Esherick, who was a sculptor and instilled in his nephew a life-long appreciation for materials and form. In 1938 Joseph Esherick relocated to San Francisco where he found employment in the offices of Gardner Dailey, one of the most influential residential designers in the San Francisco Bay Area during the decades before World War II. Before long, Esherick shed much of the formalism and Classicism of his Beaux-Arts training for the informal principles and regional vernacular of San Francisco Bay Tradition architecture. Initially influenced by the International Style principles that William Wurster applied to the Bay Tradition, Joseph Esherick developed his own theories and introduced postmodernism into the regional idiom. Over the course of his career, Joseph Esherick and his firm EHDD designed some of the most iconic buildings of northern California, including dozens of remarkable houses, including some at Sea Ranch along the Sonoma Coast, San Francisco's Cannery, Wurster Hall (the building that houses the College of Environmental Design at the University of California, Berkeley, which Esherick founded in 1959), several Bay Area Rapid Transit (BART) stations, and the Monterey Bay Aquarium. Esherick's life's work earned him the gold medal of the American Institute of Architects, placing him in the company of Frank Lloyd Wright, Le Corbusier, and Mies van der Rohe. In 1978, EHDD remodeled the old warehouse that now serves as the Mission Center Building at 1855 Folsom Street.⁷⁰

John Funk (1908-1993)

John Funk was born to a poor farming family in Upland, San Bernardino County, California, in 1908, and became a leading practitioner of modernist architecture in the San Francisco Bay Area. After graduating from the University of California, Berkeley, with a Masters in Architecture in 1935, Funk found employment in the office of William Wurster, the Bay Area's pioneer regional modernist. Four years later Funk established his own practice and, in a highly unusual move for the white male-dominated profession, hired a number of women and minorities.

One of Funk's earliest residential designs, the Heckendorf House in Modesto, California, catapulted Funk to international acclaim and ensured his place in the pantheon of mid-century leaders in the architectural profession. In 1942 the Museum of Modern Art included the simple, Bay Region Style Heckendorf House in its high profile exhibition of modernist masters, including Frank Lloyd Wright, Le Corbusier, Richard Neutra, and Walter Gropius. Two years later, the house was shown in Stockholm. Other influential Bay Region designs include Funk's house for the Greenwood Commons complex in Berkeley in 1952, for which William Wurster and Joseph Esherick, among others, designed houses, as well as his own home in Lafayette (1945), the Heymes House in San Francisco (1948), and the Zuckerman House in Berkeley (1949). Funk's progressive politics also inclined him to contribute to low-cost wartime housing and the utopian (but failed) Ladera housing development in Portola Valley. A gardening enthusiast, he frequently collaborated with master landscape architect Garrett Eckbo and Lawrence Halprin.⁷¹

By the late 1950s Funk turned his attention to more lucrative institutional projects. In addition to the School of Dentistry building at UCSF (1979), which Funk regarded as one of his more successful

⁷⁰ Ralph Blumenthal, "Joseph Esherick, 83, an Acclaimed Architect," *New York Times*, December 25, 1998, p. B11.

⁷¹ Dave Weinstein, "A Mecca for Modernism: John Funk Pioneered Cutting-Edge Architecture in the Bay Area," *San Francisco Chronicle*, November 1, 2003, p. E1; Inventory of the John Funk Collection, biographical note, Environmental Design Archives, University of California, Berkeley, <http://oac.cdlib.org> (accessed February 25, 2010).

institutional designs, Funk designed several buildings at the University of California, Davis, and the Cowell Student Health Center at the University of California, Santa Cruz. Funk died in 1993.⁷²

Lawrence Halprin

Lawrence Halprin, who completed the landscape design for Aldea San Miguel Married Student Housing at UCSF, was born in 1916 in Brooklyn, New York, and earned a degree in plant sciences from Cornell in 1939. An M.S. in horticulture from the University of Wisconsin, Madison, followed in 1941, and Halprin enrolled in Harvard University's Graduate School of Design in 1942.⁷³ Harvard introduced Halprin to the latest minds and theories in modernism. His professors included such modernist icons as Walter Gropius, and his classmates included future stars like Philip Johnson and I. M. Pei. Halprin also met West Coast architect William Wurster, then Dean of the School of Architecture at nearby MIT and husband of urban housing specialist Catherine Bauer, who taught at Harvard. These two minds emphasized the importance in design of the everyday, particularly simplicity, function, and site, as well as the social context.⁷⁴

Halprin landed in California during World War II and joined the office of Thomas Church, then the most famous landscape architect in the state, if not the country. While periods of relaxed formalism bookended Church's career, the years that Halprin worked for Church were the latter's most innovative and sophisticated years, a period of high modernism during which Church experimented significantly with form. Two of Church's most celebrated creations date to this period, including the beach-front Martin garden in Aptos, and the Donnell garden in Sonoma County. Lawrence Halprin designed the kidney-shaped pool of the Donnell garden, the pool that has become perhaps the most famous iconic of modernist landscape design. Principles that Halprin may have taken away from Church were the idea of the garden as a room, and the idea that gardens are for people, not just pretty sites to view.⁷⁵

After three years with Church, Halprin opened a private practice in San Francisco. He soon established an aesthetic that differed significantly from that of Church. He kept formal landscaping to a minimum, preferring to work with the natural contours of the landscape and pre-existing flora, and he gradually terraced landscapes with paths and steps. Halprin's reputation gained international prominence. Among his most celebrated achievements are Ghirardelli Square, for which he teamed again with Wurster, Justin Herman Plaza, One Post Plaza, the Bank of America Building, and Levi Plaza – all in San Francisco; Sea Ranch, for which he teamed with the state's most prominent mid-century architects; Lovejoy Plaza and Auditorium Forecourt (Ira Keller Fountain) in Portland, Oregon; Seattle Freeway Park; and the Franklin Delano Roosevelt Monument in Washington, DC. Halprin also designed several urban spaces in Israel. The influence of dramatic rock formations, waterfalls and springs, the beauty of untamed nature, and abstract impressionism are clearly evident in Halprin's signature works. Lawrence Halprin died in October 2009.⁷⁶

Marquis & Stoller Architects

Robert Marquis (1927-1995) and Claude Stoller (1921-) formed the architectural firm of Marquis & Stoller Architects in San Francisco in 1956. Marquis was born in Stuttgart, Germany, and studied architecture at the Accademia delle Belle Arti in Florence, Italy, and at the University of Southern

⁷² Ibid.; Weinstein, "A Mecca for Modernism."

⁷³ Lynne Creighton Neall, ed., *Lawrence Halprin: Changing Places* (San Francisco, 1986), 114-115.

⁷⁴ Ibid.; Treib, "Feeling of Function;" Gwendolyn Wright, "A Partnership: Catherine Bauer and William Wurster," in Treib, *An Everyday Modernism*, 184-203.

⁷⁵ Neall, *Lawrence Halprin*, 115; see also Marc Treib, ed., *Thomas Church, Landscape Architect: Designing a Modern California Landscape* (San Francisco, 2003).

⁷⁶ John King, "Lawrence Halprin – Landscape Architect – Dies," *San Francisco Chronicle*, October 27, 2009, p. A1.

California before relocating to San Francisco. Stoller was born and raised in the Bronx, New York. He studied architecture at Black Mountain College after seeing some work from that exhibition represented at the 1928 Bauhaus exhibition at the Museum of Modern Art in New York. He also studied at the Harvard Graduate School of Design and at the University of Florence. After teaching at Washington University in St. Louis, Missouri, for a short period, Stoller relocated to San Francisco. A year later, he teamed up with Marquis. The firm engaged in projects of all types, from residential to religious, commercial, and institutional, and won many awards. Among the firm's projects were St. Francis Square, a low to moderate-income housing project; the Petaluma campus of Santa Rosa Junior College, the Albany Library and Community Center, the San Francisco International Airport south terminal modernization; the Primate Center at the San Francisco Zoo, and the Rosa Parks Senior Apartments in San Francisco. Stoller also remained active in education, running workshops in Berkeley and eventually establishing the Continuing Education in Environmental Design program for University of California Extension. He also served on planning commissions and other public and profession committees. Marquis & Stoller designed Surge for UCSF in 1965.⁷⁷

George Matsumoto

Celebrated architect George Matsumoto designed the School of Nursing Building in 1972. Born in San Francisco in 1922 to Mauroku and Ise Matsumoto, George Matsumoto began his undergraduate education in architecture at the University of California, Berkeley. When Executive Order 9066 forced the relocation of Japanese Americans from the Pacific Coast to inland areas, however, Matsumoto transferred to Washington University in St. Louis, Missouri. Upon graduating in 1943, Matsumoto won a scholarship to study with master modernist architect Eliel Saarinen at Cranbrook Academy of Art in Michigan, and graduated with honors in 1945. Over the next three years Matsumoto worked in a variety of offices, including Skidmore, Owings & Merrill in Chicago, Saarinen and Swanson (Eliel Saarinen and J. Robert F. Swanson were business partners from 1943-1947), followed by a year in private practice. The University of Oklahoma hired Matsumoto in 1948, but Matsumoto followed fellow professor and champion of modernism, Henry L. Kamphoefner, to North Carolina State University (NCSU) School of Design. Kamphoefner became Dean of the School of Design, and Matsumoto remained there until 1961. That year, Matsumoto returned to California. He taught at the University of California School of Environmental Design, at Berkeley, and opened a private practice in San Francisco. He is now retired and lives in Oakland, California.⁷⁸

Matsumoto produced a prolific portfolio of modernist designs for a broad range of building types. His residential work, which ended once he returned to California in 1961, are characterized by flat roofs, "an unobstructed internal view from one end of the house to the other, terrazzo floors, natural woods for walls and ceilings, mahogany cabinetry, large windows in the rear, and small but highly functional kitchens." Apart from houses, for which Matsumoto is best remembered, Matsumoto designed an addition for the NCSU School of Design, contributed to the design of the Kansas City Art Institute, the Bechtel Engineering Center at UC Berkeley (1980), and Gateway Plaza in Los Gatos (1965).⁷⁹

⁷⁷ Environmental Design Archives, University of California, Berkeley, draft finding aid for Claude Stoller Collection, 1957-1996; Gerald D. Adams, "Award-Winning Architect," *San Francisco Examiner*, January 5, 1995, p. A; "Robert Marquis," Pacific Coast Architecture Database, <https://digital.lib.washington.edu/architect/architects/430> (accessed February 26, 2010).

⁷⁸ "George Matsumoto, FAIA," <http://www.lib.ncsu.edu/exhibits/matsumoto/matsbio.htm> (accessed February 12, 2010); "George Matsumoto, FAIA," <http://www.trianglemodernisthouses.com/matsumoto.htm> (accessed February 12, 2010).

⁷⁹ Ibid., "George Matsumoto, FAIA," <http://www.lib.ncsu.edu/exhibits/matsumoto/matsbio.htm> (accessed February 12, 2010); Online Archive of California, www.oac.cdlib.org (accessed February 12, 2010).

Reid, Rockwell, Banwell & Tarics

John Lyon Reid, Burton Rockwell, Jr., Richard Banwell, and Sandor Tarics formed a partnership in 1962. Of the four architects, John Lyon Reid and Sandor Tarics appear to have been the most prominent, or, at least, the most information is known about these two men. Reid was born in Seattle, Washington, in 1906, and raised in Fresno, California. He graduated with a Bachelor of Arts and a Masters degree from the University of California, Berkeley, in 1929. He then studied architecture at and earned a Masters in Architecture from the Massachusetts Institute of Technology in 1931. Reid taught at MIT and worked in multiple architecture firms in Boston and San Francisco before forming Bamberger and Reid in 1946. Two years later Reid established his own practice and established a reputation as a “pioneer in designing educational facilities providing enough flexibility to allow for changes in teaching methods without necessitating changes in the building.”⁸⁰ He later established Reid, Rockwell, Banwell, and Tarics in 1962. In addition to practicing architecture, Reid taught at MIT and Berkeley. He earned a Medal of Honor for Distinction in Architecture from Rice University in 1962, and he died in 1982.

Sandor (Alexander) Tarics was born in Hungary in 1913 and played for the gold medal award winning water polo team at the Berlin Olympics of 1936. He earned his undergraduate degree from Joseph Nador Technical University in Budapest, followed by a doctoral degree in Civil Engineering with an emphasis in Geodesy in 1943. Tarics immigrated to the United States in 1948, where he taught in Fort Wayne, Indiana, and in 1950 Tarics relocated to the San Francisco Bay Area and joined John Lyon Reid’s architecture and engineering firm. Tarics earned several awards and patents during his career. He continued to head the firm after Reid died and is now retired in Belvedere, Marin County, California.⁸¹

The firm designed schools, hospitals, churches, and industrial buildings, and specialized in earthquake protection technology. In addition to the Health Sciences buildings and Crede Ambulatory Center at UCSF, Reid, Rockwell, Banwell & Tarics designed schools for the cities of Belmont, Fairfax, Martinez, Ross, Carmichael, and San Mateo; the Donnelly Memorial Chapel at Pebble Beach; and building for UC Berkeley and UC Santa Cruz. For the Foothill Community Law and Justice Center in Rancho Cucamonga, California, Tarics introduced a base isolation system, pioneering a technology that Tarics claimed “will not only survive earthquakes... but will come through with very little of the damage that often renders earthquake-proof buildings unfit for use after a quake has struck.”⁸²

George T. Rockrise

Born in 1917 in New York City to Agnes and Thomas Rockrise, a successful architect, George T. Rockrise earned his undergraduate degree from Syracuse University in 1930. After working in several small architectural and construction firms, Rockrise was awarded a University Fellowship at Columbia University in 1940. He graduated with an M.S. in architecture from Columbia in 1941. After a stint with the Panama Canal Service, Rockrise worked with Edward Stone in New York City, followed by Skidmore, Owings, & Merrill where Rockrise met and worked with such Modernist superstars as Le Corbusier, Niemayer, and Markelius. Thomas Church, the San Francisco Bay Area’s preeminent modernist landscape architect persuaded Rockrise to relocate to San Francisco in 1947. There, Rockrise

⁸⁰ “John Lyon Reid, FAIA,” *AIA Journal*, 71 (December 1982), 80.

⁸¹ <http://alexandertarics.com> (accessed February 26, 2010).

⁸² David Hill, “Shock Absorbers on the San Andreas Fault,” *Popular Science*, 227 (August 1985), 62; “Reid, John,” Pacific Coast Architecture Database (PCAD), <https://digital.lib.washington.edu/architect/architects> (accessed February 12, 2010); “Tarics, Sandor (Alexander),” in *ibid*; <http://alexandertarics.com> (accessed February 16, 2010); UCSF, “Parnassus Campus Tour,” June 14, 2001. Provided to Carey & Co. by Allen Chung; UCSF, “U. C. San Francisco Buildings and Landmarks: Major Buildings Completed since 1968,” provided to Carey & Co. by UCSF; Kim A. O’Connell, “Seismic Forces,” *Traditional Building* (October 2007), at <http://traditional-building.com> (accessed February 12, 2010).

worked with Lawrence Halprin and June Meehan. He also started lecturing at Stanford University and UC Berkeley.

In 1949 Rockrise established his own practice. Among the notable accomplishments to emerge from his office were the U. S. Consulate in Fukuoka, Japan, and “What to Do About Market Street,” a collaborative project with Lawrence Halprin and L. Livingston. Rockrise was also the primary architect of Aldea San Miguel married student housing accommodations in 1960, and he designed University House between 1964 and 1966. He remodeled the latter in 1969, at which point he also designed the carport. With the addition of partners Robert Odermatt, Robert Mountjoy, and James Amis in 1968, Rockrise’s practice became known as ROMA. In addition to building a distinguished architectural practice, Rockrise engaged in significant public service; he was a consultant to the U. S. State Department for diplomatic buildings in Germany, South America, and the Middle East; served as an advisor to the Department of Housing and Urban Development. Rockridge also won several awards, including a Fulbright Scholarship in 1978, and several grants from the National Endowment for the Arts. (ENVI)

Robert Royston

Robert Royston, who designed the landscape for the School of Dentistry building at UCSF as well as Saunders Court, was born in San Francisco in 1918, but grew up on his father’s walnut farm in Morgan Hill, in Santa Clara County. While studying landscape architecture in the School of Agriculture at the University of California, Berkeley, Royston began working part-time for pioneering modernist landscape architect Thomas Church. He became a full-time employee after graduating from Berkeley in 1940, and he could have rejoined the firm as a partner following World War II, but Royston decided to team with friend and contemporary Garret Eckbo. Together, Royston and Eckbo contributed to the modernist revolution in landscape architectural design, with Eckbo overseeing the Los Angeles office, and Royston managing the San Francisco office. Partners changed over the years, with the last incarnation known as Royston, Hanamoto, Alley & Abey, or RHAA.⁸³

Whether he was designing small residential gardens or large public playground, Royston was more interested in the utilitarian nature of space and the feeling that spaces created rather than aesthetics. Thus, Royston commonly employed ample hardscape – wooden decks, concrete patios, pavers – covered with benches, shade structures, and playgrounds to create useable space for everybody from children to the elderly. Plantings were minimal and created texture rather than color. Inspired by such artists as Joan Miro, Royston’s minimalist designs were known to be whimsical and playful too. Among the hundreds of landscapes that Royston designed in such far flung places as Venezuela, Chile, Mexico, Canada, Singapore, and Malaysia, are St. Mary’s Square and Portsmouth Square in San Francisco; Mitchell Park and Bowden Park in Palo Alto; Central Park in Santa Clara; and Vallejo’s Civic Center.⁸⁴

Royston could boast of many professional honors when he retired in 1998. According to an obituary at the time of Royston’s death in 2008, he earned over 70 design awards over the course of his career, and received “Fellow of the American Society of Landscape Architects; the American Institute of Architects Medal [the highest honor in the field]; the Award of Honor in Landscape architecture of the City of San

⁸³ “Royston, Robert N.” *San Francisco Chronicle*. September 22, 2008, p. Z99; David Weinstein, “Appreciation: Robert Royston,” in *ibid.*, November 8, 2008, p. F6; Weinstein, “Painting an Abstract Landscape,” in *ibid.*, December 2, 2006, p. F1; Kelly Zito, “Robert Royston, Landscape Architect, Dies,” in *ibid.*, September 21, 2008, p. B1.

⁸⁴ *Ibid.*

Francisco Art Commission; Honorary Fellow of the Australian Institute of Landscape Architect; and the American Society of Landscape Architects Medal, the highest award of that professional organization.”⁸⁵

DESCRIPTION AND EVALUATION OF IDENTIFIED RESOURCES

The following sections provides a description and evaluation of each potential resource, including the potential 3rd Avenue Historic District and its eight individual contributors; 12 individually eligible resources; 5 resources that will likely become eligible for the NRHP/CRHR when they reach fifty years of age; and one resource that may be a contributor to a potential historic district if more research is completed to determine the district’s eligibility.

3rd Avenue Historic District

The 3rd Avenue Historic District is located in the Inner Sunset neighborhood of San Francisco, just north of the University of California San Francisco’s Parnassus campus. The proposed district is comprised of eight parcels on the east side of 3rd Avenue between Irving Street at the north and Parnassus Avenue at the south. 3rd Avenue slopes steeply uphill towards Parnassus Avenue. The east side of the street is paved with brick masonry and the sidewalk features regularly spaced, mature trees. The district is entirely built out and residential in character with no public parkland or open space within its boundaries. It appears eligible for listing in the NRHP/CRHR under Criterion C/3 (Design/Construction) with a period of significance of 1909-1911.

Developed between 1909 and 1911, the district is highly cohesive in regard to scale, building typology, materials, architectural style and relationship to the street. All of the buildings are three stories-over-basement, wood-frame residences. The buildings are rectangular in plan, constructed to the property line at the street, and occupy the width of the lot. They are designed in an eclectic interpretation of the Craftsman style and feature a masonry base of concrete or brick veneer, wood shingles or stucco on the upper stories, and six of the eight features a side gable roof clad in shingles with a west facing shed dormer. All of the buildings have stairs that lead to a recessed entry or porch and many of the facades feature boxed, canted or octagonal bay windows and decorative wood brackets at the second story and roof. The buildings have few alterations, with the most common being a garage punched into the basement story. Other alterations include some replacement of wood shingles or siding with stucco cladding and brick veneer at the base.

Following the earthquake and fires of 1906, which decimated the most densely settled portions of the city and displaced thousands of residents, C. A. Rushton, Charles G. Stuhr, and Michael C. Rench, joined builders, contractors, and developers throughout the city in transforming the dunes of the “Great Sandbank” on the west side of the city into vast residential neighborhoods and commercial strips. The combined efforts of these small-scale developers included the eight parcels of the proposed 3rd Avenue Historic District. Together, these men, who are not known to have collaborated, created a remarkably cohesive group of Craftsman homes for the middle-class.

Charles A. Rushton developed the first of the eight parcels in 1909 with the construction of 1362 3rd Avenue. Little is known about Rushton, but he was an early developer of the Richmond District, with work dating back at least to the mid-1890s. The residence he built at 1362 3rd Avenue set the standard for the scale and aesthetics development of the proposed historic district. Rectangular in plan, the wood-shingle clad building stands is two-stories over a brick clad basement. It features a side gable roof with a

⁸⁵ “Royston, Robert N.”

wide shed dormer, heavy wood brackets that support the roof, angled bays in the second story, and recessed porch. The first story also has a boxed bay window.

Charles G. Stuhr followed Rushton's precedent on this block of 3rd Avenue. Stuhr was the most prominent among the three developers, having developed dozens of properties in Eureka Valley, the Sunset District, and around Parnassus Avenue. Within the proposed district, he built 1338 3rd Avenue (1911), 1338 3rd Avenue (1910), 1344 3rd Avenue (1910), and 1350 3rd Avenue (1911). Although permits were not available for 1326 or 1356 3rd Avenue, both addresses first appear in the historical record in 1912. Their scale and design suggest that they, too, were built by Stuhr in 1911. While Stuhr incorporated some Tudor revival elements into some of the houses – half timbering for 1338 3rd Avenue and an oriel bay window for 1344 3rd Avenue – the houses he built on 3rd Avenue essentially follow the same design guidelines as those that Charles Rushton established in 1909 with 1362 3rd Avenue.

Andrew Hendry, secretary of the Union Machine Co. in the South of Market area, commissioned Michael C. Rench, a builder, to construct 1320 3rd Avenue in 1911. Little is known about Rench, except that he built homes as early as 1909 and built homes on speculation in the Westwood Park development during the 1920s before relocating to San Mateo County. Like his predecessors, Rench built a two-story over basement, Craftsman style residence with a side gable roof and shed dormer, brick clad basement, recessed entry, bay windows at the first and second floors, and heavy wood brackets below the bays and second, overhanging story.

As reflected in its architecture, the 3rd Avenue Historic District developed during the height in popularity of the Craftsman style. The Craftsman style was popular for smaller houses built throughout the United States during the period from about 1905 until the early 1920s. Gustav Stickley is perhaps the most famous advocate nationally for Craftsman homes, furniture, and accessories, while California architects like Greene and Greene in Pasadena and Bernard Maybeck in the San Francisco Bay Area created regional versions of Craftsman, or Arts and Crafts homes. Popular magazines, like *Sunset*, *Woman's World*, *Better Homes and Gardens*, and *The Craftsman*, published photographs and illustrations of grand and modest Craftsman homes, thus familiarizing the nation with the style. As a result, a flood of pattern books appeared offering plans for Craftsman homes. They quickly became the most popular and fashionable house style in the country for middle-class residents moving to newly created suburbs or urban tracts like 3rd Avenue that lay outside the dense centers of commerce and trade. Not coincidentally, the 3rd Avenue Historic District attracted an eclectic mix of middle-class residents, including clerks, merchants, engineers, architects, and many housewives.

The 3rd Avenue Historic District thus appears eligible for listing in the NRHP/CRHR Criterion C/3. While none of the houses were designed by master architects and individually they do not achieve a high level of artistry, the group of eight buildings stands as an intact cluster of residential architecture that is remarkably similar in scale and design, representing a distinctive style from a particular era. More specifically, the buildings feature distinctive characteristics of early twentieth-century Craftsman style, such as low-pitched, gabled or hipped roofs, deeply overhanging eaves with exposed rafter tails and/or decorative brackets, a front porch located beneath the extension of the main roof, double-hung windows, and a mixture of building materials such as masonry and woodwork, mixed with vernacular features like boxed, canted or octagonal bay windows, and west facing dormer windows.

Although the buildings have undergone some alterations, including some window replacements and, most notably, garages in the basement, the district as a whole retains a high degree of integrity. The 3rd Avenue Historic District possesses integrity of location as none of the residences have been moved. The buildings in the district retain integrity of design in their spatial relationships to each other and their

similar size, scale, and massing, which give the streetscape its distinct visual rhythm. The buildings retain integrity of setting in their relationship to the slope of the hill, with full basements and stairs leading up to entrances on the first story, and as situated in a residential neighborhood. Despite alterations, the district retains the key exterior materials, especially decorative features, dating from the period of significance that are combined in a particular eclectic configuration that defines the district's sense time and place. The workmanship is revealed in the regional application of the Craftsman style. The properties retain integrity of feeling and association in that they convey the feeling of an early twentieth-century suburb.

The following eight buildings are potential contributors to the 3rd Avenue Historic District:

1320 3rd Avenue

Built in 1912, this three-story-over-basement, residential building is rectangular in plan and occupies the width of the lot. Stucco covers the façade. The asphalt shingle-clad, cross-gabled roof features a projecting cornice with exposed rafter tails and a west-facing dormer with two 6-lite windows. The façade has a concrete masonry block base with a central garage door. The automobile entry has been infilled with wood siding and contemporary wood-sash windows, and a stone planter now stands front of the opening. A pedestrian door opens to the north of the planter, and to the south a flight of stairs rises to the recessed main entrance, which features a wood door with a trefoil window. At the first floor, decorative wood brackets support a box bay window with three 12-lite clerestory windows over four single-pane hopper windows. The second floor overhangs the first floor, with decorative brackets underneath, and features an octagonal bay window with four, 9-over-1, double-hung windows. Alterations include the garage entrance.

1326 3rd Avenue

Built in 1912, this three-story-over-basement residential building is rectangular in plan and occupies the width of the lot. The façade features a variety of cladding, including brick veneer at the ground floor, stucco at the first floor and roof dormer, and wood shingles at the second floor. The primary window type is wood sash, double hung. The asphalt shingle-clad, cross-gabled roof features a projecting cornice with exposed rafter tails and a west-facing dormer with three windows. The façade has a central garage door and a pedestrian door to the north. A brick planter separates the garage door from the main entry to the south, which features stone steps leading up to a wood, glazed door. At the first floor, two decorative wood brackets support a central canted bay with three one-over-one windows, with a double-hung window to the north of the bay window. The second floor overhangs the first, with decorative brackets underneath, and features six, three-over-one windows. Alterations include the garage door and planter.

1332 3rd Avenue

Built in 1915, this three-story-over-basement residential building is rectangular in plan and occupies the width of the lot. Wood shingles clad the building. The primary window type is wood sash, one over one with diamond-shaped muntins in the upper sash. The asphalt shingle-clad, cross-gabled roof features a projecting cornice with decorative brackets and a west-facing dormer with exposed rafter tails and two windows with diamond-shaped lites. The façade has a brick base with a central garage door and a pedestrian door and double-hung window to the south. To the north of the garage door, the recessed main entrance features stone stairs leading up to a wood, multi-lite door flanked by multi-lite sidelites. At the first floor, decorative wood brackets support a central canted bay window with three diamond-lite clerestory windows over five single-pane windows. The second floor overhangs the first and features two additional canted bay windows supported by decorative wood brackets. Each second floor bay contains wood-sash, double-hung windows with diamond lites on the upper sash. Alterations include the garage door.

1338 3rd Avenue

Built in 1913, this three-story-over-basement residential building is rectangular in plan and occupies the width of the lot. Stucco clads the façade, which is also ornamented with wood trim. The asphalt shingle-clad, cross-gabled roof features a projecting cornice with exposed rafter tails and a west-facing dormer with four, three-over-three windows. The façade has a brick veneer base with a central garage and a segmental-arched pedestrian door to the north. South of the garage is the recessed main entrance features a shaped opening and a wood, glazed door flanked by multi-lite sidelites. At the first floor, decorative wood brackets support a central projecting bay with four, multi-lite clerestory windows over four single-pane hopper windows. At the second floor, the projecting bay expands to the width of the elevation and features four, wood-sash, nine-over-one windows. Alterations include the garage door.

1344 3rd Avenue

Built in 1912, this two-story-over-basement residential building is rectangular in plan and occupies the width of the lot. Stucco clads the façade. The flat roof features a small parapet with an asphalt shingle-clad visor roof supported by decorative brackets. The façade has a brick veneer base with a garage and a pedestrian door to the north. South of the garage is a recessed main entrance, which features stone stairs leading up to an entry alcove with wood paneling and a single pane window. The main door is wood with 15 lites. At the first floor, a central canted bay window features one wood-sash, one-over-one window on each face. At the second floor, two box bay windows project beneath the visor roof. The north bay features two wood sash, one-over-one windows and the south bay features a wood-sash, one-over-one window. Alterations include the garage door.

1350 3rd Avenue

Built in 1912, this three-story-over-basement residential building is rectangular in plan and occupies the width of the lot. Wood shingles clad the façade. The asphalt shingle-clad, cross-gabled roof features a projecting cornice with exposed rafter tails and a west-facing dormer with two six-lite windows. The front elevation has a brick base with a central garage door, which has been in-filled with a recessed, canted bay window. The bay window has three wood-sash, six-over-one windows and stone planter in front. A recessed pedestrian door opens to the north of the bay window and to the south, stone stairs rise to a recessed main entry alcove. The alcove contains a wood, glazed door and an adjacent stained glass window. At the first floor, a box bay window connects with the overhanging second floor and has a central wood-sash, nine-over-one window flanked by two wood-sash, six-over-one windows, with two wood-sash, three-over-one windows on the sides of the bay. The overhanging second floor features a flared base and decorative brackets underneath. A window grouping with a central, wood-sash nine-over-one window flanked by two wood sash, six-over-one windows opens on the north side of the bay, and a grouping of two wood-sash, nine-over-one windows opens on the south. Alterations include the in-filled garage entrance at the basement level.

1356 3rd Avenue

Built in 1911, this three-story-over-basement residential building is rectangular in plan and occupies the width of the lot. Thin, horizontal wood siding clads the façade. The primary window type is wood sash, three over one, double hung. The asphalt shingle-clad hipped roof features a projecting cornice with decorative brackets and a west-facing dormer with one wood-sash, six-lite window. The front elevation has a brick base with a central garage door and a pedestrian door to the north. To the south, stone stairs rise to the recessed main entry alcove. The alcove contains decorative wood panels; a wood, glazed door; and a side window. A canted bay window with one window per face rises from the first floor to a cornice located between the first and second floors. A similar bay window is located at the second story above the entrance. Alterations include the in-filled garage door.

1362 3rd Avenue

Built in 1909, this three-story-over-basement residential building is rectangular in plan and occupies the width of the lot. Wood shingles cover the façade. The primary window type is wood sash, twelve over one, double hung wood sash. The asphalt shingle-clad, cross-gabled roof features a projecting cornice with exposed rafter tails and a west-facing dormer with two, wood-sash, ten-lite windows. The façade has a brick base with a central garage door that has been in-filled with a flush panel pedestrian door to the south and a sliding aluminum sash window to the north. To the south of the in-filled garage door, stone stairs lead up to the recessed main entry porch. The porch contains a wood, glazed door. At the first floor, a box bay window with a low-pitched, hipped roof and exposed rafter tails has two primary-type windows on the front and two wood-sash, six-over-one windows on the sides. The overhanging second floor features two canted bay windows supported by decorative wood brackets. Each bay window features a low-pitched, hipped roof with exposed rafter tails and a central primary-type window flanked by a six-over-one window. The exposed south elevation of the building abuts an empty lot and features wood shiplap siding with minimal fenestration. Alterations include the in-filled garage door.

1422-1424 5th Avenue

Built in 1922, this two-story-over-basement residential building is rectangular in plan and occupies the width of the lot. Stucco clads the façade. The flat roof features a projecting cornice with brackets and dentil and modillion coursing. The façade has a central garage door flanked by wood-sash, six-lite windows. To the south, stone stairs lead up to the recessed main entrance that features a wood, multi-lite door. At the first floor, a wide, central bay features three wood-sash, six-lite, paired casement windows surmounted by a fan window. At the second floor, the bay expands to nearly the width of the elevation and features four wood-sash, six-lite, paired casement windows surmounted by segmental-arched transom windows. Alterations include the garage door.

While examples of Italian Renaissance style residential buildings abound in San Francisco, the building at 1422-1424 5th Avenue stands as the best expression of this style within the survey area of the UCSF Parnassus Campus and appears to be the best expression of this style within several blocks. Distinctive characteristics of the Italian Renaissance style that 1422-1424 5th Avenue exhibits include a flat roof with broadly overhanging boxed eaves with decorative brackets beneath; symmetrical façade; recessed entry porch; full-length first-story windows with arches above; less elaborate; smaller second-story windows; and stucco cladding. For these reasons, 1422-1424 5th Avenue appears to be eligible for listing in the NRHP/CRHR under Criterion C/3.

1422-1424 5th Avenue retains a high degree of integrity. It retains integrity of location, as it has not moved. The building retains integrity of design in its height, massing, fenestration pattern, and key exterior materials, especially decorative features, dating from the period of significance. The building retains integrity of setting in its relationship to the adjacent properties. The integrity of workmanship is revealed in its application of the Italian Renaissance style, and the building retains integrity of feeling and association in that it conveys the feeling of an Italian Renaissance home of the early twentieth century. Thus, 1422-1426 5th Avenue retains integrity to convey the building's sense of time, place, and historical development to be eligible for the NRHP/CRHR.

1432-1434 5th Avenue

In 2001, architectural historians William Kostura and Ward Hill found the residence at 1432 5th Avenue to be eligible for the CRHR under Criterion 3, as architect Henry Shermund's "only known pure example of the Craftsman Style," and as "a distinctive, and very fine, example of the Style in [the] larger Inner Sunset Area. In particular, the shed roof extensions, the gabled parapets, and the folding windows are unusual if not unique in San Francisco. These elements, along with the shingled exterior, the wooden

brackets, and the sculpted mass of the building, are very effective in evoking the then-contemporary Craftsman Style aesthetic in an urban setting.”

Carey & Co. concurs with the previous evaluation, despite alterations to the building. Since 2001, a garage below the boxed bay window has been installed, resulting in the removal of two heavy brackets below the bay window. The bay window and the window above the entrance have undergone alterations, and the building’s shingles have been replaced as well. These alterations all appear to conform to the *Secretary of the Interior’s Standards for Rehabilitating Historical Buildings* and detract little from its overall integrity. It continues to retain its integrity of location and setting, as well as its overall integrity of design, materials, and workmanship. The building also continues to convey its feeling and association with its significance as an early-twentieth-century Craftsman residential building. In addition to being eligible for the CRHR under Criterion 3, 1432 5th Avenue appears to be eligible for the NRHP under Criterion C and merits a Status Code of 3S.

1468 5th Avenue

Built in 1948, this two-story-over-basement residential building is rectangular in plan and occupies the width of the lot. Stucco clads the façade. The primary window type is wood-sash casement, and the roof is flat. The façade’s first story contains two garage doors flanking an inset entry porch with a wood door. The first floor projects over the ground story. Its southern section has a tripartite window at the first and second stories, while the northern section has an inset balcony with curved corner and with additional windows and a handrail at each story. Four projecting brackets attach to the wall beneath the second-story window. The building does not appear to have undergone alterations.

1468 5th Avenue appears eligible for the NRHP/CRHR under Criteria C/3 as an intact example of an Art Moderne residence with a period of significance of 1948. The Art Moderne style was built from about 1920 to 1940. It was first seen in 1922 in Eliel Saarinen’s second place-entry in the competition for the design of the *Chicago Tribune*’s headquarters and it quickly became the latest architectural fashion. Shortly after 1930 the style was influenced by the streamlined industrial design for ships, airplanes, and automobiles. The smooth surfaces, curved corners, and horizontal emphasis of the Art Moderne style all created the feeling that airstreams could move smoothly over them. Although constructed just beyond the height of the Art Moderne style, 1468 5th Avenue embodies the distinctive characteristics of the style such as an asymmetrical façade, smooth stucco wall surface, flat roof with coping at the roof line, curved corners on the upper story balconies with horizontal balustrade giving the façade a horizontal emphasis. 1468 5th Street appears eligible through survey evaluation for listing in the California Register Criterion 3 (Design/Construction) as the building “embodies the distinctive characteristics of a type, period, and method of construction.”

In addition, the building was constructed by master San Francisco builder, Henry Doelger. Henry Doelger Builder, Inc., was one of the most prominent development firms of the Sunset district, building about 25,000 houses mostly in the Sunset District. Between 1934 and 1941, Doelger was the largest homebuilder in the United States. Nicknamed "Doelger City" and the "White Cliffs of Doelger", the area between 27th and 39th Avenues and Kirkham and Quintara Streets was built up, mostly by Doelger, from the late 1920s to the early 1940s. During peak periods such as the late 1930s, the Doelger organization completed homes at the rate of two per day. 1468 5th Street stands as a late example of a Doelger building. It retains a remarkable degree of integrity in all seven categories, displaying the character defining features of the style and possesses the aspects of design, materials, and workmanship, location, setting, feeling and association.

101 Behr Avenue/Aldea San Miguel 8

Built in 1960, this three-story apartment building is rectangular in plan and occupies a sloping lot with parking on Behr Avenue to the north. Stucco covers the primary (north-south) elevations and vertical wood siding covers the secondary elevations. The primary window type is sliding, aluminum sash. The shallow-pitched gable roof features a wide eave overhang with exposed rafter tails. The north elevation's first floor is buried because of the slope, and it rises two stories above grade with a third-story walkway that connects to a parking lot via a pedestrian bridge. The entry door for each individual unit opens on the north elevation and features a panel door with an adjacent primary-type window. At the east and west elevations, stairs rise to the third floor walkway. The south elevation has all three stories exposed and features cantilevered balconies accessed by aluminum-framed sliding glass doors.

The materials Rockrise used for the student housing, their scale, their immediate access to the outdoors – particularly the sliding glass door and wide balconies – and their siting and landscaping, which landscape architect Lawrence Halprin designed, all conform to the principles of the Second Bay Region Tradition. In terms of integrity Aldea 8 retains a high degree of integrity of location, design, setting, workmanship, feeling and association. Some materials have been replaced, such as wood railings or siding, but these alterations are visually compatible. Therefore, Aldea 8 appears to be eligible for listing NRHP/CRHR under Criterion C/3 as an intact example of Second Bay Region Tradition.

151-177 Johnstone Drive/Aldea San Miguel 10

Built in 1960, this three-story apartment building is rectangular in plan and occupies a sloping lot with parking on Johnstone Drive to the northwest. Stucco covers the primary (east-west) elevations and vertical wood siding covers the secondary elevations. The primary window type is sliding, aluminum sash. The shallow-pitched gable roof features a wide eave overhang with exposed rafter tails. The west elevation's first floor is buried because of the slope, and it rises two stories above grade with a third-story walkway that connects to a parking lot via a pedestrian bridge. The entry door for each individual unit opens on the west elevation and features a panel door with an adjacent primary-type window. At the north and south elevations, stairs rise to the third floor walkway. The east elevation has all three stories exposed and features cantilevered balconies accessed by aluminum-framed sliding glass doors.

The materials Rockrise used for the student housing, their scale, their immediate access to the outdoors – particularly the sliding glass door and wide balconies – and their siting and landscaping, which landscape architect Lawrence Halprin designed, all conform to the principles of the Second Bay Region Tradition. In terms of integrity Aldea 10 retains a high degree of integrity of location, design, setting, workmanship, feeling and association. Some materials have been replaced, such as wood railings or siding, but these alterations are visually compatible. Therefore, Aldea 10 appears to be eligible for listing NRHP/CRHR under Criterion C/3 as an intact example of Second Bay Region Tradition.

121 Johnstone Drive/Aldea San Miguel 12

Built in 1960, this three-story apartment building is rectangular in plan and occupies a sloping lot with parking on Johnstone Drive to the northwest. Stucco covers the primary (east-west) elevations and vertical wood siding covers the secondary elevations. The primary window type is sliding, aluminum sash. The shallow-pitched gable roof features a wide eave overhang with exposed rafter tails. The west elevation's first floor is buried because of the slope, and it rises two stories above grade with a third-story walkway that connects to a parking lot via a pedestrian bridge. The entry door for each individual unit opens on the west elevation and features a panel door with an adjacent primary-type window. At the north and south elevations, stairs rise to the third floor walkway. The east elevation has all three stories exposed and features cantilevered balconies accessed by aluminum-framed sliding glass doors.

The materials Rockrise used for the student housing, their scale, their immediate access to the outdoors – particularly the sliding glass door and wide balconies – and their siting and landscaping, which landscape architect Lawrence Halprin designed, all conform to the principles of the Second Bay Region Tradition. In terms of integrity Aldea 10 retains a high degree of integrity of location, design, setting, workmanship, feeling and association. Some materials have been replaced, such as wood railings or siding, but these alterations are visually compatible. Therefore, Aldea 10 appears to be eligible for listing NRHP/CRHR under Criterion C/3 as an intact example of Second Bay Region Tradition.

745 Parnassus Avenue/Faculty Alumni House

Built in 1915, this two-story building occupies a heavily wooded lot at the southeast corner of 5th Avenue and Judah Street. The L-shaped building faces northwest and wraps around a small enclosed courtyard covered with brick pavers. Textured stucco clads the structure. The primary window type is wood sash, casement. The clay tile-clad, cross-gable roof features exposed rafter tails. The main entrance, which faces the courtyard at the northwest corner of the building, consists of a round projection with a conical roof clad with clay tiles; its door is framed by a deep shaped opening. Three wood, glazed double doors are located at the first story on other side of the main entrance. At the second story, each façade contains four sets of paired casement windows with shutters featuring prominent rivets. The second floor of the west-facing façade overhangs the first and is supported by machicolations. Each gable end features a paired double door at the second story that opens to a small balcony supported by decorative brackets.

The Faculty Alumni House is not known to be associated with persons of significance and therefore does not appear to be eligible for the NRHP/CRHR under Criterion B/2. It does, however, appear to be eligible for the NRHP/CRHR under Criteria A/1 and C/3, for its association with significant developments in the history of UCSF and as an excellent example of Spanish Eclectic architecture with high artistic value. Built for dental students in 1915, the building marks the first attempt to address student needs outside of the classroom. Recreational facilities also coordinated by the dental students followed within a few years. Thus the building expresses early attempts to foster student life at UCSF, rendering it eligible under Criterion A/1. With its stucco cladding, clay tile roof, heavy brackets, rounded entrance and carved archway, the Faculty Alumni House also stands as a fine example of Spanish Eclectic architecture, which was entering its peak of popularity in 1915. The building has not been moved or undergone significant alterations and stands in a residential neighborhood that has changed little since 1915. It thus retains its integrity of location, setting, design, materials, workmanship, feeling, and association.

3333 California Street/Laurel Heights Building

Built in 1957, this four-story building has an irregular plan and occupies the approximate center of an irregular-shaped city block. The intervening spaces are filled with extensive landscaping or parking lots. The concrete slab floors extend beyond the wall surface to form projecting cornices at each floor, and between these projections, an aluminum-sash window wall with dark, slightly mirrored glass forms the exterior walls. Brick veneer covers the walls in certain locations, and the roof is flat. The main entry opens on the north side of the building and features a covered entry with the roof supported on large square brick piers, a small ground-level fountain, and sliding aluminum doors.

The Laurel Heights building appears to be eligible for listing in the NRHP/CRHR under Criteria A/1 and C/3. It stands as the most prominent postwar commercial development in the Laurel Heights neighborhood and dramatically transformed the former cemetery site, rendering it eligible for the NRHP/CRHR under Criterion A/1. No persons of significance are known to be associated with the building; thus it does not appear to be eligible under Criterion B/2. While Edward B. Page was not the most prominent architect in San Francisco during the postwar period, his resume does accord him master

architect status. More importantly, this main building at the Laurel Heights campus is an excellent example of mid-century Modernism and the International Style. Its horizontality makes it a particularly good regional example of the architectural style. For these reasons the building appears to be eligible for the NRHP/CRHR under Criterion C/3.

The Firemen's Fund Insurance Company Building at Laurel Heights retains excellent integrity. It has not been moved and its surroundings have not undergone many alterations. Thus the building retains its integrity in all seven categories – location, setting, design, materials, workmanship, feeling, and association.

513 Parnassus Avenue/Medical Sciences Building

Built in 1954, this L-shaped building rises 17 stories on a steel structural frame and forms the east boundary and part of the north boundary of the Parnassus Heights campus' Saunders Courtyard. The north elevation faces Parnassus Avenue and features ten structural bays. Masonry panels clad the first and tenth bays. In the remaining bays, masonry spandrels with horizontal ribbing separate horizontal bands of aluminum windows. Four exhaust shafts enclosed in masonry panels project from the wall surface and rise from the second story to above the roof line. The ground floor features floor-to-ceiling aluminum windows separated by dark masonry panels at the structural columns. Monumental stairs rise approximately four feet above the sidewalk level to the main entry, where three columns support a flat entry roof. On the south and west elevations facing Saunders Courtyard, masonry panels cover the wall surfaces and separate horizontal bands of aluminum windows. Projecting metal brackets used to support exposed mechanical pipes and ducts attach to the wall surface in line with the structural columns.

The Medical Sciences Building was constructed at a time when UCSF was undergoing its most significant metamorphosis since the Affiliated Colleges were founded in the 1890s. Enrollment skyrocketed during the postwar years and the institution received unprecedented levels of government funding for research and curriculum development. New buildings were added rapidly to meet the demand and reflect the growing prestige. Within this context, MSB appears eligible for listing in the NRHP/CRHR under Criterion A/1, for its association with events or historic themes of significance in UCSF's history. It also stands as a good example of mid-century hospital architecture and the shift from Palladian Style campuses to International Style, highrise buildings. Blanchard and Maher, while not the most prominent architects in the San Francisco Bay Area, also rise to the level of master architects and this building stands as one of the firm's most prominent buildings in San Francisco. Thus, MSB appears to be eligible for the NRHP/CRHR under Criterion C/3. The building is not known to be associated with persons significant to history and therefore does not appear to be eligible for the NRHP/CRHR under Criterion B/2.

MSB has undergone some alterations but appears to retain a good degree of integrity to convey its historical significance. It has not been moved and continues to stand between Moffitt Hospital and the Clinical Sciences building, down the road from LPPI, and among hospital and medical school facilities. Thus it retains its integrity of location, setting, association, and feeling. The building has undergone some alterations, most notably a new exit to Saunders Court and a glass shaft containing a stairwell and vents on the west elevation. As these alterations occur on secondary elevations and are not notable on the primary, Parnassus Avenue façade, they do not significantly detract from the building's overall design, materials, and workmanship. Thus the building retains a good degree of integrity in these areas.

707 Parnassus Avenue/School of Dentistry

Built in 1979, this L-shaped building rises four stories and steps back to form terraces. The lot contains a parking lot to the south and a partially wooded green space at the north. This reinforced concrete

building features scored expansion joints and ribbon windows with metal mullions. A concrete shade system, which has vertical fins enclosed by a fascia, projects over the windows. The main pedestrian entry opens onto a square plaza partially covered by the concrete shade system.

Although the School of Dentistry is only 30 years old, 20 years shy of the required 50-year threshold typically required for NRHP/CRHR eligibility, the building appears to be eligible for listing in the NRHP/CRHR under Criteria A/1 and C/3, as it falls within Criteria Consideration G (Properties that Have Achieved Significance within the Last 50 Years). The building is of exceptional architectural importance and captures a particularly important period in the late-twentieth-century history of UCSF. The School of Dentistry was designed specifically to address issues of height and massing that had sparked controversy between the neighborhood and the university. These neighborhood disputes of the 1970s have directly influenced the development of the campus, strictly limiting the square footage that the university can build on the Parnassus campus and thwarting plans to demolish residential buildings on 3rd and 5th Avenues. With its multiple, cantilevered roof sections and large expanses of window glass walls, the School of Dentistry also embodies the distinctive characteristics of the International Style. High artistic values are expressed in the design of the building, as it was a thoughtful response to the sloping site conditions and low height of the existing residential building in the surrounding neighborhood, as well as the needs of the students and staff of the School. The building also represents the work of master architect John Funk, an architect with considerable influence in modernist architecture in the San Francisco Bay Area. The School of Dentistry retains integrity of location, design, setting, materials, workmanship, feeling and association.

513 Parnassus Avenue/HSIR East

Built in 1966, the 16-story, T-shaped HSIR-East building abuts the 17-story Medical Sciences building to the north, the 4-to-6 story PCUP building to the east, and the 13-story HSIR-West building to the west. The building is constructed of concrete. At each story the concrete floor projects beyond the wall plane, and an aluminum-sash, floor-to-ceiling window wall system forms the walls. The flat roof features exposed mechanical systems with a large round duct that follows the perimeter of the roof line. Smaller mechanical ducts descend from the large roof duct to service specific rooms at most floors, and penetrate the projecting concrete floor as they descend. The east elevation features a windowless service tower enclosed in cementitious panels.

HSIR East is 44 years old, six years shy of the required 50-year threshold typically required for NRHP/CRHR eligibility. HSIR East will likely be eligible for listing in the NRHP/CRHR under Criteria A/1 and C/3, for its association with postwar expansion of UCSF, for its modernist aesthetic, and as the “work of a master architect” (Reid and Tarics). Along with the Medical Sciences Building, HSIR East embodied and facilitated the development of state-of-the-art research, teaching, and medical practices that catapulted UCSF to the height of prestige in the United States during the postwar period. In addition, Reid and Tarics was an important pioneer in designing educational facilities and earthquake protection technology. The building’s design also appears to possess “high artistic values” and stands as an excellent and well-preserved example of the International Style. Overall, the building retains integrity displaying the character defining features of the style and possesses the aspects of design, materials, and workmanship, location, setting, feeling and association.

513 Parnassus Avenue/HSIR West

Built in 1966, the 13-story, T-shaped HSIR West building attaches to the 17-story Medical Sciences building to the east via an enclosed connector at all floors, and forms the southern boundary of the Saunders Courtyard. The building is constructed of concrete. At each story the concrete floor projects beyond the wall plane, and an aluminum-sash, floor-to-ceiling window wall system forms the walls. The

flat roof features exposed mechanical systems with a large round duct that follows the perimeter of the roof line. Smaller mechanical ducts descend from the large roof duct to service specific rooms at most floors, and penetrate the projecting concrete floor as they descend. The south elevation features a windowless service tower enclosed in cementitious panels. The north elevation opens onto Saunders Courtyard, and concrete steps rise up to the aluminum-framed main entry door under a canopy formed by curved concrete panels.

HSIR West is 44 years old, six years shy of the required 50-year threshold typically required for NRHP/CRHR eligibility. HSIR East will likely be eligible for listing in the NRHP/CRHR under Criteria A/1 and C/3, for its association with postwar expansion of UCSF, for its modernist aesthetic, and as the “work of a master architect” (Reid and Tarics). Along with the Medical Sciences Building, HSIR West embodied and facilitated the development of state-of-the-art research, teaching, and medical practices that catapulted UCSF to the height of prestige in the United States during the postwar period. In addition, Reid and Tarics was an important pioneer in designing educational facilities and earthquake protection technology. The building’s design also appears to possess “high artistic values” and stands as an excellent and well-preserved example of the International Style. Overall, the building retains integrity displaying the character defining features of the style and possesses the aspects of design, materials, and workmanship, location, setting, feeling and association.

90 Medical Center Way/Surge

Built in 1966, this two-story-over-basement office building has an irregular plan and stands on a steeply sloping site heavily wooded with Eucalyptus trees. The building features an exposed steel frame with wood shingle cladding and clerestory windows. The primary window type is fixed aluminum sash, with some casement operators. The flat roof features a wood screen that conceals mechanical equipment. The main entry opens on the south elevation and features a wood double door with a large single pane widow in each door and sidelights. Because of the slope, a short pedestrian bridge provides access to the parking lot to the east.

Surge is 44 years old, 6 year shy of the required 50-year threshold typically required for NRHP/CRHR eligibility. When it becomes 50 years old, it is likely that Surge will be eligible for listing in the NRHP/CRHR under Criterion C/3 as the “work of a master” (Claude Stoller), as a work that possesses “high artistic values,” and as an excellent and well-preserved example of the Second Bay Region Tradition. As demonstrated, Stoller was an important figure in the architectural community of the Bay Region Tradition. Claude Stoller was best known as a practitioner of a regional variety of modernism called the Second Bay Region Tradition. Overall, the building retains integrity displaying the character defining features of the style and possesses the aspects of design, materials, and workmanship, location, setting, feeling and association.

66 Johnstone Drive/University House

Built in 1966, this two-story residential building is L-shaped in plan with a detached garage. It stands on the thickly wooded ridge of a steep hill, with numerous rock outcroppings. Access to the site is through a mechanically operated gate that leads to a parking lot and the detached garage. Wood steps lead up from the parking lot and follow a curvilinear path between rock outcroppings to a small courtyard formed by the two wings of the main building. Wood shingles cover the house’s exterior walls. The primary window type is fixed, wood sash with some casement operators. A low-pitched, hipped roof covers the northeast wing, and a flat roof covers the southeast wing. Both roofs feature overhanging eaves with no soffit. The southeast wing contains a verandah supported by wood posts that leads to the main entry. The steeply-sloped site drops off to expose the first floor one story below grade, and a wide wood bridge

leads from the courtyard to four wood, glazed doors on the northeast wing. The northeast and southeast elevations both feature balconies. The detached garage features a flat roof and wood shingle cladding.

Constructed to accommodate the first chancellor of the newly established University of California, San Francisco, medical school and hospital, University House is directly related to major developments at the university and therefore appears eligible for the NRHP/CRHR under Criterion A/1. It also appears eligible under Criterion C/3, as an excellent example of the Second Bay Tradition, designed by master architect George Rockrise in collaboration with master landscape architect Robert Royston. The building is not significant for its association with people important to our past and is unlikely to yield information that is significant to history or prehistory; thus, it does not appear to be eligible for the NRHP/CRHR under Criteria B/2 or D/4.

The house retains excellent integrity. It has not been moved and has undergone few alterations. The immediate surroundings have not changed either. Thus the building retains excellent integrity in all seven categories: location, setting, design, materials, workmanship, feeling, and association

Saunders Court

Asymmetrical concrete stairs descend from the south and southeast onto a large patch of grass that occupies the center of this gently sloped, square-shaped cultural landscape. Concrete pathways with alternating panels of exposed aggregate and bands of smooth concrete define the rest of the landscape's perimeter, while buildings surround the courtyard on all four sides. Pine trees and a variety of small green shrubs create a largely monochromatic palette of foliage. A low concrete bench runs the length of the southern perimeter, while a variety of temporary/removable benches are located within the landscape as well.

Saunders Court is currently 43 years old, seven years shy of the fifty-year threshold for resources typically listed on the NRHP/CRHR. It does not appear to meet a level of exceptional importance to be eligible for the NRHP under Criterion G; however it is a significant cultural landscape on the UCSF campus and may become eligible for the NRHP/CRHR under Criteria A/1 and C/3 when it reaches fifty years of age. Saunders Court is the only space on campus that embodies both the original Affiliated Colleges campus and the postwar expansion of the university. Its footprint is that of the old Medical Sciences Building, the last of the original Affiliated Colleges buildings to be demolished, and the courtyard exists because postwar expansion of the campus resulted in dramatic alterations to campus architecture. For these reasons, the courtyard appears to be eligible for the NRHP/CRHR under Criterion A/1. Master landscape architect Robert Royston designed the courtyard. While more research would have to be completed to determine how significant this cultural landscape is within Royston's oeuvre, it may be eligible for the NRHP/CRHR under Criterion C/3 as the work of a master architect. The cultural landscape appears to retain excellent integrity in all seven categories, having undergone few alterations since its creation.

1855 Folsom Street/Mission Center Campus

Built in 1928, this six-story industrial building is rectangular in plan and occupies the northeast corner of Folsom and 15th Streets. It has an adjacent parking lot that spans the block east of the building. The building is constructed of reinforced concrete and clad with brick veneer. The primary window type is fixed, aluminum sash. The flat roof features a parapet with decorative brickwork mimicking dentils and machicolations. Brick piers divide the façade into 14 bays, a brick belt course runs between the first and second floors, and recessed brick spandrel panels run underneath each window. The main entry opens through two bays on the west elevation, and consists of aluminum doors framed in an aluminum-sash window wall. Alterations to the building include the replacement of all the windows and doors.

The Mission Center Campus does not appear to be individually eligible for the NRHP or CRHR. Likely related to a general industrialization of the Mission District, it is not known to have played any specific role in such a development. UCSF's acquisition of the building in 1992 continued a long-established pattern of decentralization, and no significant events or scientific breakthroughs in medicine appear to have occurred in this building. It therefore does not appear individually eligible under Criterion A/1. While the building housed one of the largest glass manufacturers in the country, it was one of several such plants within the Owens Illinois Glass Company and does not convey the significance of this company's glass empire. Therefore, the building does not appear to be individually eligible under Criterion B/2. Architecturally, the building is not known to be associated with a master architect. It does achieve artistic merit for the detailed cornice and is a typical industrial building of its era, but it is not a particularly significant example of such architecture. It does not appear to be individually eligible under Criterion C/3.

Although the building does not appear to be individually eligible for the NRHP/CRHR, it may be eligible under Criteria A/1 and C/3 as a contributor to a potential historic district of industrial buildings in the Mission neighborhood. It stands amid several industrial buildings of medium to large size and which appear to retain good integrity from their period of construction, which appears to date predominantly to the 1920s and 1930s. More research would have to be completed to determine if a district exists, where its boundaries would be, which buildings would contribute to it, and to define its period and themes of significance.

UCSF's Mission Center campus at 1855 Folsom Street retains sufficient integrity to express its significance as a contributor to a potential historic district. It has not been moved and stands largely among other industrial buildings, thus retaining its integrity of location and setting. While the building has undergone alterations enumerated above, they do not detract from the building's overall scale, mass, materials, or design. The building therefore retains a good degree of integrity of design, materials, workmanship, feeling, and association.

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Appendix A

Survey Matrix of Properties Selected for Intensive Survey

UCSF Historic Resources Survey
San Francisco, California

Carey & Co., Inc.

Building Name	Number	Street	City	UCSF Campus	Year Built	Previous Status Code	Carey & Co. Status Code
1320 3rd Avenue	1320	3rd Avenue	San Francisco	Parnassus Heights	1911		3D
1326 3rd Avenue	1326	3rd Avenue	San Francisco	Parnassus Heights	1911		3D
1332 3rd Avenue	1332	3rd Avenue	San Francisco	Parnassus Heights	1911		3D
1338 3rd Avenue	1338	3rd Avenue	San Francisco	Parnassus Heights	1910		3D
1344 3rd Avenue	1344	3rd Avenue	San Francisco	Parnassus Heights	1910		3D
1350 3rd Avenue	1350	3rd Avenue	San Francisco	Parnassus Heights	1911		3D
1356 3rd Avenue	1356	3rd Avenue	San Francisco	Parnassus Heights	1911		3D
1362 3rd Avenue	1362	3rd Avenue	San Francisco	Parnassus Heights	1909		3D
1420 5th Avenue	1420	5th Avenue	San Francisco	Parnassus Heights	1911		6Z
1422-1424 5th Avenue	1422-1424	5th Avenue	San Francisco	Parnassus Heights	1922		3S
1428 5th Avenue	1428	5th Avenue	San Francisco	Parnassus Heights	1909		6Z
1432-1434 5th Avenue	1432-1434	5th Avenue	San Francisco	Parnassus Heights	1910	3S	3S
1442 5th Avenue	1442	5th Avenue	San Francisco	Parnassus Heights	1911		6Z
1452 5th Avenue	1452	5th Avenue	San Francisco	Parnassus Heights	1909		6Z
1454 5th Avenue	1454	5th Avenue	San Francisco	Parnassus Heights	1909		6Z
1460 5th Avenue	1460	5th Avenue	San Francisco	Parnassus Heights	1912	6Z	6Z
1464 5th Avenue	1464	5th Avenue	San Francisco	Parnassus Heights	1912		6Z
1468 5th Avenue	1468	5th Avenue	San Francisco	Parnassus Heights	1948		3S
1472-1474 5th Avenue	1472-1474	5th Avenue	San Francisco	Parnassus Heights	1922		6Z
1478-1480 5th Avenue	1478-1480	5th Avenue	San Francisco	Parnassus Heights	1924		6Z
1482 5th Avenue	1482	5th Avenue	San Francisco	Parnassus Heights	1923		6Z
1490 5th Avenue	1490	5th Avenue	San Francisco	Parnassus Heights	1909		6Z
Aldea San Miguel 8	101-127	Behr Avenue	San Francisco	Parnassus Heights	1960		3S
Aldea San Miguel 9	129-155	Behr Avenue	San Francisco	Parnassus Heights	1960		No longer extant
Aldea San Miguel 10	151-177	Johnstone Drive	San Francisco	Parnassus Heights	1960		3S
Aldea San Miguel 12	121-147	Johnstone Drive	San Francisco	Parnassus Heights	1960		3S
Aldea San Miguel 13	101-117	Johnstone Drive	San Francisco	Parnassus Heights	1960		No longer extant
Ambulatory Care Center (UC Clinics)	400	Parnassus Avenue	San Francisco	Parnassus Heights	1972		6Z

Building Name	Number	Street	City	UCSF Campus	Year Built	Previous Status Code	Carey & Co. Status Code
Community Dental Clinic Building	100	Buchanan Street	San Francisco	Buchanan Street	1979		6Z
Environmental Health and Safety Building	50	Medical Center Way	San Francisco	Parnassus Heights	1971		6Z
Faculty Alumni House	745	Parnassus Avenue	San Francisco	Parnassus Heights	1915		3S
HSIR East	513	Parnassus Avenue	San Francisco	Parnassus Heights	1966		4S
HSIR West	513	Parnassus Avenue	San Francisco	Parnassus Heights	1966		4S
Hunters Point 830	830	Palou Street	San Francisco	Hunters Point	1966		6Z
Hunters Point 831	831	Palou Street	San Francisco	Hunters Point	1966		6Z
Incinerator (EH&S Annex)	50	Medical Center Way	San Francisco	Parnassus Heights	1953		6Z
50 Kirkham Street	50	Kirkham Street	San Francisco	Parnassus Heights	1923		6Z
Laurel Heights Building	3333	California Street	San Francisco	Laurel Heights	1957		3S
Laurel Heights Annex	3333	California Street	San Francisco	Laurel Heights	1957		6Z
Long Hospital	505	Parnassus Avenue	San Francisco	Parnassus Heights	1982		6Z
LPPI Butler	401	Parnassus Avenue	San Francisco	Parnassus Heights	1964		6Z
LPPI OPC	401	Parnassus Avenue	San Francisco	Parnassus Heights	1979		6Z
LPPI Paint Shed	401	Parnassus Avenue	San Francisco	Parnassus Heights	1966		6Z
Lucia Child Care Study Center	610	Parnassus Avenue	San Francisco	Parnassus Heights	1978		6Z
Medical Sciences Building	513	Parnassus Avenue	San Francisco	Parnassus Heights	1954		3S
Millberry Student Union Building	500	Parnassus Avenue	San Francisco	Parnassus Heights	1955	6Y	3S
Mission Center	1855	Folsom Street	San Francisco	Mission Center	1928		4D
Mt. Zion Building J	2356	Sutter Street	San Francisco	Mount Zion	1948		6Z
Mt. Zion Building R	1600	Divisadero Street	San Francisco	Mount Zion	1981		6Z
Oyster Point Warehouse	612	Forbes Boulevard	South San Francisco	Oyster Point	1973		6Z
School of Dentistry	707	Parnassus Avenue	San Francisco	Parnassus Heights	1979		3S
School of Nursing	2	Koret Way	San Francisco	Parnassus Heights	1972		6Z
Surge	90	Medical Center Way	San Francisco	Parnassus Heights	1966		4S
University House	66	Johnstone Drive	San Francisco	Parnassus Heights	1966		3S
Woods	100	Medical Center Way	San Francisco	Parnassus Heights	1962		6Z
Saunders Court			San Francisco	Parnassus Heights	1967		4S

California Historical Resource Status Codes

1 Properties listed in the National Register (NR) or the California Register (CR)

- 1D Contributor to a district or multiple resource property listed in NR by the Keeper. Listed in the CR.
- 1S Individual property listed in NR by the Keeper. Listed in the CR.

- 1CD Listed in the CR as a contributor to a district or multiple resource property by the SHRC
- 1CS Listed in the CR as individual property by the SHRC.
- 1CL Automatically listed in the California Register – Includes State Historical Landmarks 770 and above and Points of Historical Interest nominated after December 1997 and recommended for listing by the SHRC.

2 Properties determined eligible for listing in the National Register (NR) or the California Register (CR)

- 2B Determined eligible for NR as an individual property and as a contributor to an eligible district in a federal regulatory process. Listed in the CR.
- 2D Contributor to a district determined eligible for NR by the Keeper. Listed in the CR.
- 2D2 Contributor to a district determined eligible for NR by consensus through Section 106 process. Listed in the CR.
- 2D3 Contributor to a district determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2D4 Contributor to a district determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.
- 2S Individual property determined eligible for NR by the Keeper. Listed in the CR.
- 2S2 Individual property determined eligible for NR by a consensus through Section 106 process. Listed in the CR.
- 2S3 Individual property determined eligible for NR by Part I Tax Certification. Listed in the CR.
- 2S4 Individual property determined eligible for NR pursuant to Section 106 without review by SHPO. Listed in the CR.

- 2CB Determined eligible for CR as an individual property and as a contributor to an eligible district by the SHRC.
- 2CD Contributor to a district determined eligible for listing in the CR by the SHRC.
- 2CS Individual property determined eligible for listing in the CR by the SHRC.

3 Appears eligible for National Register (NR) or California Register (CR) through Survey Evaluation

- 3B Appears eligible for NR both individually and as a contributor to a NR eligible district through survey evaluation.
- 3D Appears eligible for NR as a contributor to a NR eligible district through survey evaluation.
- 3S Appears eligible for NR as an individual property through survey evaluation.

- 3CB Appears eligible for CR both individually and as a contributor to a CR eligible district through a survey evaluation.
- 3CD Appears eligible for CR as a contributor to a CR eligible district through a survey evaluation.
- 3CS Appears eligible for CR as an individual property through survey evaluation.

4 Appears eligible for National Register (NR) or California Register (CR) through other evaluation

- 4CM Master List - State Owned Properties – PRC §5024.

5 Properties Recognized as Historically Significant by Local Government

- 5D1 Contributor to a district that is listed or designated locally.
- 5D2 Contributor to a district that is eligible for local listing or designation.
- 5D3 Appears to be a contributor to a district that appears eligible for local listing or designation through survey evaluation.

- 5S1 Individual property that is listed or designated locally.
- 5S2 Individual property that is eligible for local listing or designation.
- 5S3 Appears to be individually eligible for local listing or designation through survey evaluation.

- 5B Locally significant both individually (listed, eligible, or appears eligible) and as a contributor to a district that is locally listed, designated, determined eligible or appears eligible through survey evaluation.

6 Not Eligible for Listing or Designation as specified

- 6C Determined ineligible for or removed from California Register by SHRC.
- 6J Landmarks or Points of Interest found ineligible for designation by SHRC.
- 6L Determined ineligible for local listing or designation through local government review process; may warrant special consideration in local planning.
- 6T Determined ineligible for NR through Part I Tax Certification process.
- 6U Determined ineligible for NR pursuant to Section 106 without review by SHPO.
- 6W Removed from NR by the Keeper.
- 6X Determined ineligible for the NR by SHRC or Keeper.
- 6Y Determined ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing.
- 6Z Found ineligible for NR, CR or Local designation through survey evaluation.

7 Not Evaluated for National Register (NR) or California Register (CR) or Needs Revaluation

- 7J Received by OHP for evaluation or action but not yet evaluated.
- 7K Resubmitted to OHP for action but not reevaluated.
- 7L State Historical Landmarks 1-769 and Points of Historical Interest designated prior to January 1998 – Needs to be reevaluated using current standards.
- 7M Submitted to OHP but not evaluated - referred to NPS.
- 7N Needs to be reevaluated (Formerly NR Status Code 4)
- 7N1 Needs to be reevaluated (Formerly NR SC4) – may become eligible for NR w/restoration or when meets other specific conditions.
- 7R Identified in Reconnaissance Level Survey: Not evaluated.
- 7W Submitted to OHP for action – withdrawn.

Appendix B

List of Buildings, Building Types, and Significance

UCSF Historic Resources Survey
San Francisco, California

Carey & Co., Inc.

Building Name	Number	Street	UCSF Campus	Building Type	Building Style	Significant?
1320 3rd Avenue	1320	3rd Avenue	Parnassus Heights	Residential	Craftsman	Yes
1326 3rd Avenue	1326	3rd Avenue	Parnassus Heights	Residential	Craftsman	Yes
1332 3rd Avenue	1332	3rd Avenue	Parnassus Heights	Residential	Craftsman	Yes
1338 3rd Avenue	1338	3rd Avenue	Parnassus Heights	Residential	Craftsman	Yes
1344 3rd Avenue	1344	3rd Avenue	Parnassus Heights	Residential	Craftsman	Yes
1350 3rd Avenue	1350	3rd Avenue	Parnassus Heights	Residential	Craftsman	Yes
1356 3rd Avenue	1356	3rd Avenue	Parnassus Heights	Residential	Craftsman	Yes
1362 3rd Avenue	1362	3rd Avenue	Parnassus Heights	Residential	Craftsman	Yes
1420 5th Avenue	1420	5th Avenue	Parnassus Heights	Residential	Craftsman	No
1422-1424 5th Avenue	1422-1424	5th Avenue	Parnassus Heights	Residential	Italian Renaissance	Yes
1428 5th Avenue	1428	5th Avenue	Parnassus Heights	Residential	Queen Anne	No
1432-1434 5th Avenue	1432-1434	5th Avenue	Parnassus Heights	Residential	Craftsman/Bay Tradition	Yes
1442 5th Avenue	1442	5th Avenue	Parnassus Heights	Residential	Mission Revival	No
1452 5th Avenue	1452	5th Avenue	Parnassus Heights	Residential	Queen Anne	No
1454 5th Avenue	1454	5th Avenue	Parnassus Heights	Residential	Edwardian	No
1460 5th Avenue	1460	5th Avenue	Parnassus Heights	Residential	Craftsman	No
1464 5th Avenue	1464	5th Avenue	Parnassus Heights	Residential	Mission Revival	No
1468 5th Avenue	1468	5th Avenue	Parnassus Heights	Residential	Art Moderne	Yes
1472-1474 5th Avenue	1472-1474	5th Avenue	Parnassus Heights	Residential	Edwardian	No
1478-1480 5th Avenue	1478-1480	5th Avenue	Parnassus Heights	Residential	Edwardian	No
1482 5th Avenue	1482	5th Avenue	Parnassus Heights	Residential	Mission Revival	No
1490 5th Avenue	1490	5th Avenue	Parnassus Heights	Residential	Colonial Revival	No
Aldea San Miguel 8	101-127	Behr Avenue	Parnassus Heights	Residential	Second Bay Tradition	Yes
Aldea San Miguel 10	151-177	Johnstone Drive	Parnassus Heights	Residential	Second Bay Tradition	Yes
Aldea San Miguel 12	121-147	Johnstone Drive	Parnassus Heights	Residential	Second Bay Tradition	Yes
Ambulatory Care Center (UC Clinics)	400	Parnassus Avenue	Parnassus Heights	Medical	Modern	No
Community Dental Clinic Building	100	Buchanan Street	Buchanan Street	Medical	Contemporary	No

Building Name	Number	Street	UCSF Campus	Building Type	Building Style	Significant?
Environmental Health and Safety Building	50	Medical Center Way	Parnassus Heights	Offices	International	No
Faculty Alumni House	745	Parnassus Avenue	Parnassus Heights	Residential	Mission Revival	Yes
HSIR East	513	Parnassus Avenue	Parnassus Heights	Education/Research	Modernist	Yes
HSIR West	513	Parnassus Avenue	Parnassus Heights	Education/Research	Modernist	Yes
Hunters Point 830	830	Palou Street	Hunters Point	Industrial	Utilitarian	No
Hunters Point 831	831	Palou Street	Hunters Point	Industrial	Industrial	No
Incinerator (EH&S Annex)	50	Medical Center Way	Parnassus Heights	Industrial	International	No
50 Kirkham Street	50	Kirkham Street	Parnassus Heights	Residential	Mediterranean	No
Laurel Heights Building	3333	California Street	Laurel Heights	Education/Administrative	International Style	Yes
Laurel Heights Annex	3333	California Street	Laurel Heights	Offices	Modern	No
Long Hospital	505	Parnassus Avenue	Parnassus Heights	Hospital	Modern	No
LPPI Butler	401	Parnassus Avenue	Parnassus Heights	Utilitarian	Utilitarian	No
LPPI OPC	401	Parnassus Avenue	Parnassus Heights	Outpatient Clinic	Ranch	No
LPPI Paint Shed	401	Parnassus Avenue	Parnassus Heights	Shed/storage	Utilitarian	No
Lucia Child Care Study Center	610	Parnassus Avenue	Parnassus Heights	Education	Ranch	No
Medical Sciences Building	513	Parnassus Avenue	Parnassus Heights	Medical Research	International Style	Yes
Millberry Student Union Building	500	Parnassus Avenue	Parnassus Heights	Student Union	Modern	Yes
Mission Center	1855	Folsom Street	Mission Center	Offices	Industrial	Yes
Mt. Zion Building J	2356	Sutter Street	Mount Zion	Convalescent Care	International Style	No
Mt. Zion Building R	1600	Divisadero Street	Mount Zion	Medical	Contemporary	No
Oyster Point Warehouse	612	Forbes Boulevard	Oyster Point	Warehouse	Modern	No
School of Dentistry	707	Parnassus Avenue	Parnassus Heights	Education /Research	Modernist	Yes
School of Nursing	2	Koret Way	Parnassus Heights	Education/Research	Modernist	No
Surge	90	Medical Center Way	Parnassus Heights	Research	Second Bay Tradition	Yes
University House	66	Johnstone Drive	Parnassus Heights	Residential	Second Bay Tradition	Yes
Woods	100	Medical Center Way	Parnassus Heights	Offices	Second Bay Tradition	No
Saunders Court			Parnassus Heights	Open Space	Modern	Yes

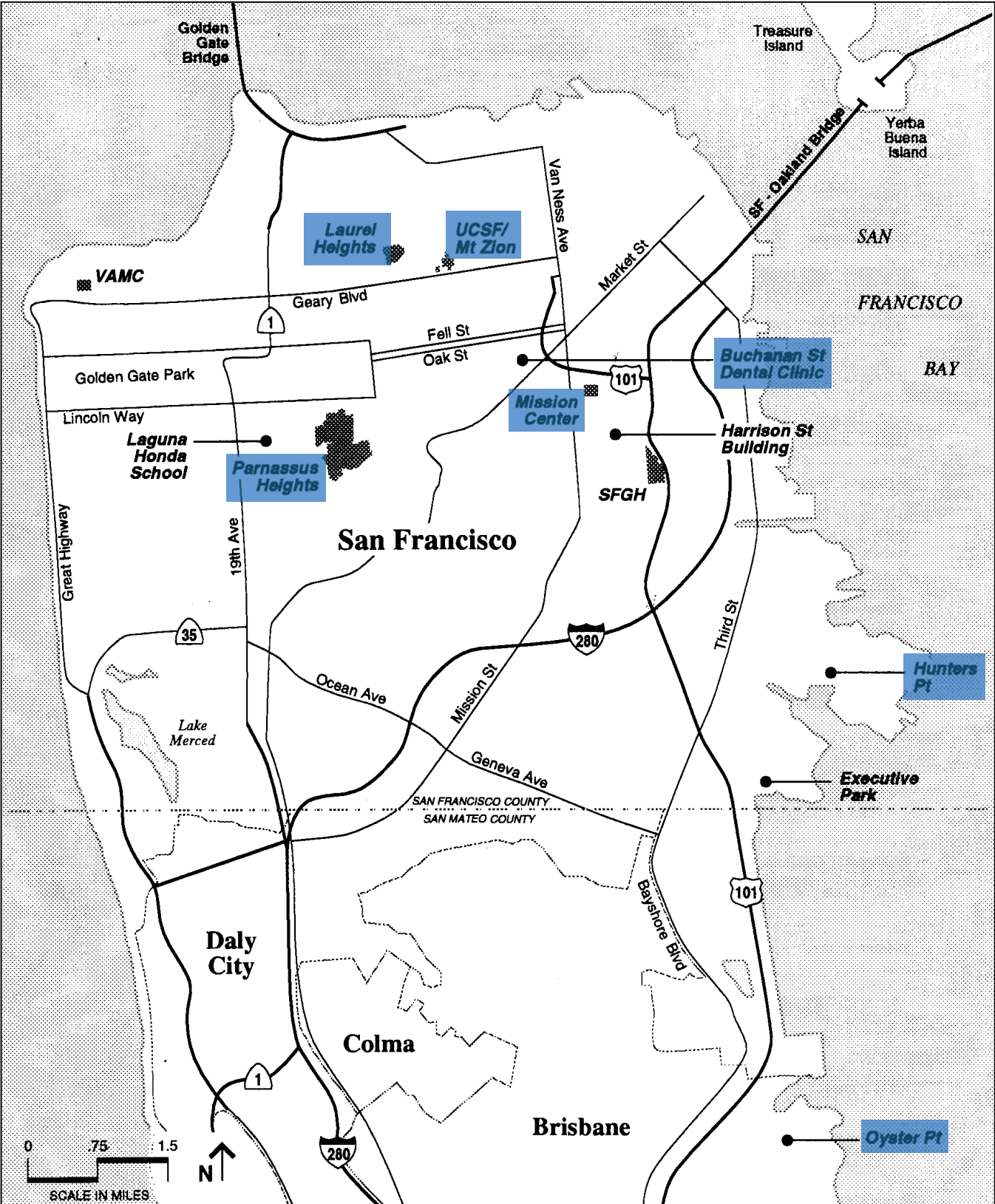
Appendix C

Location Maps of Surveyed Properties

UCSF Historic Resources Survey
San Francisco, California

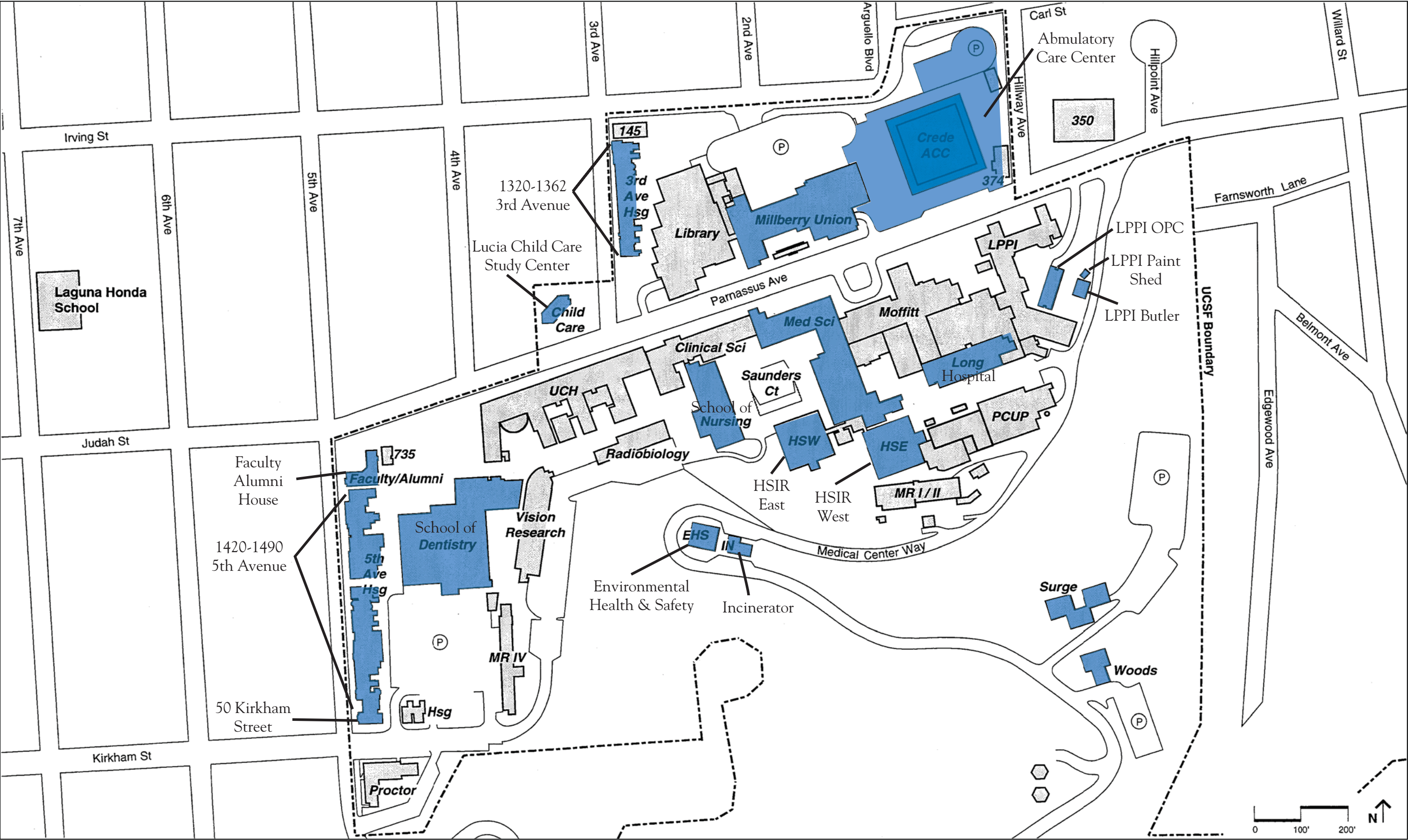
Carey & Co., Inc.

Map 1: Map of Surveyed UCSF Campuses.



Map courtesy of UCSF.

Map 2: Map of Parnassus Heights Campus, Lower Campus (San Francisco), Surveyed Buildings

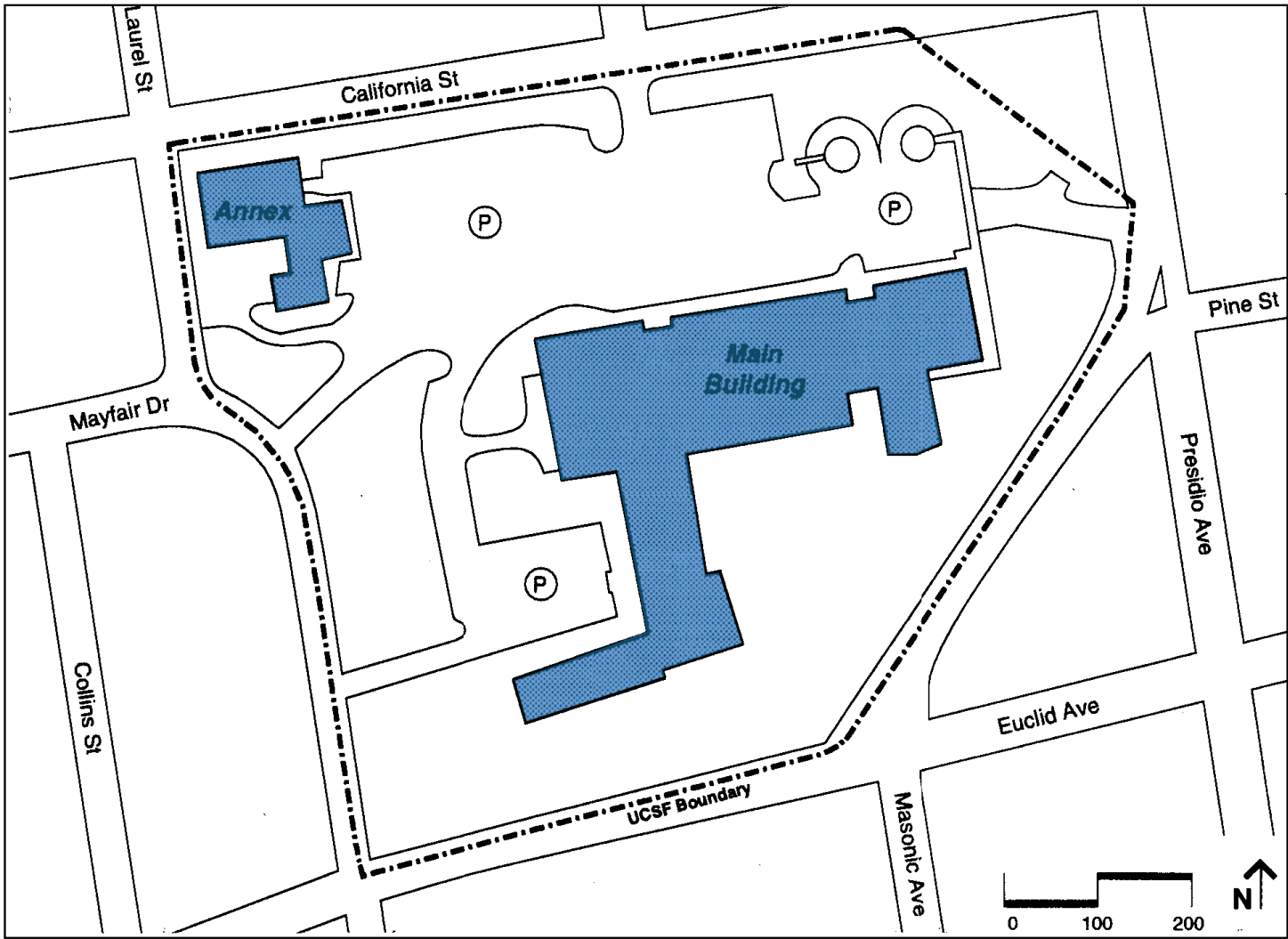


Map 3: Map of Parnassus Heights Campus, Upper Campus (San Francisco), Surveyed Buildings



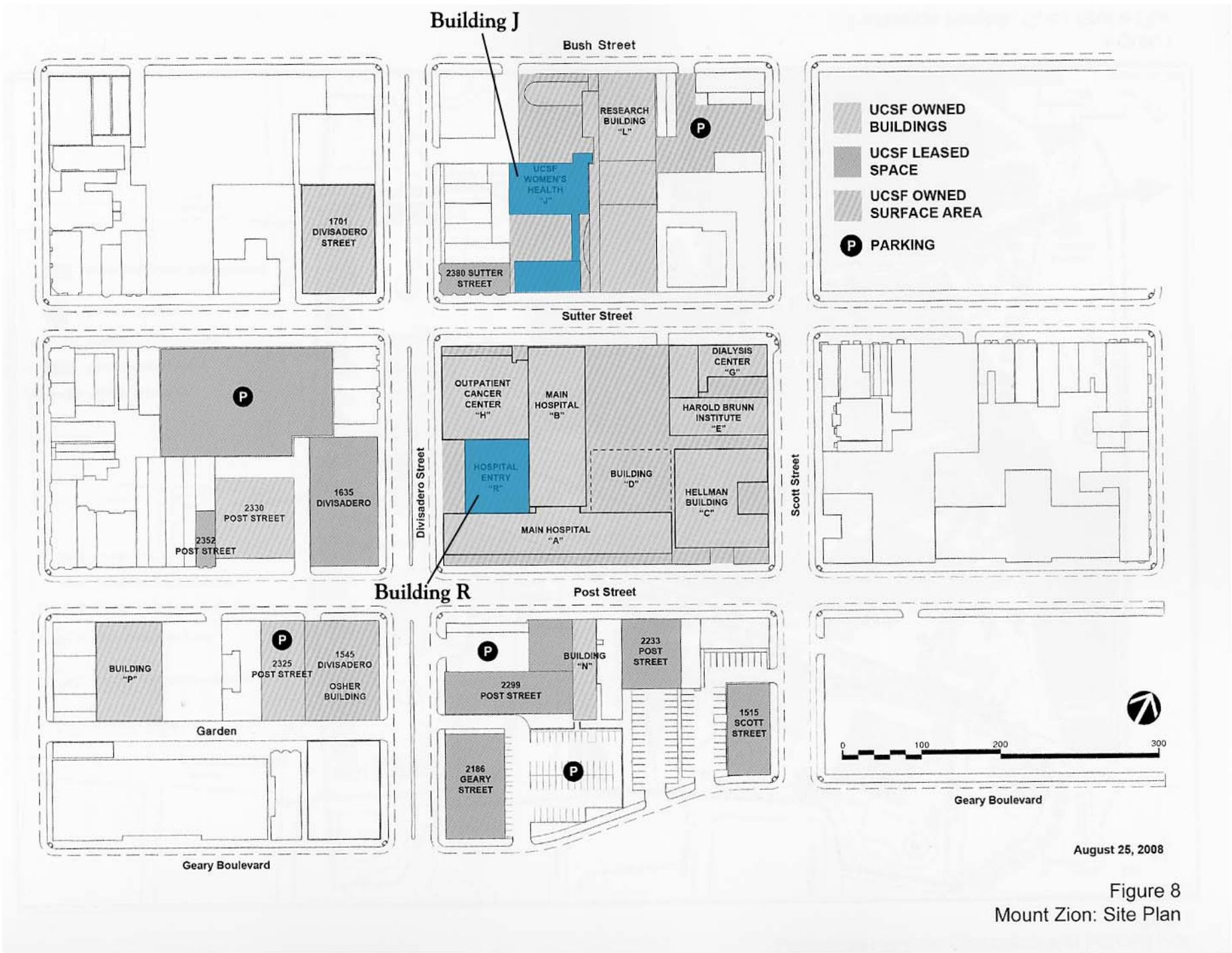
Map courtesy of bing.com/maps.

Map 4: Laurel Heights Campus (3333 California Street, San Francisco)

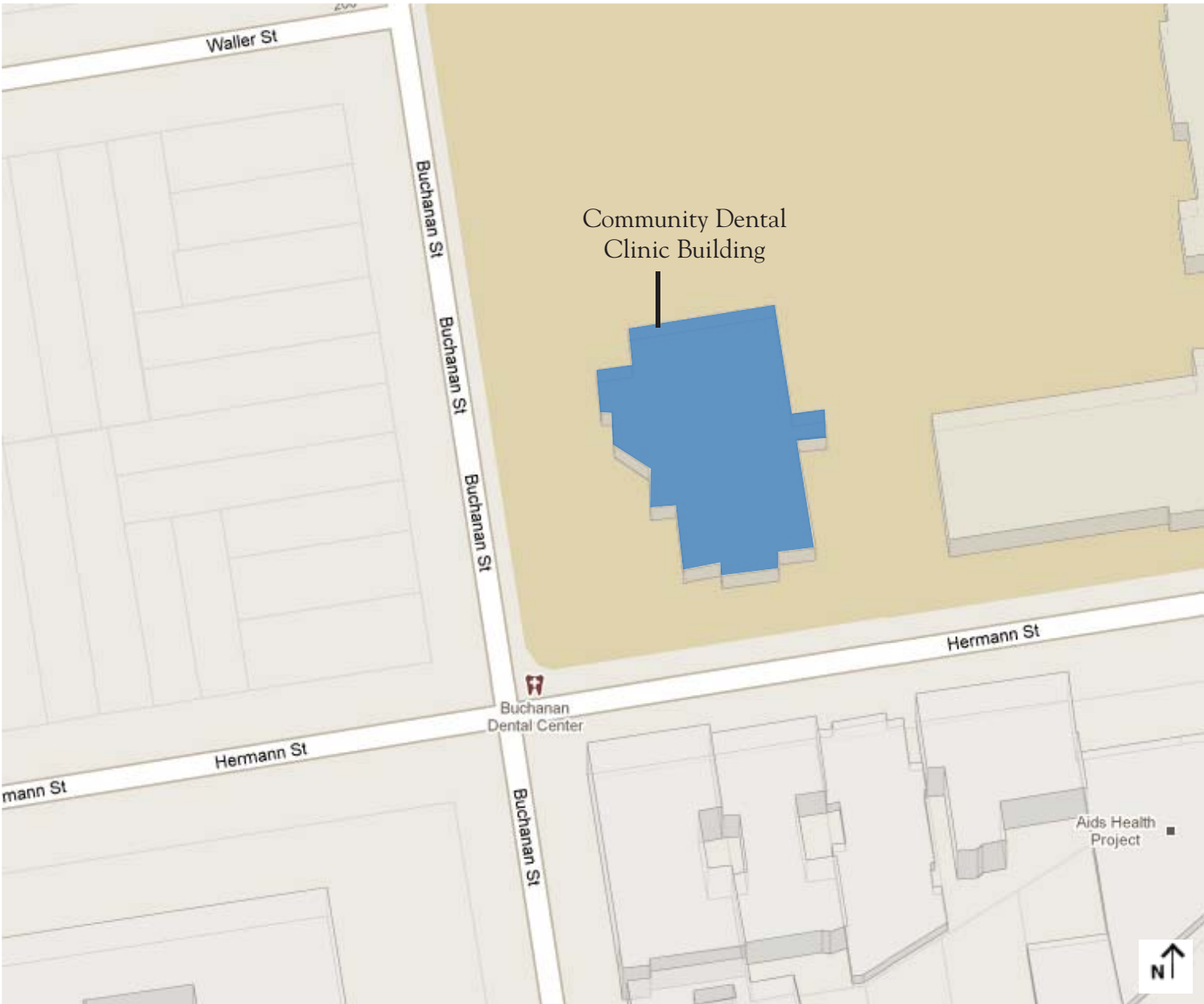


Map courtesy of UCSF.

Map 5: Map of Buildings Surveyed at Mount Zion Campus (San Francisco)

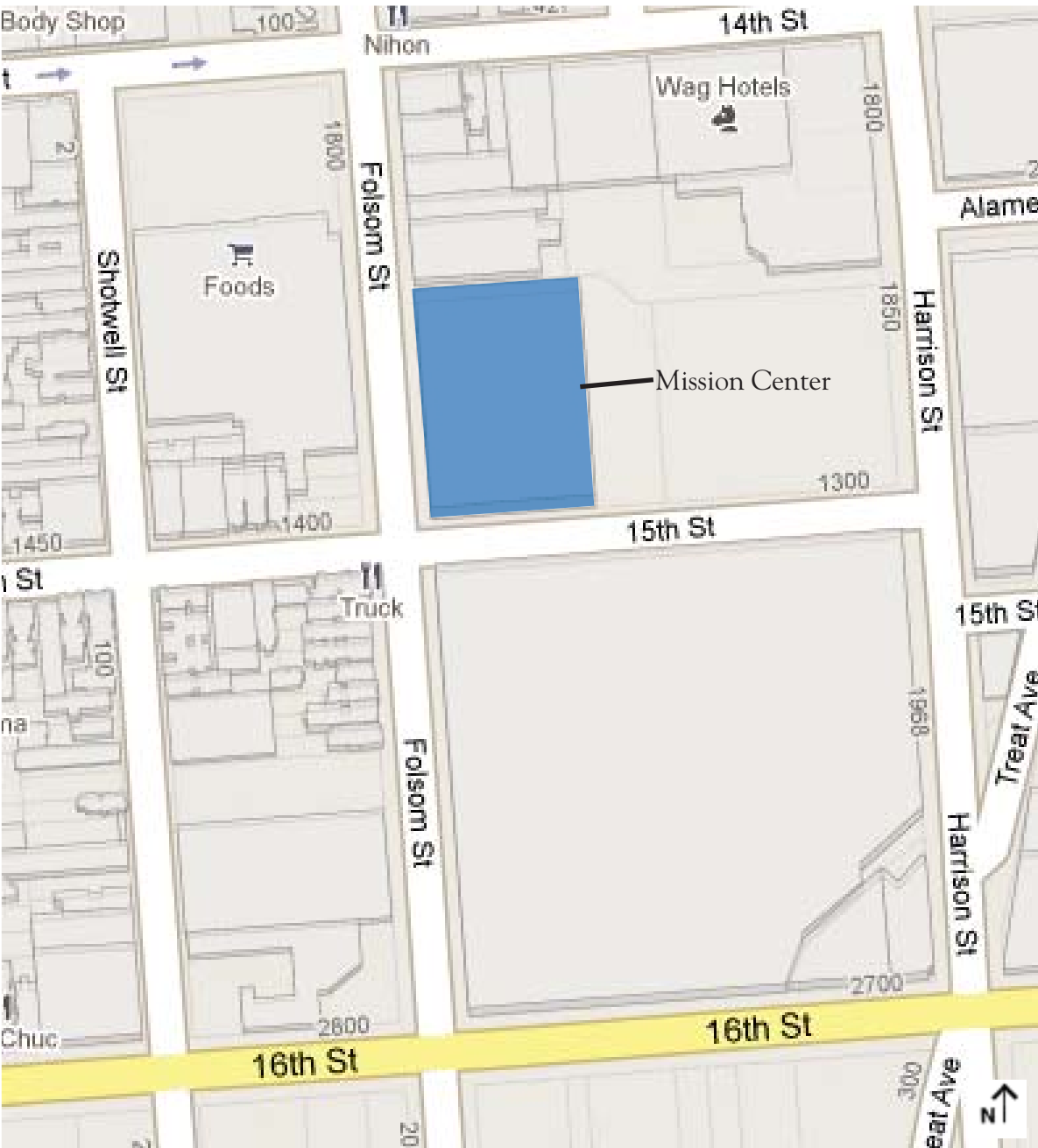


Map 6: Community Dental Clinic Building (100 Buchanan Street, San Francisco)



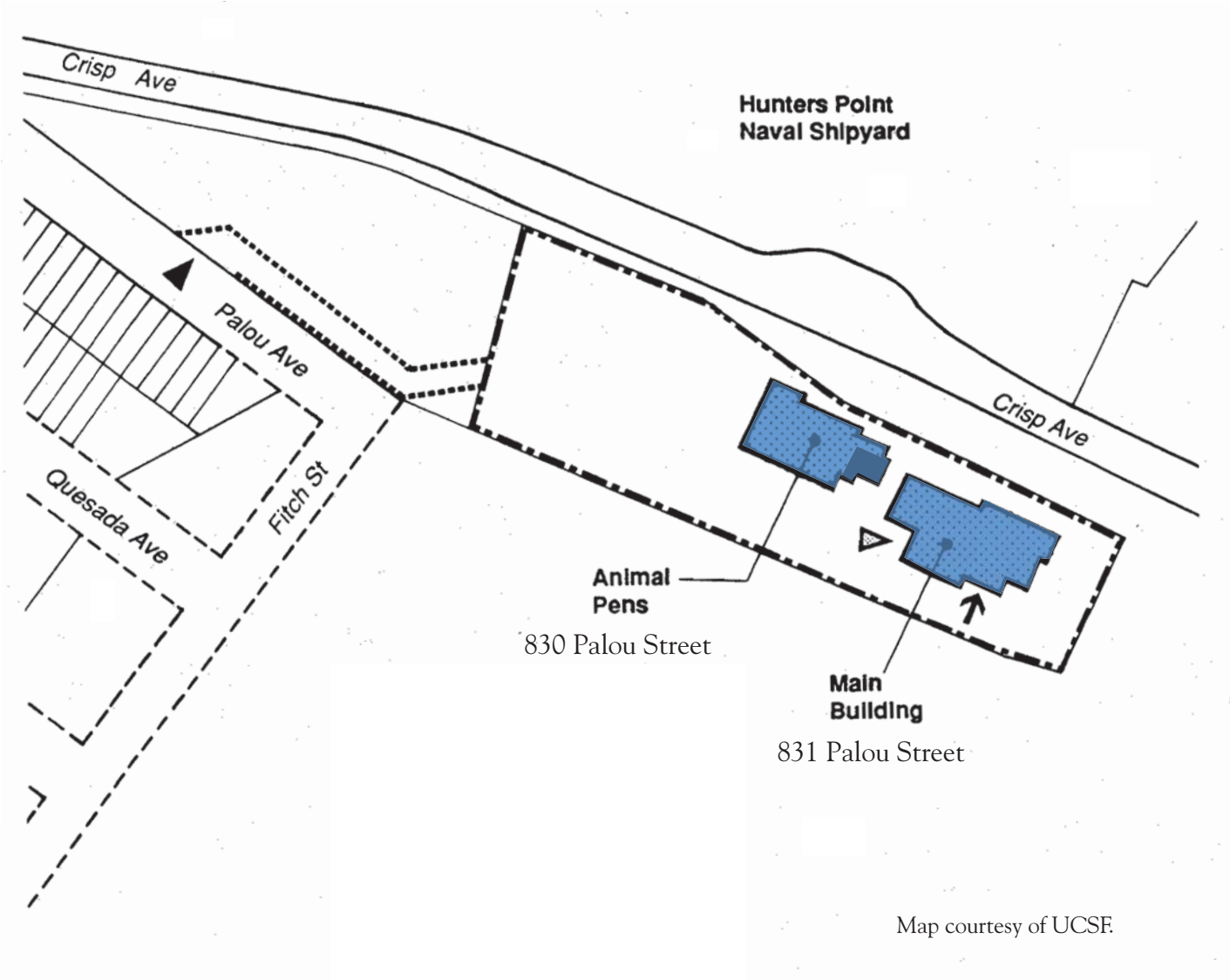
Map courtesy of [google.com/maps](https://www.google.com/maps).

Map 7: Mission Center (1855 Folsom Street, San Francisco)

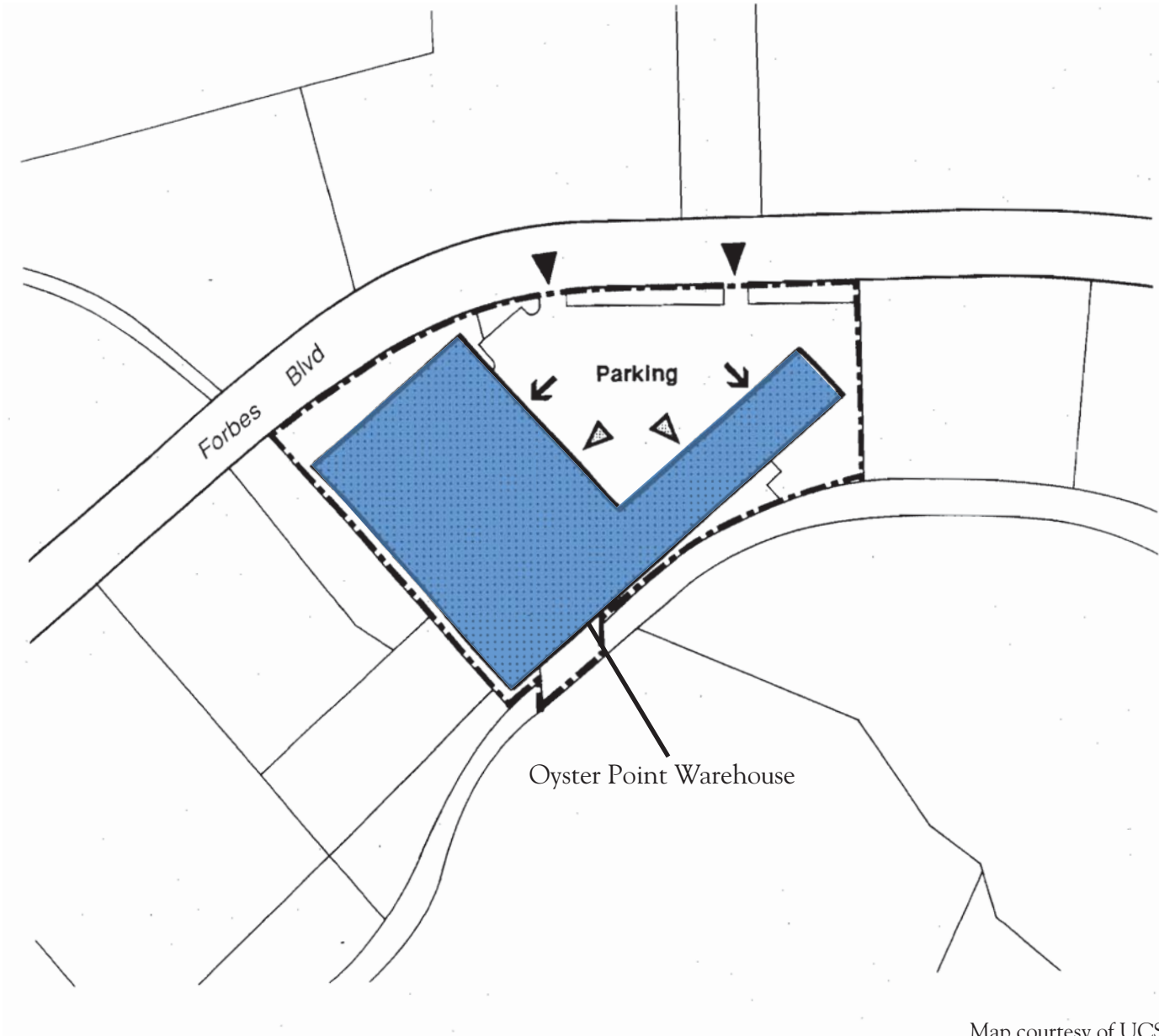


Map courtesy of [google.com/maps](https://www.google.com/maps).

Map 8: Hunters Point Campus (830 and 831 Palou Street, San Francisco)



Map 9: Oyster Point Campus (612 Forbes Boulevard, South San Francisco)



Map courtesy of UCSF.

Appendix D

DPR Primary Record (523A),
Building, Structure and Object Record (523B), and
District (523D) Forms

UCSF Historic Resources Survey
San Francisco, California

Carey & Co., Inc.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 12

*Resource Name or #: 3rd Avenue Historic District

P1. Other Identifier:

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** San Francisco North

Date: 1995 **T** ; **R** ; **¼ of** **¼ of Sec** ; M.D. **B.M.**

c. Address: 1320-1362 3rd Avenue

City: San Francisco

Zip: 94122

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

See DPR 523 D form

***P3b. Resource Attributes:** HP3. Multiple family properties.

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☒ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking north; December 9, 2009.

***P6. Date Constructed/Age and Sources:**

☒ Historic

☐ Prehistoric ☐ Both

Constructed 1909-1911. Building Permits.

***P7. Owner and Address:**

University of California, San Francisco
San Francisco, CA 94143

***P8. Recorded by:**

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

***P9. Date Recorded:**

July 31, 2010

***P10. Survey Type:**

Intensive

***P11. Report Citation:** Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

*Resource Name or # (Assigned by recorder): 3rd Avenue Historic District

D1. Historic Name: Inner Sunset

D2. Common Name: East side of 1300 Block, 3rd Avenue

***D3. Detailed Description** (Discuss overall coherence of the district, its setting, visual characteristics, and minor features. List all elements of district.):

The 3rd Avenue Historic District is located in the Inner Sunset neighborhood of San Francisco, just north of the University of California San Francisco's Parnassus Heights campus. The proposed district is comprised of eight parcels on the east side of 3rd Avenue between Irving Street at the north and Parnassus Avenue at the south. 3rd Avenue slopes steeply uphill towards Parnassus Avenue. The east side of the street is paved with brick masonry and the sidewalk features regularly spaced, mature trees. The district is entirely built out and residential in character with no public parkland or open space within its boundaries.

Developed between 1909 and 1915, the district is highly cohesive in regard to scale, building typology, materials, architectural style and relationship to the street. All of the buildings are three stories-over-basement, wood-frame residences. The buildings are rectangular in plan, constructed to the property line at the street, and occupy the width of the lot. They are designed in an eclectic interpretation of the Craftsman style and feature a masonry base of concrete or brick veneer, wood shingles or stucco on the upper stories, and six of the eight feature a side gable roof clad in shingles with a west facing shed dormer. All of the buildings have stairs that lead to a recessed entry or porch and many of the facades feature boxed, canted or octagonal bay windows and decorative wood brackets at the second story and roof. The buildings have few alterations, with the most common being a garage punched into the basement story. Other alterations include some replacement of wood shingles or siding with stucco cladding and brick veneer at the base.

***D4. Boundary Description** (Describe limits of district and attach map showing boundary and district elements.):

The proposed 3rd Avenue Historic District is composed of eight contributing parcels (1320 3rd Avenue, 1326 3rd Avenue, 1332 3rd Avenue, 1338 3rd Avenue, 1344 3rd Avenue, 1350 3rd Avenue, 1356 3rd Avenue, and 1362 3rd Avenue) located on the east side of 3rd Avenue between Irving Street at the north and Parnassus Avenue at the south. The parcels are identified on Department of Parks and Recreation (DPR) 523 A (Primary) forms created as part of the accompanying UCSF Historic Resources Survey.

***D5. Boundary Justification:**

The 3rd Avenue Historic district boundary encompasses the parcels on the east side of 3rd Avenue on which the eight residential buildings were constructed between 1909 and 1911 by San Francisco builders Charles A. Rushton, Charles G. Stuhr, and Michael C. Rench. These parcels illustrate a unity of building type, design, materials, and workmanship.

***D6. Significance: Theme:** Post 1906 Earthquake Residential Architecture **Area:** Inner Sunset Neighborhood

Period of Significance: 1909-1915

Applicable Criteria: A/1, C/3

(Discuss district's importance in terms of its historical context as defined by theme, period of significance, and geographic scope. Also address the integrity of the district as a whole.)

The 3rd Avenue Historic District appears eligible for listing in the NRHP/CRHR under Criterion C/3 (Design/Construction) with a period of significance of 1909-1915. Following the earthquake and fires of 1906, which decimated the most densely settled portions of the city and displaced thousands of residents, C. A. Rushton, Charles G. Stuhr, and Michael C. Rench, joined builders, contractors, and developers throughout the city in transforming the dunes of the "Great Sandbank" on the west side of the city into vast residential neighborhoods and commercial strips. The combined efforts of these small-scale developers included the eight parcels of the proposed 3rd Avenue Historic District. Together, these men, who are not known to have collaborated, created a remarkably cohesive group of Craftsman homes for the middle-class. (See continuation sheet).

D7. References (Give full citations including the names and addresses of any informants, where possible.):

Carey & Co., *Draft UCSF Historic Resources Survey, San Francisco, California*, May 21, 2010.

California Great Register of Voters.

McAlester, Virginia and Lee. *A Field Guide to American Houses*, New York, Alfred A. Knopf, 1986.

United States Census, 1910-1930.

***D8. Evaluator:** Carey & Co., Inc.

Date: July 31, 2010

Affiliation and Address: 460 Bush Street, San Francisco, CA 94108

*Recorded by: Carey & Co.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of D6. Significance:

Charles A. Rushton developed the first of the eight parcels in 1909 with the construction of 1362 3rd Avenue. Little is known about Rushton, but he was an early developer of the Richmond District, with work dating back at least to the mid-1890s. The residence he built at 1362 3rd Avenue set the standard for the scale and aesthetics development of the proposed historic district. Rectangular in plan, the wood-shingle clad building stands is two-stories over a brick clad basement. It features a side gable roof with a wide shed dormer, heavy wood bracks that support the roof, angled bays in the second story, and recessed porch. The first story also has a boxed bay window.

Charles G. Stuhr followed Rushton's precedent on this block of 3rd Avenue. Stuhr was the most prominent among the three developers, having developed dozens of properties in Eureka Valley, the Sunset District, and around Parnassus Avenue. Within the proposed district, he built 1338 3rd Avenue (1911), 1338 3rd Avenue (1910), 1344 3rd Avenue (1910), and 1350 3rd Avenue (1911). Although permits were not available for 1326 or 1356 3rd Avenue, both addresses first appear in the historical record in 1912. Their scale and design suggest that they, too, were built by Stuhr in 1911. While Stuhr incorporated some Tudor revival elements into some of the houses – half timbering for 1338 3rd Avenue and an oriel bay window for 1344 3rd Avenue – the houses he built on 3rd Avenue essentially follow the same design guidelines as those that Charles Rushton established in 1909 with 1362 3rd Avenue.

Andrew Hendry, secretary of the Union Machine Co. in the South of Market area, commissioned Michael C. Rench, a builder, to construct 1320 3rd Avenue in 1911. Little is known about Rench, except that he built homes as early as 1909 and built homes on speculation in the Westwood Park development during the 1920s before relocating to San Mateo County. Like his predecessors, Rench built a two-story over basement, Craftsman style residence with a side gable roof and shed dormer, brick clad basement, recessed entry, bay windows at the first and second floors, and heavy wood brackets below the bays and second, overhanging story.

As reflected in its architecture, the 3rd Avenue Historic District developed during the height in popularity of the Craftsman style. The Craftsman style was popular for smaller houses built throughout the United States during the period from about 1905 until the early 1920s. Gustav Stickley is perhaps the most famous advocate nationally for Craftsman homes, furniture, and accessories, while California architects like Greene and Greene in Pasadena and Bernard Maybeck in the San Francisco Bay Area created regional versions of Craftsman, or Arts and Crafts homes. Popular magazines, like *Sunset*, *Woman's World*, *Better Homes and Gardens*, and *The Craftsman*, published photographs and illustrations of grand and modest Craftsman homes, thus familiarizing the nation with the style. As a result, a flood of pattern books appeared offering plans for Craftsman homes. They quickly became the most popular and fashionable house style in the country for middle-class residents moving to newly created suburbs or urban tracts like 3rd Avenue that lay outside the dense centers of commerce and trade. Not coincidentally, the 3rd Avenue Historic District attracted an eclectic mix of middle-class residents, including clerks, merchants, engineers, architects, and many housewives.

The 3rd Avenue Historic District thus appears eligible for listing in the NRHP/CRHR Criterion C/3. While none of the houses were designed by master architects and individually they do not achieve a high level of artistry, the group of eight buildings stands as an intact cluster of residential architecture that is remarkably similar in scale and design, representing a distinctive style from a particular era. More specifically, the buildings feature distinctive characteristics of early twentieth-century Craftsman style, such as low-pitched, gabled or hipped roofs, deeply overhanging eaves with exposed rafter tails and/or decorative brackets, a front porch located beneath the extension of the main roof, double-hung windows, and a mixture of building materials such as masonry and woodwork, mixed with vernacular features like boxed, canted or octagonal bay windows, and west facing dormer windows.

Although the buildings have undergone some alterations, including some window replacements and, most notably, garages in the basement, the district as a whole retains a high degree of integrity. The 3rd Avenue Historic District possesses integrity of location as none of the residences have been moved. The buildings in the district retain integrity of design in their spatial relationships to each other and their similar size, scale, and massing, which give the streetscape its distinct visual rhythm. The buildings retain integrity of setting in their relationship to the slope of the hill, with full basements and stairs leading up to entrances on the first story, and as situated in a residential neighborhood. Despite alterations, the district retains the key exterior materials, especially decorative features, dating from the period of significance that are combined in a particular eclectic configuration that defines the district's sense time and place. The workmanship is revealed in the regional application of the Craftsman style. The properties retain integrity of feeling and association in that they convey the feeling of an early twentieth-century suburb.

*Recorded by: Carey & Co.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of D4. Boundary Description:



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 5 of 12

*Resource Name or #: 1320 3rd Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1320 3rd Avenue

City: San Francisco

Zip: 94122

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1912, this three-story-over-basement, residential building is rectangular in plan and occupies the width of the lot. Stucco covers the façade. The asphalt shingle-clad, cross-gabled roof features a projecting cornice with exposed rafter tails and a west-facing dormer with two 6-lite windows. The façade has a concrete masonry block base with a central garage door. The automobile entry has been in-filled with wood siding and contemporary wood-sash windows, and a stone planter now stands front of the opening. A pedestrian door opens to the north of the planter, and to the south a flight of stairs rises to the recessed main entrance, which features a wood door with a trefoil window. At the first floor, decorative wood brackets support a box bay window with three 12-lite clerestory windows over four single-pane hopper windows. The second floor overhangs the first floor, with decorative brackets underneath, and features an octagonal bay window with four, 9-over-1, double-hung windows. Alterations include the garage entrance.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking east; December 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1911. Building Permit.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

May 21, 2010

*P10. Survey Type:

Intensive

*P11. Report Citation: Carey & Co.,
"UCSF Historic Resources Survey, San
Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 6 of 12

*Resource Name or #: 1326 3rd Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1326 3rd Avenue

City: San Francisco

Zip: 94122

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1912, this three-story-over-basement residential building is rectangular in plan and occupies the width of the lot. The façade features a variety of cladding, including brick veneer at the ground floor, stucco at the first floor and roof dormer, and wood shingles at the second floor. The primary window type is wood sash, double hung. The asphalt shingle-clad, cross-gabled roof features a projecting cornice with exposed rafter tails and a west-facing dormer with three windows. The façade has a central garage door and a pedestrian door to the north. A brick planter separates the garage door from the main entry to the south, which features stone steps leading up to a wood, glazed door. At the first floor, two decorative wood brackets support a central canted bay with three one-over-one windows, with a double-hung window to the north of the bay window. The second floor overhangs the first, with decorative brackets underneath, and features six, three-over-one windows. Alterations include the garage door and planter.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking east; December 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1911. Building Permit.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

May 21, 2010

*P10. Survey Type:

Intensive

*P11. Report Citation: Carey & Co.,
"UCSF Historic Resources Survey, San
Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 7 of 12

*Resource Name or #: 1332 3rd Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1332 3rd Avenue

City: San Francisco

Zip: 94122

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1915, this three-story-over-basement residential building is rectangular in plan and occupies the width of the lot. Wood shingles clad the building. The primary window type is wood sash, one over one with diamond-shaped muntins in the upper sash. The asphalt shingle-clad, cross-gabled roof features a projecting cornice with decorative brackets and a west-facing dormer with exposed rafter tails and two windows with diamond-shaped lites. The façade has a brick base with a central garage door and a pedestrian door and double-hung window to the south. To the north of the garage door, the recessed main entrance features stone stairs leading up to a wood, multi-lite door flanked by multi-lite sidelites. At the first floor, decorative wood brackets support a central canted bay window with three diamond-lite clerestory windows over five single-pane windows. The second floor overhangs the first and features two additional canted bay windows supported by decorative wood brackets. Each second floor bay contains wood-sash, double-hung windows with diamond lites on the upper sash. Alterations include the garage door.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking east; December 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1911. Building Permit.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

May 21, 2010

*P10. Survey Type:

Intensive

*P11. Report Citation: Carey & Co.,
"UCSF Historic Resources Survey, San
Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 8 of 12

*Resource Name or #: 1338 3rd Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1338 3rd Avenue

City: San Francisco

Zip: 94122

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1913, this three-story-over-basement residential building is rectangular in plan and occupies the width of the lot. Stucco clads the façade, which is also ornamented with wood trim. The asphalt shingle-clad, cross-gabled roof features a projecting cornice with exposed rafter tails and a west-facing dormer with four, three-over-three windows. The façade has a brick veneer base with a central garage and a segmental-arched pedestrian door to the north. South of the garage is the recessed main entrance features a shaped opening and a wood, glazed door flanked by multi-lite sidelites. At the first floor, decorative wood brackets support a central projecting bay with four, multi-lite clerestory windows over four single-pane hopper windows. At the second floor, the projecting bay expands to the width of the elevation and features four, wood-sash, nine-over-one windows. Alterations include the garage door.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking east; December 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1910. Building Permit.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

May 21, 2010

*P10. Survey Type:

Intensive

*P11. Report Citation: Carey & Co.,

"UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 9 of 12

*Resource Name or #: 1344 3rd Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1344 3rd Avenue

City: San Francisco

Zip: 94122

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1912, this two-story-over-basement residential building is rectangular in plan and occupies the width of the lot. Stucco clads the façade. The flat roof features a small parapet with an asphalt shingle-clad visor roof supported by decorative brackets. The façade has a brick veneer base with a garage and a pedestrian door to the north. South of the garage is a recessed main entrance, which features stone stairs leading up to an entry alcove with wood paneling and a single pane window. The main door is wood with 15 lites. At the first floor, a central canted bay window features one wood-sash, one-over-one window on each face. At the second floor, two box bay windows project beneath the visor roof. The north bay features two wood-sash, one-over-one windows and the south bay features a wood-sash, one-over-one window. Alterations include the garage door.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking east; December 9, 2009.

*P6. Date Constructed/Age and Sources:
☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1910. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

May 21, 2010

*P10. Survey Type:

Intensive

*P11. Report Citation: Carey & Co.,
"UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 10 of 12

*Resource Name or #: 1350 3rd Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1350 3rd Avenue

City: San Francisco

Zip: 94122

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1912, this three-story-over-basement residential building is rectangular in plan and occupies the width of the lot. Wood shingles clad the façade. The asphalt shingle-clad, cross-gabled roof features a projecting cornice with exposed rafter tails and a west-facing dormer with two six-lite windows. The front elevation has a brick base with a central garage door, which has been in-filled with a recessed, canted bay window. The bay window has three wood-sash, six-over-one windows and stone planter in front. A recessed pedestrian door opens to the north of the bay window and to the south, stone stairs rise to a recessed main entry alcove. The alcove contains a wood, glazed door and an adjacent stained glass window. At the first floor, a box bay window connects with the overhanging second floor and has a central wood-sash, nine-over-one window flanked by two wood-sash, six-over-one windows, with two wood-sash, three-over-one windows on the sides of the bay. The overhanging second floor features a flared base and decorative brackets underneath. A window grouping with a central, wood-sash nine-over-one window flanked by two wood-sash, six-over-one windows opens on the north side of the bay, and a grouping of two wood-sash, nine-over-one windows opens on the south. Alterations include the in-filled garage entrance at the basement level.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking east; December 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1911. Building permit.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

May 21, 2010

*P10. Survey Type:

Intensive

*P11. Report Citation: Carey & Co.,

"UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 11 of 12

*Resource Name or #: 1356 3rd Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1356 3rd Avenue

City: San Francisco

Zip: 94122

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1911, this three-story-over-basement residential building is rectangular in plan and occupies the width of the lot. Thin, horizontal wood siding clads the façade. The primary window type is wood sash, three over one, double hung. The asphalt shingle-clad hipped roof features a projecting cornice with decorative brackets and a west-facing dormer with one wood-sash, six-lite window. The front elevation has a brick base with a central garage door and a pedestrian door to the north. To the south, stone stairs rise to the recessed main entry alcove. The alcove contains decorative wood panels; a wood, glazed door; and a side window. A canted bay window with one window per face rises from the first floor to a cornice located between the first and second floors. A similar bay window is located at the second story above the entrance. Alterations include the in-filled garage door.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking east; December 9, 2009.

*P6. Date Constructed/Age and Sources:
☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1911. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

May 21, 2010

*P10. Survey Type:

Intensive

*P11. Report Citation: Carey & Co.,
"UCSF Historic Resources Survey, San
Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 12 of 12

*Resource Name or #: 1362 3rd Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1362 3rd Avenue

City: San Francisco

Zip: 94122

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1909, this three-story-over-basement residential building is rectangular in plan and occupies the width of the lot. Wood shingles cover the façade. The primary window type is wood sash, twelve over one, double hung wood sash. The asphalt shingle-clad, cross-gabled roof features a projecting cornice with exposed rafter tails and a west-facing dormer with two, wood-sash, ten-lite windows. The façade has a brick base with a central garage door that has been in-filled with a flush panel pedestrian door to the south and a sliding aluminum sash window to the north. To the south of the in-filled garage door, stone stairs lead up to the recessed main entry porch. The porch contains a wood, glazed door. At the first floor, a box bay window with a low-pitched, hipped roof and exposed rafter tails has two primary-type windows on the front and two wood-sash, six-over-one windows on the sides. The overhanging second floor features two canted bay windows supported by decorative wood brackets. Each bay window features a low-pitched, hipped roof with exposed rafter tails and a central primary-type window flanked by a six-over-one window. The exposed south elevation of the building abuts an empty lot and features wood shiplap siding with minimal fenestration. Alterations include the in-filled garage door.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☒ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking east; December 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1909. Building Permit.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

May 21, 2010

*P10. Survey Type:

Intensive

*P11. Report Citation: Carey & Co.,

"UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☐ Continuation Sheet ☐ Building, Structure, and Object Record
☐ Archaeological Record ☒ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 1420 5th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1420 5th Avenue

City: San Francisco

Zip: 94122

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus Elevation:

***P3a. Description:**

Built in 1911, this two-story-over-basement residential building is rectangular in plan and occupies the width of the lot. Stucco clads the façade. The flat roof features a parapet with a decorative wood pediment; a visor roof supported by decorative wood brackets spans the façade below the parapet. The façade has a brick base with quoins and a central garage door with a pedestrian door to the south. South of this, stone stairs lead up to the recessed main entrance that consists of a wood, glazed door flanked by multi-lite sidelites. At the first floor, decorative wood brackets support a canted bay window with five wood-sash casement windows surmounted by stained glass transom windows. The bay window's low-pitched hipped roof has asphalt shingle cladding and exposed rafter tails. The overhanging second floor contains two canted bay windows that have decorative wood brackets underneath. Each face of each bay window has one wood-sash, double-hung window with diamond lites on the upper sash. Alterations include the garage door.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking east; December 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1911. Building permit.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type:

Intensive

*P11. Report Citation: Carey & Co.,

"UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Z

*Resource Name or # 1420 5th Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Flats

B4. Present Use: Flats

*B5. Architectural Style: Craftsman

*B6. Construction History: Constructed in 1911.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: C. A. Hall

b. Builder: C. A. Hall

*B10. Significance: Theme: Post 1906 Earthquake Residential Architecture Area: UCSF Parnassus campus, San Francisco
Period of Significance: 1911 Property Type: Residential Applicable Criteria: N/A

1420 5th Street does not appear to be eligible for the NRHP/CRHR. 1420 5th Street was constructed in 1911, a time when the Inner Sunset neighborhood was first being developed after of the 1906 earthquake and fires. Previously known as the "Great Sandbank," the area rapidly gave way to residential neighborhoods and commercial strips as San Franciscans sought empty land away from the burned out areas downtown. The neighborhood in which 1420 5th Avenue is located became a modest, middle-class suburb of San Francisco. In the wake of destruction of the 1906 earthquake and fires, the entire city was desperately building and reconstructing as quickly as possible to meet the needs of its displaced residents. The Inner Sunset was just one of those neighborhoods undergoing significant change. Therefore 1420 5th Avenue does not appear to have a specific association with the earthquake and fires of 1906. It is not known to be associated with any other events or trends in local, state, or national history and does not appear eligible for the NRHP/CRHR under Criterion A/2.

An eclectic mix of middle-class residents, including clerks, merchants, engineers, architects, and many housewives, lived at 1420 5th Avenue. However, none of the residents of 1420 5th Avenue appears to have made a specific contribution to local, state, or national history. Therefore the property does not appear to be eligible NRHP/CRHR under Criterion B/2.

B11. Additional Resource Attributes:

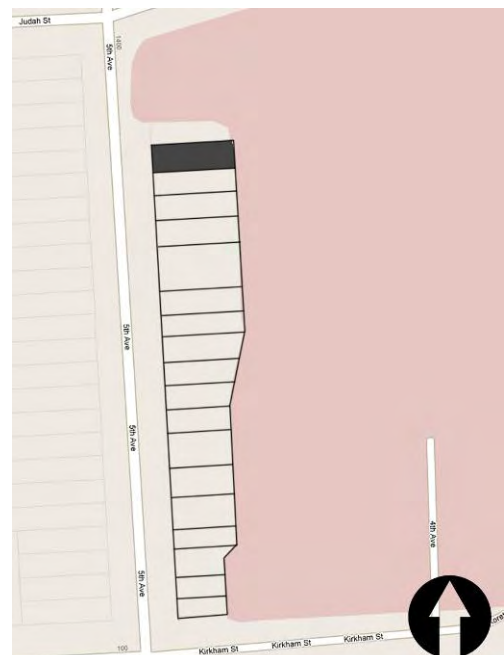
*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



CONTINUATION SHEET

*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

1420 5th Avenue does not appear eligible for listing in the NRHP/CRHR under Criterion C/3 either. Although the building features distinctive characteristics of Craftsman design, such as low-pitched, gabled or hipped roofs with deeply overhanging eaves with exposed rafter tails and/or decorative brackets, a recessed front porch located beneath the extension of the main roof, double-hung windows with multi-lite upper sash, and a mixture of building materials such as masonry, stucco and woodwork, it is not a well-executed example of the style. It does not achieve a high level of aesthetic value, is not the work of a master architect, and is not a good example of a particular type of construction.

Continuation of B12. References:

Department of Building and Inspection, City and County of San Francisco, Application for Building Permit No. 38331, September 25, 1911.

Carey & Co. "Draft UCSF Historic Resources Survey, San Francisco, California." May 21, 2010.

McAlester, Virginia and Lee. *A Field Guide to American Houses*, New York: Alfred A. Knopf, 1986.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 1422-1424 5th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1422-1424 5th Avenue

City: San Francisco

Zip: 94122

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1922, this two-story-over-basement residential building is rectangular in plan and occupies the width of the lot. Stucco clads the façade. The flat roof features a projecting cornice with brackets and dentil and modillion coursing. The façade has a central garage door flanked by wood-sash, six-lite windows. To the south, stone stairs lead up to the recessed main entrance that features a wood, multi-lite door. At the first floor, a wide, central bay features three wood-sash, six-lite, paired casement windows surmounted by a fan window. At the second floor, the bay expands to nearly the width of the elevation and features four wood-sash, six-lite, paired casement windows surmounted by segmental-arched transom windows. Alterations include the garage door.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking east; December 9, 2009.

***P6. Date Constructed/Age and Sources:**

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1922. Building Permit.

***P7. Owner and Address:**

University of California, San Francisco
San Francisco, CA 94143

***P8. Recorded by:**

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

***P9. Date Recorded:**

July 31, 2010

***P10. Survey Type:**

Intensive

***P11. Report Citation:** Carey & Co., Inc.,

"UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 3S

*Resource Name or # 1422-1424 5th Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Flats

B4. Present Use: Flats

*B5. Architectural Style: Italian Renaissance

*B6. Construction History: Constructed in 1922. Garage added.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: Nils P. Johnson

b. Builder: Nils P. Johnson

*B10. Significance: Residential Architecture Theme: Renaissance Revival Style Area: UCSF Parnassus campus, San Francisco
Period of Significance: 1922 Property Type: Residential Applicable Criteria: C/3

Augusta Asplund and her husband Arthur, a machinist, commissioned fellow Swedish immigrant, Nils P. Johnson, to design and build 1422-1424 5th Avenue in 1922. Nothing of further consequence is known about either party. The Asplunds apparently requested Johnson to construct a formal Italian Renaissance revival building with an embellished cornice, rounded arch windows at the first story, and segmental arch windows at the second story. The Italian Renaissance style, popular in the United States between 1890 and 1935, is based on authentic Italian models. Its predecessor, the Italianate style, was popular between 1840 and 1885, and was loosely based on early Italian designs. In the 1880s, the firm of McKim Mead and White gave impetus to the Italian Renaissance style with the Villard Houses in New York (1883). Architects used the style to provide a contrast with Gothic inspired and Queen Anne styles. While the style was primarily reserved for architect-designed landmarks in major metropolitan areas prior to World War I, vernacular interpretations spread widely with the improvement of masonry techniques; therefore, most of Italian Renaissance style. these building types date from the 1920s. The style was eclipsed by Colonial and Mediterranean revival styles and faded from fashion after 1935. The building has two flats; the Asplunds lived at 1424 5th Avenue and rented 1422 5th Avenue to a variety of tenants over the years.

B11. Additional Resource Attributes:

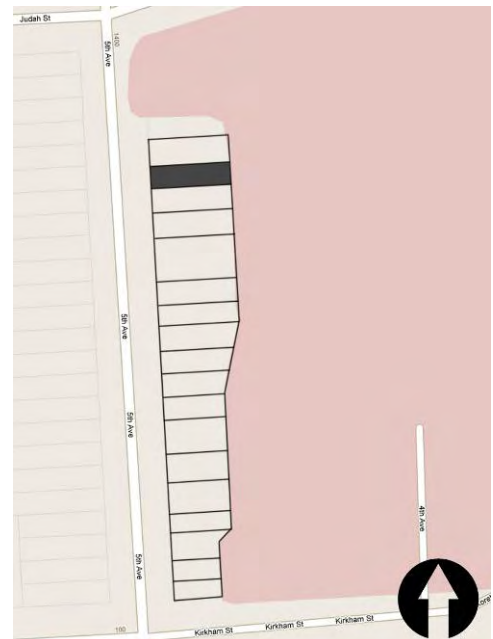
*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

While examples of Italian Renaissance style residential buildings abound in San Francisco, the building at 1422-1424 5th Avenue stands as the best expression of this style within the survey area of the UCSF Parnassus Campus and appears to be the best expression of this style within several blocks. Distinctive characteristics of the Italian Renaissance style that 1422-1424 5th Avenue exhibits include a flat roof with broadly overhanging boxed eaves with decorative brackets beneath; symmetrical façade; recessed entry porch; full-length first-story windows with arches above; less elaborate; smaller second-story windows; and stucco cladding. For these reasons, 1422-1424 5th Avenue appears to be eligible for listing in the NRHP/CRHR under Criterion C/3.

1422-1424 5th Avenue retains a high degree of integrity. It retains integrity of location, as it has not moved. The building retains integrity of design in its height, massing, fenestration pattern, and key exterior materials, especially decorative features, dating from the period of significance. The building retains integrity of setting in its relationship to the adjacent properties. The integrity of workmanship is revealed in its application of the Italian Renaissance style, and the building retains integrity of feeling and association in that it conveys the feeling of an Italian Renaissance home of the early twentieth century. Thus, 1422-1424 5th Avenue retains integrity to convey the building's sense of time, place, and historical development to be eligible for the NRHP/CRHR.

Continuation of B12. References:

Application for Building Permit, Permit No. 108673, July 17, 1922. Department of Building and Inspection, City and County of San Francisco.

California Great Register of Voters. At www.ancestry.com.

Carey & Co., *Draft UCSF Historic Resources Survey, San Francisco, California*, May 21, 2010.

McAlester, Virginia and Lee. *A Field Guide to American Houses*, New York: Alfred A. Knopf, 1986.

San Francisco City Directories.

United State Census (1900-1930). At www.ancestry.com.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 1428 5th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1428 5th Avenue

City: San Francisco

Zip: 94122

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1909, this three-story-over-basement residential building is rectangular in plan and occupies the width of the lot. Thin, beveled wood boards clad the building. The primary window type is wood sash, one over one, double hung. The asphalt shingle-clad, cross-gabled roof features two west-facing gabled dormers with one single-pane window in each dormer. The façade has a base constructed of rusticated concrete and a main staircase that runs up from south to north to the main entry porch at the first story. A garage opens beneath the porch and a pedestrian door opens at the south stair landing. At the first floor, the main entry porch features wood Corinthian columns supporting a flat porch roof. Decorative wood brackets support a canted bay window. Two canted bay window are located at the second story. A steeply-pitched gabled dormer with asbestos shingle cladding is situated above each window. Alterations include the garage door, exterior staircase, and entry porch.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking east; December 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric

☐ Both

Constructed in 1909. Building Permit.

*P7. Owner and Address:

University of California, San Francisco

San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.

460 Bush Street

San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type:

Intensive

*P11. Report Citation: Carey & Co., Inc.,

"UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Z

*Resource Name or # 1428 5th Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family dwelling

B4. Present Use: Flats

*B5. Architectural Style: Queen Anne

*B6. Construction History: Constructed in 1909 by builder Charles H. Rushton for property owner Maud E. Birdsall. Garage, and basement alterations; windows and cladding in dormers not original.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: None

b. Builder: C. H. Rushton

*B10. Significance: Theme: Residential Architecture

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1909

Property Type: Residential

Applicable Criteria: N/A

1428 5th Avenue does not appear to be eligible for listing in the California Register under any criteria. It was constructed in 1909, when the Inner Sunset neighborhood was first being developed after of the 1906 earthquake and fires. Previously known as the "Great Sandbank," the area rapidly gave way to residential neighborhoods and commercial strips as San Franciscans sought empty land away from the burned out areas downtown. The neighborhood in which 1428 5th Avenue is located became a modest, middle-class suburb of San Francisco with homes that were built by small-time developers usually on speculation. In the wake of destruction of the 1906 earthquake and fires, the entire city was desperately building and reconstructing as quickly as possible to meet the needs of its displaced residents. The Inner Sunset was just one of those neighborhoods undergoing significant change. Additionally, the building was constructed for a specific owner rather than on speculation. Therefore, 1428 5th Avenue does not appear to be associated specifically with significant events or broad trends in local, state, or national history and is not eligible for the NRHP/CRHR under Criterion A/1.

B11. Additional Resource Attributes:

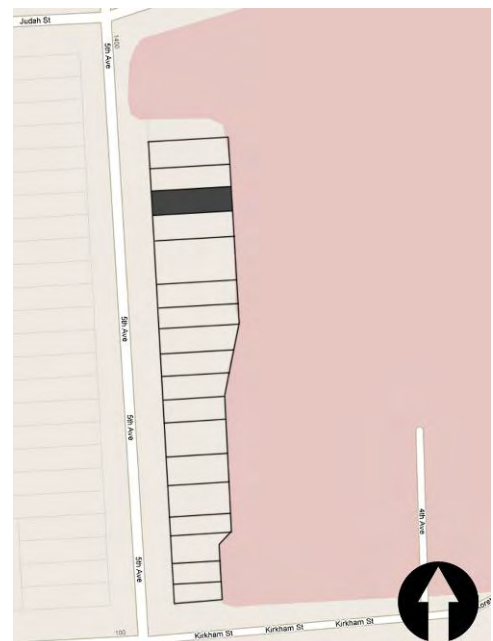
*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

Maud Birdsall and her husband Charles, a policeman, hired Charles Rushton to build the house. The original owners do not appear to have made a significant contribution to local, state, or nation history. Subsequent owners/tenants included an eclectic range of middle-class people, including clerks, merchants, engineers, architects, and many housewives who do not appear to have made a specific contribution to local, state, or national history. Therefore, the property does not appear to be eligible for the NRHP/CRHR under Criterion B/2.

1428 5th Avenue appears to be constructed in the Queen Anne architectural style, the dominant style of domestic building during the period from about 1880 until 1910. The style is known for its asymmetrical massing, a variety of complex roof forms, and elaborate decorative details. The Queen Anne style avoids plain flat walls through such devices as bays, towers overhangs and projections and by using several wall materials of differing textures and patterns wherever planar walls occur. San Francisco has some of the most ebullient and fanciful examples of the Queen Anne style. 1428 5th Avenue was constructed in 1909, at the end of the Queen Anne period, and exhibits some characteristics of the style, such as a steeply pitched front-facing gable roof and bay windows. It also features a porch with wood Corinthian columns, dentil molding at the cornice lines, and decorative wood brackets supporting a canted bay window. These decorative details mark the building as part of the Free Classic subtype, which became popular after 1890 and has much in common with early Colonial Revival houses. However, 1428 5th Avenue lacks the asymmetry, variety of roof forms and is not as decoratively rich as other examples of Queen Anne buildings in San Francisco. In addition it does not appear to retain integrity of design, materials, workmanship or feeling due to alterations, including the garage, concrete porch steps, and T1-11 siding in the gables. The windows in the dormer gables do not appear to be original, and the dormers may be additions too. Original permits also show that the building was originally clad with redwood shingles, suggesting that it had more of a Craftsman aesthetic. Thus, 1428 5th Avenue does not stand as a good example of an architectural style. It is not the work of a master and does not achieve a high level of aesthetic value. In addition, it does not retain a high level of integrity. Thus, the building does not appear to be eligible for the NRHP/CRHR under Criterion C/3.

Continuation of B12. References:

Application for Building Permit, Permit No. 24589, July 16, 1909. Department of Building and Inspection, City and County of San Francisco.

Carey & Co. "Draft UCSF Historic Resources Survey, San Francisco, California." May 21, 2010.

McAlester, Virginia and Lee. *A Field Guide to American Houses*, New York: Alfred A. Knopf, 1986.

United States Census. www.ancestry.com (accessed, December 3, 2010).

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 35 _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

Page 1 of 6

P1. Resource name: 1432 Fifth Avenue
*P2. Location: *a. County: San Francisco b. USGS 7.5 Quad: San Francisco North
*c. Address: 1432 Fifth Avenue City: San Francisco Zip: 94122
*e. Assessor's Block/Lot: none (University of California-owned)

***P3a. Description:**

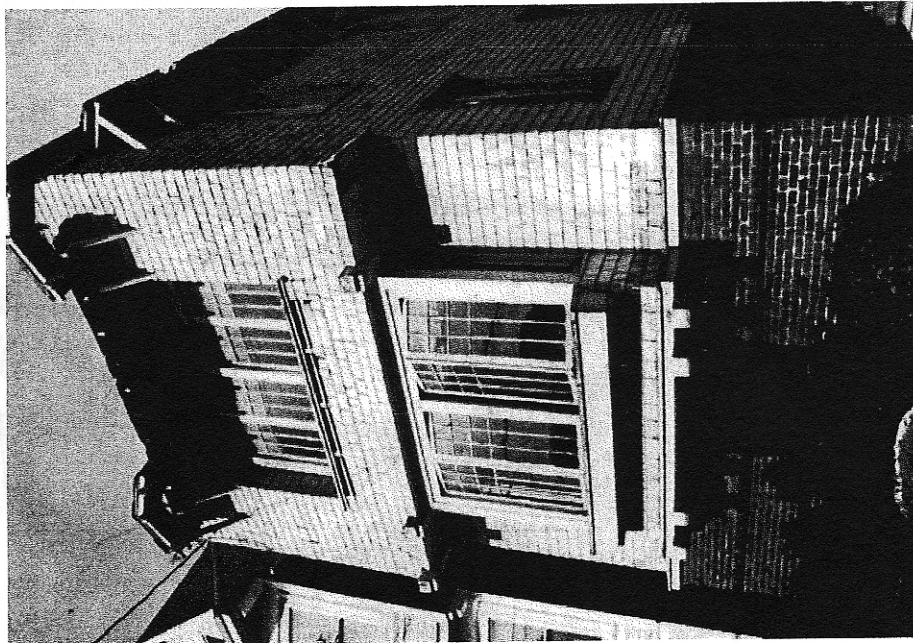
1432 Fifth Avenue is one of a series of houses, flats and apartments erected on the east side of Fifth Avenue, from Judah to Kirkham streets, as in a urban row house type development on narrow lots. While the buildings still stand, their lots have been collectively merged as one lot under the ownership of the University of California. Both these buildings, and those across the street on the west side of Fifth Avenue, are residential in character, although some of the University of California-owned buildings now function as offices.

1432 Fifth Avenue is a wood-framed building with two stories plus a basement. The building is set back from the sidewalk about six feet and is flanked on the south side by a driveway. Although basically rectangular in form, the building has a setback on the right (south) side, serving as an entrance. The house rests upon a concrete perimeter foundation and has a basement story of red brick. This brick is structural, not veneer. In color it has been somewhat blackened in the manner of clinker brick, but it has not been deformed in shape.

(See Continuation Sheet, page 3.)

***P3b. Resource Attributes:** HP2 — single family residence

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Landscape



P5b. Photo view, date:
See Continuation Sheets.

***P6. Date Constructed?** 1910
Sources: building permit

***P7. Owner and Address:**
Regents of the University of California

***P8. Recorded by:**
William Kostura, Ward Hill, 3124 Octavia Street, San Francisco, CA 94123

***P9. Date Recorded:**
March 2001

***P10. Survey Type:**
intensive

***P11. Report Citation:** *Historic Architectural Survey Report for University of California Housing, Fifth Avenue at Pamassus, San Francisco*, by William Kostura and Ward Hill, 2001

***Attachments:** ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 6

*Resource Name: 1432 Fifth Avenue

NRHP Status Code: 3S

B1. Historic name: Dr. Edward D. Keefe residence

B2. Common name: none

B3. Original Use: single-family residence

B4. Present use: vacant

*B5. Architectural Style: craftsman

*B6. Construction History: Built in 1910.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

*B8. Related Features: none

B9a. Architect: Henry Shermund

b. Builder: C. F. Neilsen

*B10. Significance: Theme: craftsman style architecture Area San Francisco

Period of Significance: 1910

Property Type: residential

Applicable Criteria: C

This house was built in 1910 as a residence for Dr. Edmond D. Keefe, who worked as a dentist. Dr. Keefe arrived in San Francisco in 1899 and established an office in the Donohoe Building on Market Street. After that building was destroyed in the earthquake and fire of 1906 he located his office in the Butler Building at 135 Stockton Street, on Union Square. He maintained his office there into at least the 1930s. These were both major, steel-frame office buildings designed by important architects (A. Page Brown and the Reid Brothers, respectively), and the latter, at least, was in a prestigious location, indicating that Keefe's practice was prosperous. Keefe lived at 1432 Fifth Avenue for sixteen years, from 1910 to 1926, at which time he moved to Santa Ana Avenue.

Keefe's architect for the house on Fifth Avenue was Henry Shermund. Shermund was a moderately prolific architect of residential buildings during his career of twenty-three years in San Francisco. He was born in California in ca. 1875 and trained as an apprentice with Edward Swain, Edward Holmes, and Newton Tharp (each important architects in their time) during 1897-1904. In his latter years, he opened his own office, and from then through 1927 he designed between 100 and 200 buildings, mostly residential. After 1927 he all but ceased to be active as an architect, although he lived in San Francisco into the early 1960s.

(See Continuation Sheet, page 3.)

B11. Additional Resource Attributes:

*B12. References: Building permit. San Francisco city directory listings for Edmond Keefe, 1899-1932.

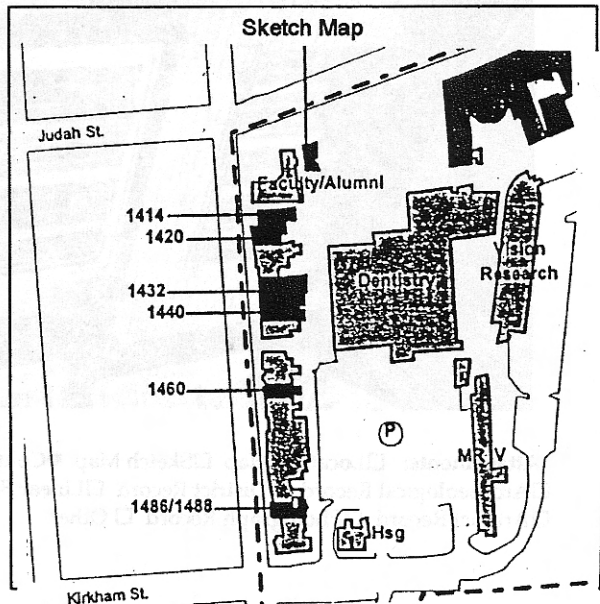
Gary Goss, interview by William Kostura, June 2001, regarding buildings designed by Henry Shermund. City directory and Great Register listings for Henry Shermund (via Gary Goss.)

B13. Remarks:

*B14. Evaluator: William Kostura, Ward Hill

*Date of Evaluation: July 2001

(This space reserved for official comments.)



*Recorded by: William Kostura

*Date: June 2001

☒ Continuation

☐ Update

P3a. Description (continued from Primary Record):

The building's Craftsman Style is expressed through a cladding of wood shingles, shed roof extensions supported by knee braces on three sides of the house, gabled parapets with exposed purlins at the sides of the house, and heavy carved wooden brackets beneath the second story overhang and beneath the rectangular bay in the first story. A series of overhangs – the shed roof overhangs the second story, the second story overhangs the first story, and the rectangular bay overhangs the brick basement – gives the house a sculpted effect. This sculptural effect is enhanced by a long series of red brick steps with a stepped brick sidewall leading to the entrance on the south side of the house. The entry is framed by tapering wood posts with a wood lintel. A shed roof with supporting knee braces over the entry relates to the similar structures at the top of the house.

In the front wall of the house, all windows are casements with small upper lights over long lower lights. Instead of opening outward, as is usual with casement windows, these windows are mounted in slotted rails and fold accordion-style to open and close. On the south side of the house all windows are traditional casements, with lights similar to the windows in front. A single basement window is set beneath a flat brick arch and over a brick sill, and is flanked by wooden brackets supporting the rectangular bay above. The front door is original. It is wood paneled, is glazed with a single light, and is flanked by sidelights.

On the interior, a parlor on the first floor is worthy of note. The floor is hardwood. Windows in the slightly projecting rectangular bay form almost a continuous band and admit substantial light. A baseboard, a molding at the window sill, and a ceiling molding wrap around the corners of the projecting bay and the walls.

B10. Significance (continued from BSO Record):

San Francisco historian Gary Goss has identified a number of Shermund's buildings. Shermund's first commission appears to have been a set of three flats at 721-725 Ashbury (1904-1905). It is a restrained example of the Arts and Crafts Style and exhibits a knowledge of English design trends on the part of the architect. In the classical style, Shermund designed two fine buildings at 1001 Lincoln/1207-1211 Eleventh Avenue (flats, 1905) and 520-528 Laguna (apartments and stores, 1912). Each of these is somewhat mannerist in its use of wooden classical ornament. In other buildings Shermund mixed styles effectively. 354-356 Third Avenue (flats, 1905) is a blend of Shingle and Classical styles; 226 Arguello (residence, 1910-1911) is a blend of Mission, Craftsman, and Classical Styles clad in pebble-dash stucco; and 12 Jordan Avenue (residence, 1911) is a very imaginative blend of Mission and craftsman Styles. Other buildings (1145 Hayes, 1905-1906; and 823 Euclid, 1911) mix classical and craftsman styles.

1432 Fifth Avenue is Shermund's only known pure example of the Craftsman Style. It appears to be eligible for the California Register at the local level of significance under criterion 3, as a distinctive, and very fine, example of the Style in larger Inner Sunset area. In particular, the shed roof extensions, the gabled parapets, and the folding windows are unusual if not unique in San Francisco. These elements, along with the shingled exterior, the wooden brackets, and the sculpted mass of the building, are very effective in evoking the then-contemporary Craftsman Style aesthetic in an urban setting.

(See Continuation Sheet, page 4.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

Page 4 of 6

*Resource Name: 1432 Fifth Avenue

*Recorded by: William Kostura

*Date: June 2001

☒ Continuation

☐ Update

B10. Significance (continued from page 3):

The Inner Sunset neighborhood, of which this house is a part, is rich in craftsman style houses built for the middle class, and this is a striking contributor to that collection of houses.

The house has integrity of design, materials, workmanship, location, feeling, and association. The setting is the rear of the house has changed due to the expansion of the University of California Medical Center, but the more-important setting along Fifth Avenue remains good. The period of significance is 1910, the year the house was built. The boundaries of the property are the original 37-foot by 120-foot lot (boundaries no longer shown on real estate maps).

As the owner of the house, Edmond Keefe, lacks historic significance, and the house is not otherwise related to significant historic themes or events, thus this property does not appear to be eligible for the California Register under criteria 1 or 2.

The 1400 block of Fifth Avenue also appears to contribute to a residential historic district in the Inner Sunset that may be eligible for the California Register. Extending from Arguello Boulevard to perhaps Eighth Avenue, this potential district is composed of craftsman, classical revival, Mission revival and other style houses and flats of two or three stories that were built to, or nearly to, the front lot lines, during approximately 1900 to 1915. These buildings feature animated facades that, collectively, create a lively streetscape. Documentation of this district is beyond the scope of this report; however, it appears that 1432 Fifth Avenue would be a contributor to this district.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

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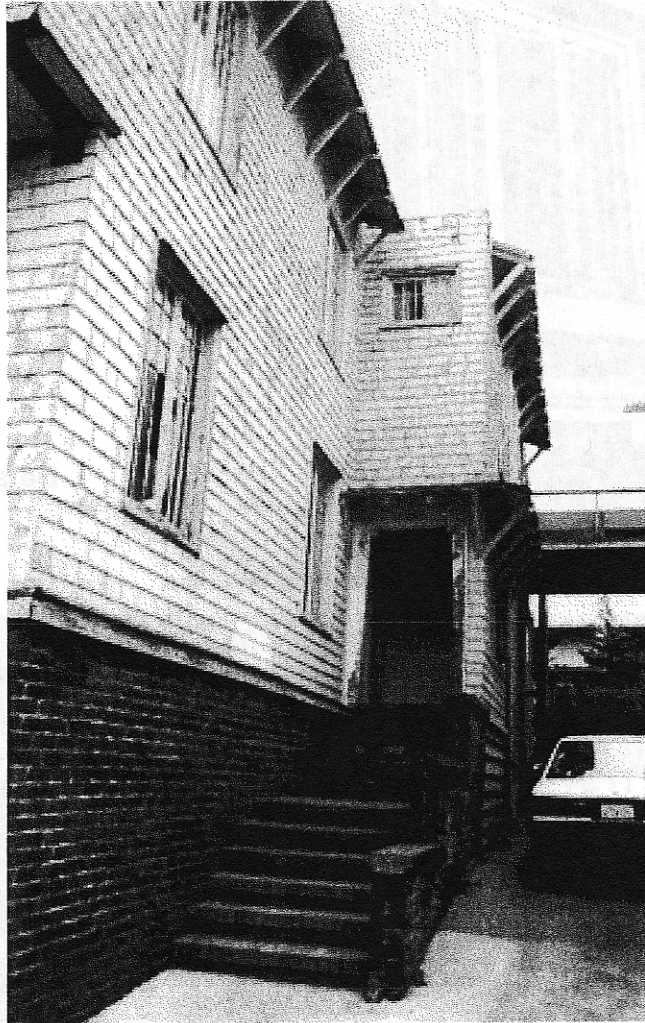
*Resource Name: 1432 Fifth Avenue

*Recorded by: William Kostura

*Date: June 2001

☒ Continuation

☐ Update



**South façade: detail of brick front entrance steps
(view from southeast)**

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

Page 6 of 6

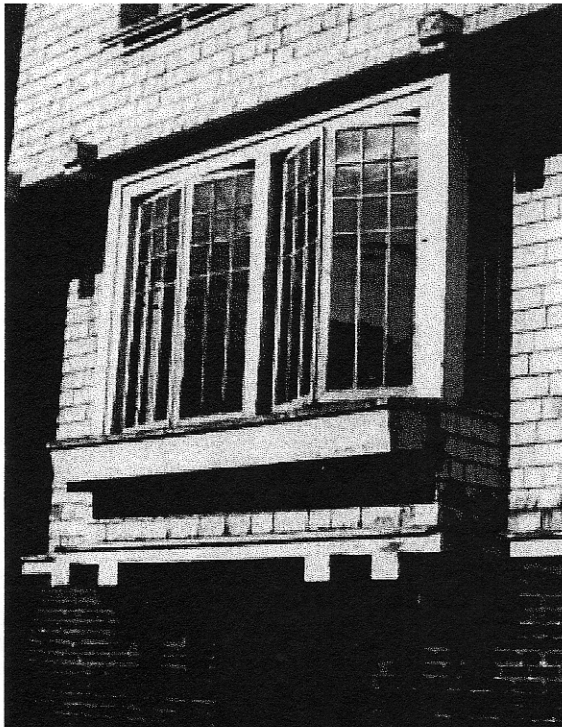
*Resource Name: 1432 Fifth Avenue

*Recorded by: William Kostura

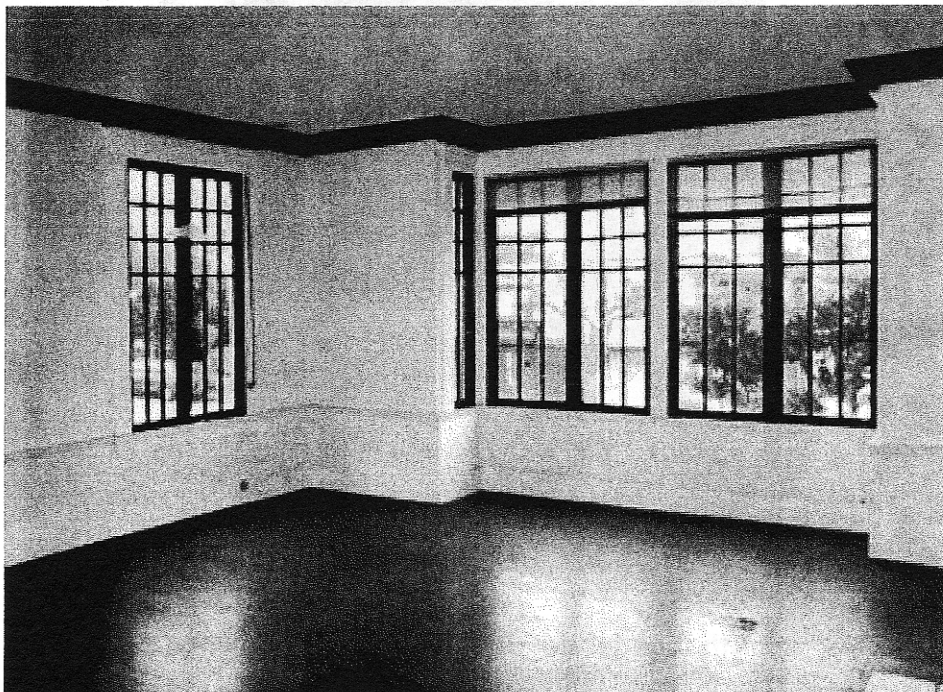
*Date: June 2001

☒ Continuation

☐ Update



Detail of first floor bay window



Interior view of first floor parlor

CONTINUATION SHEET

Page 1 of 1

*Resource Name or # 1432 5th Avenue

*Recorded by: Carey & Co., Inc

*Date: May 21, 2010 ☐ Continuation ☒ Update

Update of B.10: Significance

In 2001, architectural historians William Kostura and Ward Hill found the residence at 1432 5th Avenue to be eligible for the CRHR under Criterion 3, as architect Henry Shermund's "only known pure example of the Craftsman Style," and as "a distinctive, and very fine, example of the Style in [the] larger Inner Sunset Area. In particular, the shed roof extensions, the gabled parapets, and the folding windows are unusual if not unique in San Francisco. These elements, along with the shingled exterior, the wooden brackets, and the sculpted mass of the building, are very effective in evoking the then-contemporary Craftsman Style aesthetic in an urban setting."

Carey & Co. concurs with the previous evaluation, despite alterations to the building. Since 2001, a garage below the boxed bay window has been installed, resulting in the removal of two heavy brackets below the bay window. The bay window and the window above the entrance have undergone alterations, and the building's shingles have been replaced as well. These alteration all appear to conform, with the *Secretary of the Interior's Standards for Rehabilitating Historical Buildings* and detract little from its overall integrity. It continues to retain its integrity of location and setting, as well as its overall integrity of design, materials, and workmanship. The building also continues to convey its feeling and association with its significance as an early-twentieth-century Craftsman residential building. In addition to being eligible for the CRHR under Criterion 3, 1432 5th Avenue appears to be eligible for the NRHP under Criterion C and merits a Status Code of 3S.

Update of B.12: References

Carey & Co., Inc., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

Kostura, William, and Ward Hill. "Historic DPR 523 Forms: The University of California, San Francisco, Housing Master Plan." July 2001.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 1442 5th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1442 5th Avenue

City: San Francisco

Zip: 94122

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1911, this two-story-over-basement residential building is rectangular in plan and abuts a pedestrian pathway to the south. Stucco clads the façade. The flat roof features a prominent stylized parapet, and a visor roof spans the façade below it. The façade has a brick base with a garage and a pedestrian door to the south. The ground story also contains stone stairs that rise to an inset entry porch. The porch contains decorative wood detailing at the opening; a wood, glazed door; and multi-lite sidelites. At the first floor, decorative wood brackets support a bay window with five wood-sash, single-pane windows surmounted by a transom windows and a low-pitched, hipped roof with exposed rafter tails. The second floor overhangs the first floor and features two canted bay windows supported by decorative wood brackets; the bay windows also have low-pitched hipped roofs with exposed rafter tails and two central wood-sash, twelve-over-one, double-hung windows flanked by a wood-sash, multi-lite casement window. Alterations to the building include the garage door.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking east; December 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1911. Building Permit.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type:

Intensive

*P11. Report Citation: Carey & Co., Inc.,

"UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Z

*Resource Name or # 1442 5th Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family dwelling

B4. Present Use: Flats

*B5. Architectural Style: Mission Revival

*B6. Construction History: Constructed in 1911 by builder/owner Edward E. Manseau. Garage added.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: E. E. Manseau

b. Builder: E. E. Manseau

*B10. Significance: Theme: Residential Architecture

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1911

Property Type: Residential

Applicable Criteria: N/A

1442 5th Avenue was constructed in 1911, when the Inner Sunset neighborhood was first being developed after of the 1906 earthquake and fires. Previously known as the "Great Sandbank," the area rapidly gave way to residential neighborhoods and commercial strips as San Franciscans sought empty land away from the burned out areas downtown. The neighborhood in which 1442 5th Avenue is located became a modest, middle-class suburb of San Francisco with homes that were built by small-time developers usually on speculation. In the wake of destruction of the 1906 earthquake and fires, the entire city was desperately building and reconstructing as quickly as possible to meet the needs of its displaced residents. The Inner Sunset was just one of those neighborhoods undergoing significant change, and this building does not have a specific link to the broader event. Therefore, 1442 5th Avenue does not appear to be eligible for the NRHP/CRHR under Criterion A/1.

The building stands as an example of an eclectic Mission style single family residence. Mission style was part of the Art &

B11. Additional Resource Attributes:

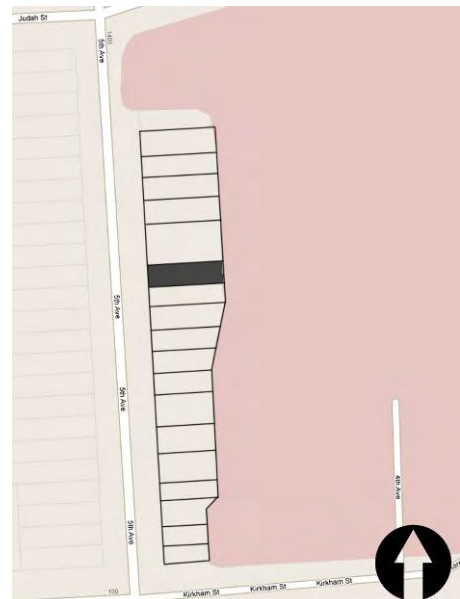
*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

Crafts movement in the early part of the twentieth century and was popular from about 1890 to 1920. Originating in the West, the Mission style took its character from the Spanish Colonial mission buildings. Its popularity was fueled by the success of Arthur Page Brown's California State Building shown at the 1893 World's Columbian Exposition in Chicago. The style was subsequently adopted by the Santa Fe Railway for its train stations and Mission style resort hotels throughout the West. Though most common in California and the Southwest, the style diffused from West to East, with scattered examples built in the early twentieth-century suburbs across the country. Typical Spanish Colonial design elements such as shaped parapets, arches, and quatrefoil windows were borrowed and freely adapted to adorn traditional shapes. In still other examples, Mission buildings were designed with many features borrowed from the contemporary Craftsman and Prairie movements. 1442 5th Avenue appears to be an example of the latter type. Its shaped parapet with cantelivered visor roof below are characteristic of the Mission style, while its bay windows supported by brackets and capped by low-pitched hipped roofs with exposed rafter tails and heavy decorative wood detailing at the opening to the recessed porch are more reminiscent of the Craftsman style. This eclectic approach to design underscores how the building was not designed by a trained architect. While 1442 5th Avenue illustrates the eclectic Mission/Craftsman architectural style and retains good integrity, it is a fairly common style in the surrounding neighborhood and does not rise to a level of distinction that merits NRHP/CRHR status. It does not appear to eligible for either register under Criterion C/3.

Continuation of B12. References:

Application for Building Permit, No 35330, April 15, 1911. Department of Building and Inspection, City and County of San Francisco.

Carey & Co., Inc., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

McAlester, Virginia and Lee. *A Field Guide to American Houses*, New York: Alfred A. Knopf, 1986.

San Francisco City Directories.

United States Federal Census. www.ancestry.com (accessed November 23, 2010).

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 1452 5th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1452 5th Avenue

City: San Francisco

Zip: 94122

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1909, this three-story-over-basement residential building is rectangular in plan and abuts a pedestrian pathway to the north. Wood shingles clad the façade. The asphalt shingle-clad gabled roof features a gabled end that overhangs the second floor on the façade. The façade has a brick base with projecting clinker bricks. The ground story also has a single-car garage to the north and a stone staircase to the south. The staircase leads to an inset entry porch at the first story. The porch features a triangular-arched opening with pilasters, and it contains decorative wood paneling; a wood, glazed door; and a side window. A canted bay window spans the first and second stories above the garage, while a similar bay window is located at the second story above the porch. Alterations to the building include the front and garage door.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking east; December 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1909. Building Permit.

*P7. Owner and Address:

University of California, San Francisco

San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.

460 Bush Street

San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type:

Intensive

*P11. Report Citation: Carey & Co., Inc.,

"UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Z

*Resource Name or # 1452 5th Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family dwelling

B4. Present Use: Flats

*B5. Architectural Style: Queen Anne

*B6. Construction History: Constructed in 1909 by architect J. Paterson Ross and engineer A. W. Burgren for Frank Sydney & S. S. Gray.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: J. Paterson Ross & A. W. Bergren

b. Builder: J. Perry

*B10. Significance: Theme: Residential Architecture

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1909

Property Type: Residential

Applicable Criteria: N/A

1452 5th Street does not appear to be eligible for listing in the California Register under any criteria. 1452 5th Street was constructed in 1909 for Frank S. Gray, a superintendent at Pacific Gas & Electric Company, and his wife Stacy. They constructed this house for their family at a time when the Inner Sunset neighborhood was first being developed after of the 1906 Earthquake and Fire. Previously known as the "Great Sandbank," the area rapidly gave way to residential neighborhoods and commercial strips as San Franciscans sought empty land away from the burned out areas downtown. The neighborhood in which 1452 5th Avenue is located became a modest, middle-class suburb of San Francisco. In the wake of destruction of the 1906 Earthquake and Fire, the entire city was desperately building and reconstructing as quickly as possible to meet the needs of its displaced residents and the Inner Sunset was just one of those neighborhoods undergoing significant change. Therefore 1452 5th Avenue does not appear to be associated specifically events or broad trends in local, state, or national history and is not eligible for the NRHP/CRHR under Criterion A/1.

The building was occupied by eclectic mix of middle-class residents, including clerks, merchants, engineers, architects, and many housewives, however none of the residents of 1452 15th Street appear to have made a specific contribution to

B11. Additional Resource Attributes:

*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

San Francisco history. Therefore the property does not appear to be eligible under Criterion B/2.

1452 5th appears to be constructed in the Queen Anne architectural style, the dominant style of domestic building during the period from about 1880 until 1910. The style is known for its asymmetrical massing, a variety of complex roof forms, and elaborate decorative details. The Queen Anne style avoids plain flat walls through such devices as bays, towers overhangs and projections and by using several wall materials of differing textures and patterns wherever planar walls occur. San Francisco has some of the most ebullient and fanciful examples of the Queen Anne style. 1452 5th Street was constructed in 1909, at the end of the Queen Anne period, and exhibits some characteristics of the style, such as a steeply pitched front-facing gable roof and bay windows. It also features a recessed porch with Classical wood pilaster, a detail repeated on the canted bay window at the first story. These decorative details mark the building as part of the Free Classic subtype, which became popular after 1890 and has much in common with early Colonial Revival houses. However, 1452 5th Street lacks the asymmetry, variety of roof forms and is not as decoratively rich as other examples of Queen Anne buildings in San Francisco. Thus the building is not a good example of either Queen Anne or Colonial Revival architecture.

Well-known San Francisco architect T. Paterson Ross designed the building. Born in Edinburgh, Scotland, Ross arrived in San Francisco in 1890 and found work in the offices of John Gash. They gained recognition for the design they submitted for the California Building for the Chicago Columbian World's Fair of 1893. Though not chosen, it was well received. Ross opened his own office in 1896 and partnered with engineer Albert W. Burgren ten years later. Together, they designed many prominent homes in Pacific Heights and Sea Cliff. They also designed many prominent commercial and public buildings, including the Sing Fat and Sing Chong Buildings in San Francisco's Chinatown, and their work was featured multiple times in *Architect & Engineer*. 1452 5th Avenue does not rise to the level of other buildings designed by Paterson Ross and constructed during the same time period. 1452 5th Avenue does not appear eligible for the NRHP/CRHR under Criterion C/3.

Continuation of B12. References:

Application for Building Permit, No. 24910, August 6, 1909. Department of Building and Inspection, City and County of San Francisco.

Carey & Co., Inc., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

City Directories of San Francisco.

McAlester, Virginia and Lee. *A Field Guide to American Houses*, New York, Alfred A. Knopf, 1986.

United States Federal Census (1910), www.ancestry.com (accessed July 16, 2010).

State of California — The Resources Agency
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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 1454 5th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1454 5th Avenue

City: San Francisco

Zip: 94122

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1909, this two-story-over-basement residential building is rectangular in plan and occupies the width of the lot. Thin, beveled wood boards clad the façade. The primary window type is double hung, wood sash. The flat roof features a paneled parapet; a prominent cornice with dentil and egg-and-dart molding, brackets, and a garland motif spans the façade below the parapet. The façade's first story consists of a concrete base with a stone staircase leading up to the recessed main entry porch. The porch contains Doric engaged columns at the opening and a glazed door, sidelights, and transom windows. A full-height canted bay window occupies the northern bay and contains primary type windows at the first and second stories. A primary-type window is located at the second story above the entry porch.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking east; December 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1909. Building Permit

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type:

Intensive

*P11. Report Citation: Carey & Co., Inc.,

"UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Z

*Resource Name or # 1454 5th Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family dwelling

B4. Present Use: Flats

*B5. Architectural Style: Edwardian

*B6. Construction History: Constructed in 1909 by builder A. D. Stafford and designed by architect Carter & Foley for owners Mat J. & Evelyn Brady.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: Carter & Foley

b. Builder: A. D. Stafford

*B10. Significance: Theme: Residential Architecture

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1909

Property Type: Residential

Applicable Criteria: N/A

1454 5th Avenue does not appear to be eligible for the NRHP/CRHR. It was constructed in 1909 for Matthew I. Brady, a bookkeeper at a bank, and his wife Evelyn, at a time when the Inner Sunset neighborhood was first being developed after the 1906 earthquake and fires. Previously known as the "Great Sandbank," the area rapidly gave way to residential neighborhoods and commercial strips as San Franciscans sought empty land away from the burned out areas downtown. The neighborhood in which 1452 5th Avenue is located became a modest, middle-class suburb of San Francisco. In the wake of destruction of the 1906 earthquake and fires, the entire city was desperately building and reconstructing as quickly as possible to meet the needs of its displaced residents and the Inner Sunset was just one of those neighborhoods undergoing significant change. The Bradys formerly lived in the Western Addition and likely were not displaced in the wake of the disaster. Therefore 1452 5th Avenue does not appear to be associated specifically with events or broad trends in local, state, or national history and does not appear eligible for the NRHP/CRHR under Criterion A/1.

An eclectic mix of middle-class people resided in the building, including clerks, merchants, engineers, architects, and

B11. Additional Resource Attributes:

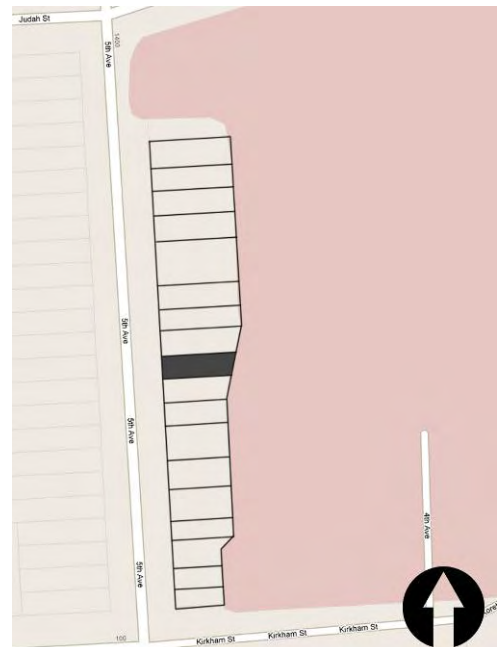
*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: May 21, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

many housewives, however none of the residents of 1452 15th Street appear to have made a specific contribution to local, state, or national history. Therefore the property does not appear to be eligible under Criterion B/2.

1454 5th Avenue was designed in the Edwardian style by the architectural firm of Carter & Foley in 1909. Carter & Foley designed many residences throughout San Francisco. The firm's most prominent commissions appear to have been Catholic churches in San Bruno and Burlingame. While 1454 15th Avenue was designed by a prolific architecture firm, it does not embody the typical high aesthetic achievements of a master architect. The term "Edwardian" was created to describe architecture produced in Great Britain and its colonies from 1901 to 1910, with the reign of Edward VII. Edwardian architecture encompasses a number of styles, with five main strands identified: Gothic Revival, Arts and Crafts, Neo-Georgian, Baroque Revival and the Beaux-Arts style. Interpreted in the United States and in San Francisco, the term "Edwardian" is often associated with multi-unit flats or apartment buildings constructed at the beginning of the twentieth century. The Edwardian style is characterized by simpler decorative details than the elaborate Queen Anne style. Although 1454 5th Avenue appears embody some of the characteristics of Edwardian style it does not possess high artistic values. Therefore, 1454 5th Avenue does not appear to be eligible for the California Register under Criterion 3.

Continuation of B12. References:

Application for Building Permit, No. 22909, April 7, 1909. Department of Building and Inspection, City and County of San Francisco.

Carey & Co., Inc., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

City Directories of San Francisco.

McAlester, Virginia and Lee. *A Field Guide to American Houses*, New York: Alfred A. Knopf, 1986.

San Francisco Preservation Bulletin No. 18, *Residential and Commercial Architectural Periods and Styles in San Francisco*, January 2003.

United States Federal Census (1910), ancesytry.com (accessed July 16, 2010).

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DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # _____
HRI # _____
Trinomial _____
NRHP Status Code _____ 6Z _____

Other Listings _____
Review Code _____ Reviewer _____ Date _____

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P1. Resource name: 1460 Fifth Avenue
*P2. Location: *a. County: San Francisco
*c. Address: 1460 Fifth Avenue
*e. Assessor's Block/Lot: none (Owned by UCSF)

b. USGS 7.5 Quad: San Francisco North
City: San Francisco Zip: 94122

*P3a. Description:

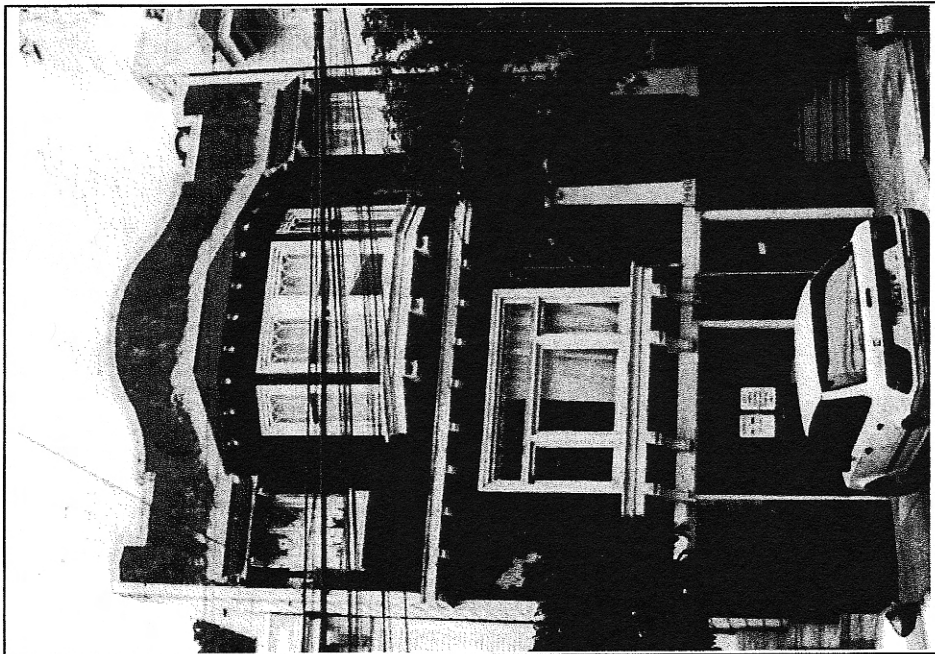
1460 Fifth Avenue is one of a series of houses, flats and apartments which were erected on the east side of Fifth Avenue, from Judah to Kirkham streets, on relatively narrow lots as urban row house type development. While the buildings still stand, their lots have been collectively merged as one lot under the ownership of the University of California. Both these buildings, and those across the street on the west side of Fifth Avenue, are residential in character, although some of the University of California-owned buildings now house offices.

1460 Fifth Avenue is a two story plus basement wood framed house resting upon a concrete foundation. The house filled the width of its original twenty-five foot lot and touches the walls of its immediate neighbors on both sides. The house is clad in stucco, except in the basement level, covered with brick veneer. In this basement, red brick patterned as quoins frames slightly blackened red brick.

(See Continuation Sheet, page 3.)

*P3b. Resource Attributes: HP2 — single family residence

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Landscape



P5b. Photo view, date: view east, May 2001

*P6. Date Constructed? 1912
Sources: building permit

*P7. Owner and Address:
Regents of the University of California

*P8. Recorded by:
William Kostura, Ward Hill, 3124 Octavia Street, San Francisco, CA 94123

*P9. Date Recorded:
July 2001

*P10. Survey Type:
intensive

*P11. Report Citation: *Historic Architectural Survey Report for University of California Housing, 5th Avenue at Parnassus, San Francisco*, by William Kostura and Ward Hill, 2001

*Attachments: ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4.

*Resource Name: 1460 Fifth Avenue

NRHP Status Code: 6Z

B1. Historic name: none

B2. Common name: none

B3. Original Use: residence

B4. Present use: vacant

*B5. Architectural Style: Mission revival, craftsman

*B6. Construction History: Built in 1912

*B7. Moved? ☒ No ☐ Yes ☐ Unknown

*B8. Related Features: none

B9a. Architect: none

b. Builder: Charles A. Hall

*B10. Significance: Theme _____

Period of Significance _____

Property Type _____

Area _____

Applicable Criteria: n/a

Charles A. Hall, who also owned the property, built this house in 1912. Hall began working as a developer in San Francisco in 1910 and lived in several locations in the Inner Sunset through the 1920s. He never lived in this house, and must have either sold it upon completion or retained it as income property. The first known resident, and possible owner, of the house, from at least 1918 into the 1930s, was William W. Lapp, who worked mostly during these years as a collector for Pacific Telegraph and Telephone Company.

Hall's career as a builder is essentially unknown; however, even if his career was important, this house is not associated with that career in important ways. The early resident of the house, Lapp, lacks historic significance, and the house does not appear to be associated with any significant events or historic themes. Accordingly, this property is not eligible for the National register under criteria A or B. Architecturally, this house has many elements of the craftsman and Mission revival styles, and enjoys high integrity, but the overall composition lacks distinction, and thus the property is not eligible for the National Register under criterion C.

(See Continuation Sheet, page 3.)

B11. Additional Resource Attributes:

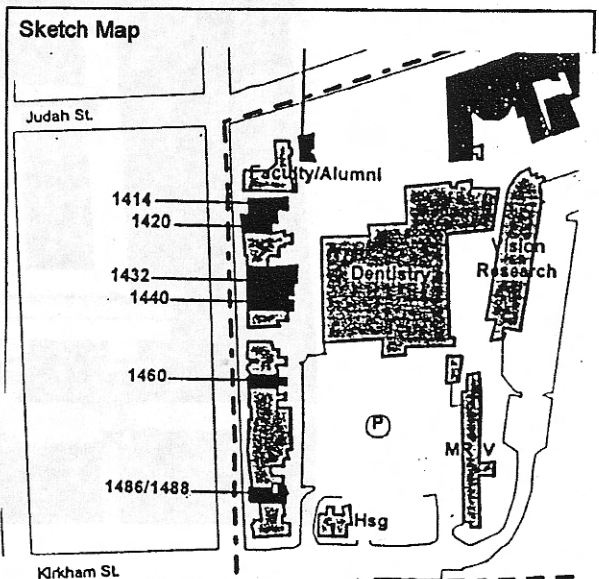
*B12. References: Building permit. San Francisco city directory listings for Hall, 1910-1929, and for Lapp, 1918-1933 1920 census, ED 344.

B13. Remarks:

*B14. Evaluator: William Kostura, Ward Hill

*Date of Evaluation: July 2001

(This space reserved for official comments.)



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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
Trinomial _____

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*Resource Name: 1460 Fifth Avenue

*Recorded by: William Kostura

*Date: June 2001

☒ Continuation

☐ Update

P3a. Description (continued from Primary Record):

Windows are fixed in the first story and double-hung and casements in the second story. In all the windows the lights in the upper frame or sash are divided in diamond pattern by muntins. The wood frames of these windows are molded, as are the heavy wooden sills. Molded wooden brackets or purlins support both the prominent, central, second-story bay window (with slanted sides) and the projecting first-story bay (rectangular) adjacent to the front entrance.

On the right side of the building, tapering rectangular columns with simple capitals and guttae frame the main entrance. The columns rest on brick piers and support a transom with lights divided by Craftsman Style muntins. Terrazzo steps lead through a recessed entry to a terrazzo landing and an original wood door glazed with nine lights. This door is flanked by sidelights. In the basement level there is an original wood paneled door and replacement paired garage doors.

Most of the features described above are all elements of the craftsman style. At the top of the house is a Mission-style parapet, making this house a blend of Mission revival and craftsman styles. Save for the garage doors, the exterior retains a high level of historic integrity. The first floor entryway and dining room have water damage. Many of the original interior finishes still survive, including much of a built-in sideboard in the dining room.

B10. Significance (continued from BSO Record):

The 1400 block of Fifth Avenue, however, appears to contribute to a potential historic district in the Inner Sunset. Extending from Arguello Boulevard to perhaps Eighth Avenue, this potential district is composed of Craftsman, Classical Revival, Mission Revival and other style houses and flats of two or three stories built to, or nearly to, the front lot lines, during approximately 1900 to 1915. These buildings feature animated facades that, collectively, create a lively streetscape. Documentation of this district is beyond the scope of this report; however, it appears that 1460 Fifth Avenue would be a contributor to this district.



Detail of first story bay window.

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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

Primary # _____
HRI# _____
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Page 4 of 4

*Resource Name: 1460 Fifth Avenue

*Recorded by: William Kostura

*Date: June 2001

■ Continuation

☐ Update



Detail of main entry.

CONTINUATION SHEET

Page 1 of 1

*Resource Name or # 1460 5th Avenue

*Recorded by: Carey & Co., Inc

*Date: May 21, 2010 ☐ Continuation ☒ Update

Update of B.10: Significance

In 2001, architectural historians William Kostura and Ward Hill found the residence at 1460 5th Avenue to be ineligible for the CRHR. According to this earlier report, Charles A. Hall, the architect and builder of the house, is relatively unknown; "however, even if his career was important, this house is not associated with that career in important ways. The early resident of the house, [William W.] Lapp, lacks historic significance, and the house does not appear to be associated with any significant events or historic themes.... Architecturally, this house has many elements of the craftsman and Mission revival styles, and enjoys high integrity, but the overall composition lacks distinction."

Carey & Co. concurs with the previous evaluation. The house at 1460 5th Avenue does not appear to be eligible for the CRHR or NRHP.

Update of B.12: References

Carey & Co., Inc., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

Kostura, William, and Ward Hill. "Historic DPR 523 Forms: The University of California, San Francisco, Housing Master Plan." July 2001.

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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 1464 5th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1464 5th Avenue

City: San Francisco

Zip: 94122

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus Elevation:

***P3a. Description:**

Built in 1912, this two-story-over-basement residential building is rectangular in plan and occupies the width of the lot. Stucco clads the façade. The primary window type is wood sash, double hung with decorative muntins in the upper sash. The flat roof features a shaped parapet with a full-width, bracketed visor roof spanning the façade below it. The façade has a brick base with decorative brick quoins and a garage door opening in-filled with a pedestrian door and a vinyl-sash, one-over-one window. South of this in-filled opening, the ground story also contains a central pedestrian door and a staircase lead up to an inset porch. The porch contains a glazed, wood door with multi-lite sidelights. At the first floor, decorative wood brackets support a box bay window with a tripartite windows surmounted by a multi-lite transom window. The second floor overhangs the first and features identical canted bay windows with brackets. Alterations to the building include the garage entrance.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking east; December 9, 2009.

*P6. Date Constructed/Age and Sources:
☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1912. Building permit records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type:

Intensive

*P11. Report Citation: Carey & Co., Inc., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # 1464 5th Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence

B4. Present Use: Flats

*B5. Architectural Style: Mission Revival

*B6. Construction History: Constructed in 1912 by builder/owner C. A. Hall.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: C. A. Hall

b. Builder: C. A. Hall

*B10. Significance: Theme: Residential Architecture

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1912

Property Type: Residential

Applicable Criteria: N/A

1464 5th Avenue was constructed in 1912, when the Inner Sunset neighborhood was first being developed after of the 1906 earthquake and fires. Previously known as the "Great Sandbank," the area rapidly gave way to residential neighborhoods and commercial strips as San Franciscans sought empty land away from the burned out areas downtown. The neighborhood in which 1442 5th Avenue is located became a modest, middle-class suburb of San Francisco with homes that were built by small-time developers usually on speculation. In the wake of destruction of the 1906 earthquake and fires, the entire city was desperately building and reconstructing as quickly as possible to meet the needs of its displaced residents. The Inner Sunset was just one of those neighborhoods undergoing significant change, and this building does not have a specific link to the broader event. Therefore, 1464 5th Avenue does not appear to be eligible for the NRHP/CRHR under Criterion A/1.

B11. Additional Resource Attributes:

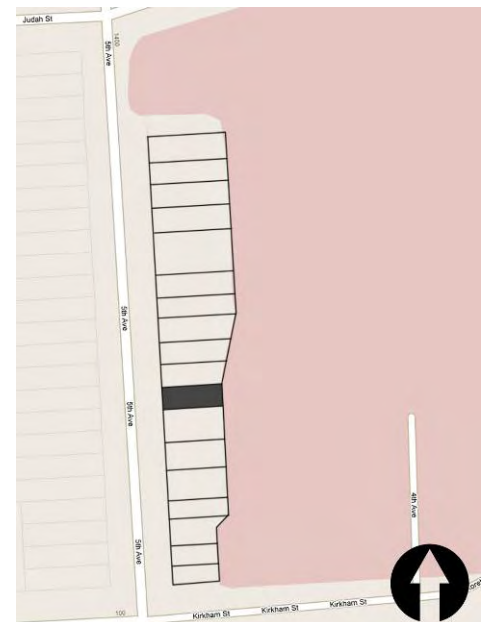
*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

The first person known to have resided at 1464 5th Avenue was Charles Josue, secretary and treasurer at the National Brewing Company. He is not known to be significant to local, state or national history. Similarly, no other residents of 1464 5th Avenue are known to be historically significant. Therefore, the property does not appear to be eligible for the NRHP/CRHR under Criterion B/2.

The building stands as an example of an eclectic Mission style single family residence. Mission style was part of the Art & Crafts movement in the early part of the twentieth century and was popular from about 1890 to 1920. Originating in the West, the Mission style took its character from the Spanish Colonial mission buildings. Its popularity was fueled by the success of Arthur Page Brown's California State Building shown at the 1893 World's Columbian Exposition in Chicago. The style was subsequently adopted by the Santa Fe Railway for its train stations and Mission style resort hotels throughout the West. Though most common in California and the Southwest, the style diffused from West to East, with scattered examples built in the early twentieth-century suburbs across the country. Typical Spanish Colonial design elements such as shaped parapets, arches, and quatrefoil windows were borrowed and freely adapted to adorn traditional shapes. In still other examples, Mission buildings were designed with many features borrowed from the contemporary Craftsman and Prairie movements. 1464 5th Avenue appears to be an example of the latter type. Its shaped parapet with cantilevered visor roof below are characteristic of the Mission style, while its bay windows supported by brackets and capped by low-pitched hipped roofs with exposed rafter tails and heavy decorative wood detailing at the opening to the recessed porch are more reminiscent of the Craftsman style. This eclectic approach to design underscores how the building was not designed by a trained architect. While 1464 5th Avenue illustrates the eclectic Mission/Craftsman architectural style and retains good integrity, it is a fairly common style in the surrounding neighborhood and does not rise to a level of distinction that merits NRHP/CRHR status. It does not appear to be eligible for either register under Criterion C/3.

Continuation of B12. References:

Application for Building Permit, No. 44066, July 31, 1912. Department of Building and Inspection, City and County of San Francisco.

California Great Register of Voters. www.ancestry.com (accessed December 3, 2010).

Carey & Co., Inc., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

McAlester, Virginia and Lee. *A Field Guide to American Houses*, New York: Alfred A. Knopf, 1986.

United States Federal Census. www.ancestry.com (accessed December 3, 2010).

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Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 1468 5th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1468 5th Avenue

City: San Francisco

Zip: 94122

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus Elevation:

***P3a. Description:**

Built in 1948, this two-story-over-basement residential building is rectangular in plan and occupies the width of the lot. Stucco clads the façade. The primary window type is wood-sash casement, and the roof is flat. The façade's first story contains two garage doors flanking an inset entry porch with a wood door. The first floor projects over the ground story. Its southern section has a tripartite window at the first and second stories, while the northern section has an inset balcony with curved corner and with additional windows and a handrail at each story. Four projecting brackets attach to the wall beneath the second-story window. The building does not appear to have undergone alterations.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking east; December 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1948. Building permit records

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type:

Intensive

*P11. Report Citation: Carey & Co., Inc., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 3S

*Resource Name or # 1468 5th Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Flats

B4. Present Use: Flats

*B5. Architectural Style: Art Moderne

*B6. Construction History: Constructed in 1948.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: None

b. Builder: John Doelger

*B10. Significance: Theme: Residential Architecture

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1948

Property Type: Residential

Applicable Criteria: C/3

1468 5th Avenue appears eligible for the NRHP/CRHR under Criteria 3 as an intact example of a Art Moderne residence with a period of significance of 1948. The Art Moderne style was built from about 1920 to 1940. It was first seen in 1922 in Eliel Saarinen's second place-entry in the competition for the design of the *Chicago Tribune's* headquarters and it quickly became the latest architectural fashion. Shortly after 1930 the style was influenced by the streamlined industrial design for ships, airplanes, and automobiles. The smooth surfaces, curved corners, and horizontal emphasis of the Art Moderne style all created the feeling that airstreams could move smoothly over them. Although constructed just beyond the height of the Art Moderne style, 1468 5th Avenue embodies the distinctive characteristics of the style such as an asymmetrical façade, smooth stucco wall surface, flat roof with coping at the roof line, curved corners on the upper story balconies with horizontal balustrade giving the façade a horizontal emphasis. 1468 5th Avenue appears eligible through survey evaluation for listing in the NRHP/CRHR under Criterion C/3 (Design/Construction) as the building "embodies the distinctive

B11. Additional Resource Attributes:

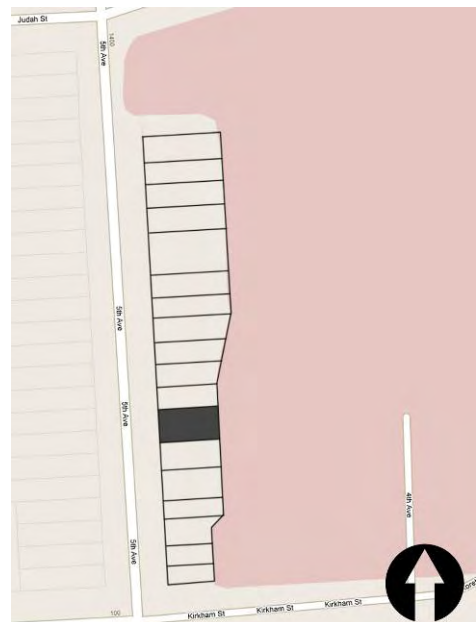
*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

characteristics of a type, period, and method of construction."

In addition, the building was constructed by master San Francisco builder, Henry Doelger. Henry Doelger Builder, Inc., was one of the most prominent development firms of the Sunset district, building about 25,000 houses mostly in the Sunset District. Between 1934 and 1941, Doelger was the largest homebuilder in the United States. Nicknamed "Doelger City" and the "White Cliffs of Doelger", the area between 27th and 39th Avenues and Kirkham and Quintara Streets was built up, mostly by Doelger, from the late 1920s to the early 1940s. During peak periods such as the late 1930s, the Doelger organization completed homes at the rate of two per day. 1468 5th Avenue stands as a late example of a Doelger building. It retains a remarkable degree of integrity in all seven categories, displaying the character defining features of the style and possesses the aspects of design, materials, and workmanship, location, setting, feeling and association.

Continuation of B12. References:

Application for Building Permit, No. 96740, Mar 1, 1948. Department of Building and Inspection, City and County of San Francisco.

Carey & Co. "Draft UCSF Historic Resources Survey, San Francisco, California." May 21, 2010.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1986.

Zinns, Ken. "The Sunset Developers." "<http://www.outsidelands.org/sunset-developers.php> (accessed July 16, 2010).

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 1472-1474 5th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1472-1474 5th Avenue

City: San Francisco

Zip: 94122

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus Elevation:

***P3a. Description:**

Built in 1922, this two-story-over-basement residential building is rectangular in plan and occupies the width of the lot. Stucco clads the façade. The primary window type is wood sash, one-over-one, double hung. The flat roof features a projecting cornice with brackets. The façade's ground story has an inset garage door with a triangular-arched opening and an inset staircase rising to the main entrances, which consist of wood, glazed doors. A canted bay window spans the first and second stories above the garage. A primary-type window is located at the second story above the main entrance. Alterations to the building include the garage door.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking east; December 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1922. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type:

Intensive

*P11. Report Citation: Carey & Co., Inc.,
"UCSF Historic Resources Survey, San
Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Z

*Resource Name or # 1472-1474 5th Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Flats

B4. Present Use: Flats

*B5. Architectural Style: Edwardian

*B6. Construction History: Constructed in 1922 by builder/owner Ernest Johnson.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: None

b. Builder: Ernest Johnson

*B10. Significance: Theme: Residential Architecture

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1922

Property Type: Residential

Applicable Criteria: N/A

1472 5th Avenue does not appear to be eligible for the California Register through survey evaluation under any criteria. 1472 5th Avenue was constructed in 1922, well after the time when the Inner Sunset neighborhood was first being developed after of the 1906 earthquake and fires and is not known to be associated with any other events or broad trends in local, state, or national history. Therefore 1472 5th Avenue does not appear to be eligible for the NRHP/CRHR under Criterion A/1.

Fred Graban and his wife Wilhelmina, a retired couple, are the first known residents of 1472 5th Avenue, and Pauline Ford and her husband, Edsall, an engineer, are the first known residents of 1474 5th Avenue. These residents are not known to be historically significant, nore are the subsequent mix of middle-class residentswho lived in the building. Therefore the property does not appear to be eligible under Criterion B/2.

B11. Additional Resource Attributes:

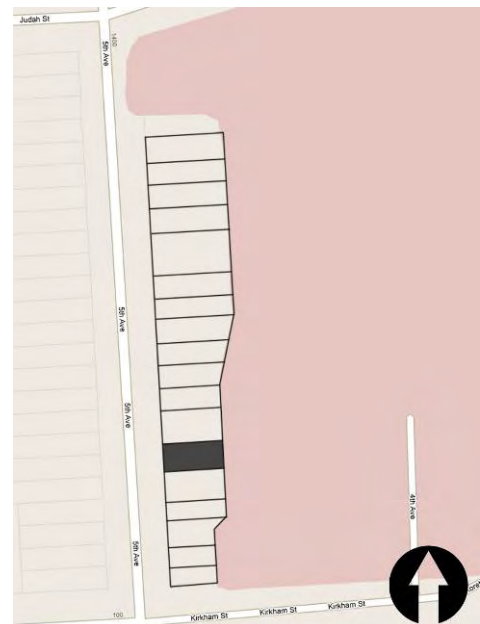
*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

1472 5th Avenue was designed in the Edwardian style. It was constructed by the owner, Ernest Johnson, who does not appear to be a trained architect. Therefore the building does not appear to be the work of a master architect. The term "Edwardian" was created to describe architecture produced in Great Britain and its colonies from 1901 to 1910, with the reign of Edward VII. Edwardian architecture encompasses a number of styles, with five main strands identified: Gothic Revival, Arts and Crafts, Neo-Georgian, Baroque Revival and the Beaux-Arts style. Interpreted in the United States and in San Francisco, the term "Edwardian" is often associated with multi-unit flats or apartment buildings constructed at the beginning of the twentieth century. The Edwardian style is characterized by simpler decorative details than the elaborate Queen Anne style. Although 1472 5th Avenue appears embody some of the characteristics of Edwardian style it does not possess high artistic values. Therefore, 1472 5th Avenue does not appear to be eligible for the NRHP/CRHR under Criterion C/3.

Continuation of B12. References:

Application for Building Permit, No. 110356, September 25, 1922. Department of Building and Inspection, City and County of San Francisco.

California Register of Voters, www.ancestry.com (accessed December 3, 2010).

Carey & Co., Inc., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

McAlester, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1986.

San Francisco Preservation Bullentin No. 18. "Residential and Commercial Architectural Periods and Styles in San Francisco." January 2003.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 1478-1480 5th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1478-1480 5th Avenue

City: San Francisco

Zip: 94122

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1924, this two-story-over-basement residential building is rectangular in plan and occupies the width of the lot. Stucco clads the building. The flat roof features a projecting cornice with brackets and dentils. The façade's ground story contains two central garage entrance with paneled doors. A paneled, glazed wood pedestrian door is located to the south, while an inset staircase is located to the north. The staircase leads to two wood, glazed entry doors. The first and second stories contain identical tripartite windows in each bay. The windows consist of a central wood-sash window flanked by wood-sash, multi-lite casement windows. Alterations to the building include the garage door.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking east; December 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1924. Building Permit.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type:

Intensive

*P11. Report Citation: Carey & Co., Inc., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Z

*Resource Name or # 1478-1480 5th Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Flats

B4. Present Use: Flats

*B5. Architectural Style: Edwardian

*B6. Construction History: Constructed in 1924 by owner Ernest Johnson.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: None

b. Builder: Ernest Johnson

*B10. Significance: Theme: Residential Architecture

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1924

Property Type: Residential

Applicable Criteria: N/A

1478-1480 5th Avenue does not appear to be eligible for the NRHP or CRHR. It was constructed in 1924, well after the time when the Inner Sunset neighborhood was first being developed after of the 1906 earthquake and fires and is not known to be associated with any other events or trends in local, state, or national history. Therefore 1478-1480 5th Avenue does not appear to be eligible for the NRHP/CRHR under Criterion A/1.

Herbert Thompson, a salesman, is the first known resident of 1478 5th Avenue, while Bridget Foley, an Irish-born widow, and her children Coleman, Anna, and Thomas, a machinist, stenographer, and post office clerk, respectively, are the first known residents of 1480 5th Avenue. None of these residents is known to be significant to local, state, or national history, nor are subsequent occupants of the building. Therefore the property does not appear to be eligible for the NRHP/CRHR under Criterion B/2.

B11. Additional Resource Attributes:

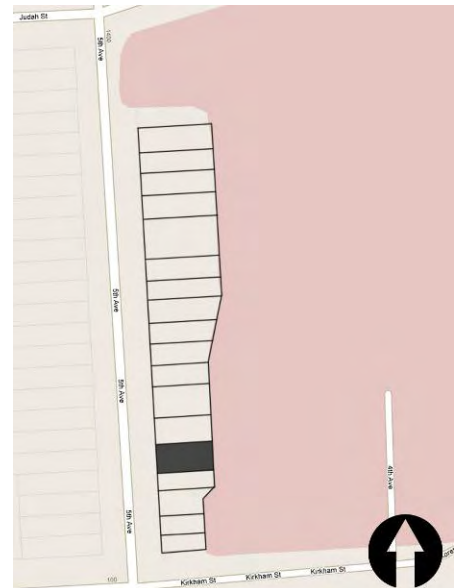
*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

1478-1480 5th Avenue was designed in the Edwardian style. It was constructed by the original owner, Ernest Johnson, who does not appear to be a trained architect. Therefore the building does not appear to be the work of a master architect. The term "Edwardian" was created to describe architecture produced in Great Britain and its colonies from 1901 to 1910, with the reign of Edward VII. Edwardian architecture encompasses a number of styles, with five main strands identified: Gothic Revival, Arts and Crafts, Neo-Georgian, Baroque Revival and the Beaux-Arts style. Interpreted in the United States and in San Francisco, the term "Edwardian" is often associated with multi-unit flats or apartment buildings constructed at the beginning of the twentieth century. The Edwardian style is characterized by simpler decorative details than the elaborate Queen Anne style. Although 1478-1480 5th Avenue appears embody some of the characteristics of Edwardian style it does not possess high artistic values. Therefore, 1478-1480 5th Avenue does not appear to be eligible for the NRHP/CRHR under Criterion C/3.

Continuation of B12. References:

Application for Building Permit, No. 123952, January 28, 1924. Department of Building and Inspection, City and County of San Francisco.

Carey & Co., Inc., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

McAlester, Virginia and Lee. *A Field Guide to American Houses*, New York: Alfred A. Knopf, 1986.

San Francisco Preservation Bulletin No. 18, "Residential and Commercial Architectural Periods and Styles in San Francisco." January 2003.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: 1482 5th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1482 5th Avenue

City: San Francisco

Zip: 94122

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1923, this two-story-over-basement residential building is rectangular in plan and occupies the width of the lot. Stucco clads the façade. A shaped parapet masks its flat roof, while a projecting cornice with simple brackets spans the façade underneath it. The ground story contains an inset garage entrance flanked by small, wood-sash windows. A segmental-arched opening provides access to an staircase rising to the main entrance, which consists of a glazed, wood door. A tripartite window is located at the first story above the garage. It consists of a large, central wood-sash window flanked by narrow casement windows. The second story contains a central tripartite window with three identical narrow wood-sash, three-over-one, double-hung windows flanked by a wood-sash, four-over-one, double-hung window.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking east; December 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1923. Building Permit.

*P7. Owner and Address:

University of California, San Francisco

San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.

460 Bush Street

San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type:

Intensive

*P11. Report Citation: Carey & Co., Inc.,

"UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Z

*Resource Name or # 1482 5th Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family dwelling

B4. Present Use: Flats

*B5. Architectural Style: Mission Revival

*B6. Construction History: Constructed in 1923 by builder/owner Alpheus Duffee.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: None

b. Builder: Alpheus Duffee

*B10. Significance: Theme: Residential Architecture

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1923

Property Type: Residential

Applicable Criteria: N/A

1482 5th Avenue does not appear to be eligible for the NRHP or CRHR. The building was constructed in 1923, well after the time when the Inner Sunset neighborhood was first being developed after the 1906 Earthquake and Fire. It is not known to be associated with any other events or trends in local, state, or national history and therefore does not appear to be eligible for the NRHP/CRHR under Criterion A/1.

Alpheus Duffee, who was a relatively well-known activist in the Republican Party, constructed this house, apparently on speculation, in 1923. Leon Fahy, who worked for a stevedore company, and his wife Suzette are the first known occupants. They are not known to have been significant to local, state, or national history, nor are subsequent occupants of the building. Therefore the property does not appear to be eligible under Criterion B/2.

B11. Additional Resource Attributes:

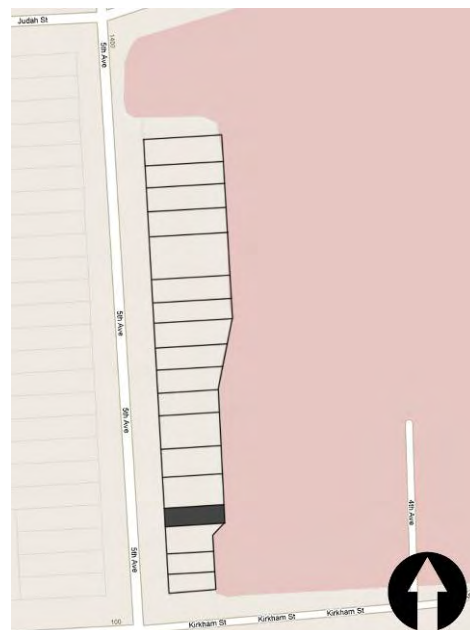
*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

Mission style was part of the Art & Crafts movement in the early part of the twentieth century and was popular from about 1890 to 1920. Originating in the West, the Mission style took its character from the Spanish Colonial mission buildings. Its popularity was fueled by the success of Arthur Page Brown's California State Building shown at the 1893 World's Columbian Exposition. The style was subsequently adopted by Santa Fe Railway for its train stations and Mission style resort hotels throughout the west. Though most common in California and the Southwest, the style diffused from West to East with scattered examples built in early twentieth-century suburbs across the country. Typical Hispanic design elements such as shaped parapets, arches, and quatrefoil windows were borrowed and freely adapted to adorn traditional shapes. In still other examples, Mission buildings were designed with many features borrowed from the contemporary Craftsman and Prairie movements. The shaped parapet with cantelivered visor roof below at 1482 5th Avenue are characteristic of the Mission style; however, these details do not render the building a significant example the style. It otherwise does not possess high artistic values, nor was it constructed by a master architect. Therefore, 1482 5th Avenue does not appear to be eligible for the NRHP/CRHR under Criterion C/3.

Continuation of B12. References:

Application for Building Permit, Permit No. 118707, June 20, 1923. Department of Building and Inspection, City and County of San Francisco.

Carey & Co., Inc., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

City Directories of San Francisco.

McAlester, Virginia and Lee. *A Field Guide to American Houses*, New York, Alfred A. Knopf, 1986

United States Federal Census, www.ancestry.com (accessed July 19, 2010).

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: 1490 5th Avenue

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1490 5th Avenue

City: San Francisco

Zip: 94122

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1909, this two-story-over-basement residential building is rectangular in plan and occupies the width of the lot. Stucco clads the bottom stories, while wood shingles clad the second story. The primary window type is wood-sash, six-over-one, double-hung. The asphalt shingle-clad hipped roof has a wide eave overhang. The façade is stepped back from the lot line relative to the adjacent buildings. The ground story contains a paneled garage door at the ground story and a canted bay window at the first story. The bay window has a hipped roof and a cornice with dentils. An exterior brick staircase rises to an inset entry porch at the northern half of the first story. The entry porch contains a glazed, wood door. A small canted bay window with a similar hipped roof and dentil cornice is located between the entry porch and the larger bay window to the south. The second story is stepped back from the façade and features wood-sash, six-over-one, double-hung windows.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking east; December 9, 2009.

***P6. Date Constructed/Age and Sources:**

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1909. Building Permit.

***P7. Owner and Address:**

University of California, San Francisco
San Francisco, CA 94143

***P8. Recorded by:**

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

***P9. Date Recorded:**

July 31, 2010

***P10. Survey Type:**

Intensive

***P11. Report Citation:** Carey & Co., Inc.,
"UCSF Historic Resources Survey, San
Francisco, California," December 3, 2010.

***Attachments:** ☐ NONE ☐ Location Map
Structure, and Object Record

☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record

☐ Artifact Record ☐ Photograph Record ☐ Other (List):

☐ Sketch Map ☒ Continuation Sheet ☒ Building,

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Z

*Resource Name or # 1490 5th Avenue

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence

B4. Present Use: Flats

*B5. Architectural Style: Colonial Revival

*B6. Construction History: Constructed in 1909 by builder/owner Richard Roundtree. Entrance remodeled, garage added, bay windows and stucco cladding not original.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: None

b. Builder: Richard Roundtree

*B10. Significance: Theme: Residential Architecture

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1909

Property Type: Residential

Applicable Criteria: N/A

1490 5th Avenue does not appear to be eligible for listing in the California Register under any criteria. 1490 5th Avenue was constructed in 1909, a time when the Inner Sunset neighborhood was first being developed after of the 1906 earthquake and fires. Previously known as the "Great Sandbank," the area rapidly gave way to residential neighborhoods and commercial strips as San Franciscans sought empty land away from the burned out areas downtown. The neighborhood in which 1490 5th Avenue is located became a modest, middle-class suburb of San Francisco with homes that were built by small-time developers, usually on speculation, just as Richard Roundtree built 1490 5th Avenue on speculation. In the wake of destruction of the 1906 earthquake and fires, the entire city was desperately building and reconstructing as quickly as possible to meet the needs of its displaced residents and the Inner Sunset was just one of those neighborhoods undergoing significant change. While 1490 5th Avenue generally relates to the building frenzy that followed the 1906 disaster, it does not have a specific association with this period of history. The property is not known to be associated with other events or trends in local, state, or national history and therefore does not appear to be eligible for the NRHP/CRHR under Criterion A/1.

B11. Additional Resource Attributes:

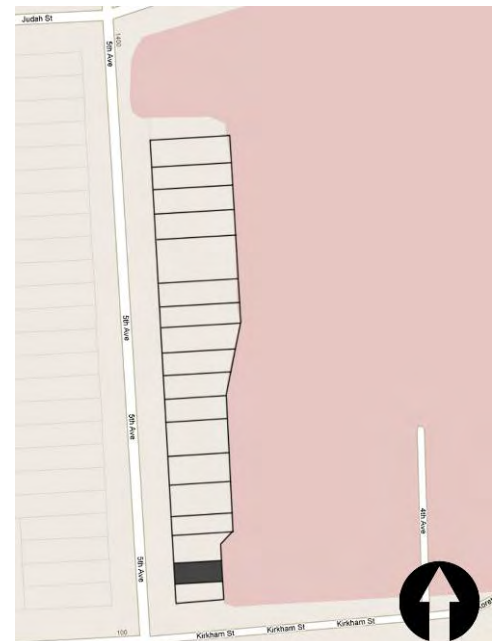
*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

William Muir, a steward, and his wife Albertina, are the first known occupants of the building. They are not known to have been significant to local, state, or national history, nor are subsequent residents. Therefore the property does not appear to be eligible under Criterion B/2.

Richard Rountree, of the building firm Reese & Rountree, built 1490 5th Avenue. Little is known about his firm, but Rountree appears to have been well-connected in San Francisco society, as his name appeared in the Society pages of local newspapers relatively often during the first decade of the 1900s. For 1490 5th Avenue, Rountree constructed a Colonial Revival building, the dominant style for domestic buildings from 1880 to 1955. Early examples were rarely historically correct copies but were instead free interpretations with details inspired by colonial precedents. Identifying features include accented front door, decorative crown pediment, symmetrical façade with balanced windows and center door, double-hung windows with multi-light glazing in one or both sashes. There were several different subtypes of the Colonial Revival. 1490 5th Avenue resembles a hipped roof without full-width porch, common before about 1910. Characteristics of this subtype include two-story rectangular block with hipped roof, small entry porch. However, 1490 5th Avenue lacks the symmetrical façade and rectangular massing, making it a poor example of the Colonial Revival style. In addition it does not appear to retain integrity of design, materials, workmanship or feeling due to alterations including the garage, stucco cladding, and porch steps. 1490 5th Avenue

Continuation of B12. References:

Application for Building Permit, Permit No. 23362, May 10, 1909.

California Register of Voters. www.ancestry.com (accessed December 3, 2010).

Carey & Co., Inc., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

McAlester, Virginia and Lee. *A Field Guide to American Houses*, New York, Alfred A. Knopf, 1986.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: Aldea San Miguel 8

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 101 Behr Avenue

City: San Francisco

Zip: 94131

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1960, this three-story apartment building is rectangular in plan and occupies a sloping lot with parking on Behr Avenue to the north. Stucco covers the primary (north-south) elevations and vertical wood siding covers the secondary elevations. The primary window type is sliding, aluminum sash. The shallow-pitched gable roof features a wide eave overhang with exposed rafter tails. The north elevation's first floor is buried because of the slope, and it rises two stories above grade with a third-story walkway that connects to a parking lot via a pedestrian bridge. The entry door for each individual unit opens on the north elevation and features a panel door with an adjacent primary-type window. At the east and west elevations, stairs rise to the third floor walkway. The south elevation has all three stories exposed and features cantilevered balconies accessed by aluminum-framed sliding glass doors.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking NW; December 9, 2009.

*P6. Date Constructed/Age and Sources:
☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1960. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type:

Intensive

*P11. Report Citation: Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 35

*Resource Name or # Aldea San Miguel 8

B1. Historic Name:

B2. Common Name:

B3. Original Use: Apartment building

B4. Present Use: Apartment building

*B5. Architectural Style: Second Bay Region Tradition

*B6. Construction History: Constructed in 1960.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: Clark & Beutter with George Rockrise

b. Builder: unknown

*B10. Significance: Theme: Student Housing

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1960

Property Type: Multi-unit residential

Applicable Criteria: C/3

In 1957 UCSF hired the firm of Clark & Beuttler, in association with George Rockrise, to design 150 affordable rental units spread out between eight, two-story buildings and five two-and-a-half-story buildings on a heavily wooded, steeply sloped 25 ½ acre site on Mount Sutro. The Aldea San Miguel Married Student Housing complex, as this development is called, was completed in 1960. Aldea San Miguel 8 is one of three remaining buildings of this complex.

In 1949 Rockrise established his own practice. Among the notable accomplishments to emerge from his office were the U. S. Consulate in Fukuoka, Japan, and "What to Do About Market Street," a collaborative project with Lawrence Halprin and L. Livingston. Rockrise also designed UCSF's University House between 1964 and 1966. He remodeled the latter in 1969, at which point he also designed the carport. With the addition of partners Robert Odermatt, Robert Mountjoy, and James Amis in 1968, Rockrise's practice became known as ROMA. In addition to building a distinguished architectural practice, Rockrise engaged in significant public service; he was a consultant to the U. S. State Department for diplomatic buildings in Germany, South America, and the Middle East; served as an advisor to the Department of Housing and

B11. Additional Resource Attributes: None

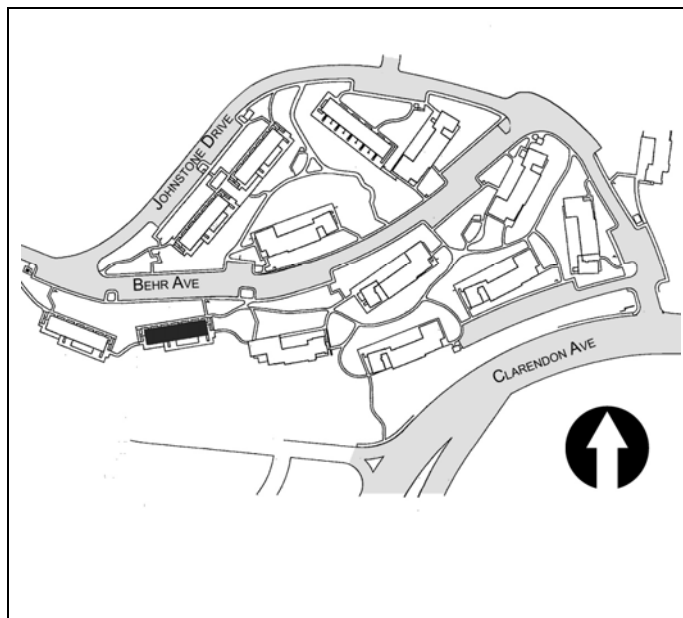
*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

Urban Development. Rockridge also won several awards, including a Fulbright Scholarship in 1978, and several grants from the National Endowment for the Arts. (ENVI)

George Rockrise appears to have been the principal designer of the married student housing. In sharp contrast to the new modernist medical, laboratory, and teaching buildings that were being constructed over the hill on the Parnassus Campus, Rockrise designed the student housing in the Second Bay Tradition, a regional movement centered on the area around the San Francisco Bay that combines modernism with the earlier Bay Region Tradition. Swedenborgian minister Joseph Worcester designed a house in the East Bay hills in the 1870s. Unlike the Queen Anne and Italianate houses that dominated the region's towns and cities, Worcester's house featured virtually no applied ornamentation, including paint. He exposed the redwood cladding and allowed his gardens to grow wild around the house, almost enveloping it entirely. A young generation of highly trained architects from the Midwest and East Coast arrived in the Bay Area during the 1890s and found inspiration in Worcester's house, refined his approach, and created a regional vernacular eventually dubbed the Bay Region Style. They designed a landscape of unpainted, brown-shingled houses, sometimes referencing European styles, and which featured exposed structural elements, sleeping porches, and carefully planned wild gardens that celebrated California's temperate climate, spectacular geography, and cultural sophistication. Among the most influential of these designers was Bernard Maybeck, a Beaux-Arts trained eccentric born in New York City to a German-born carpenter. Though given to romantic creations in historicist styles, like the Palace of Fine Arts for the Panama Pacific International Exposition, Maybeck was also influenced by the theories of John Ruskin and William Morris, the British patriarchs of the Arts and Crafts Movement. Simplicity, craftsmanship, site, and an anti-industrial aesthetic guided Maybeck's designs. More than any of his contemporaries, Maybeck also experimented with space and form, often resulting in dramatic, but casual works of art that emphasized a close relationship between people, nature, and the everyday.

Stockton native, Berkeley professor, and master architect, William Wurster updated the Bay Tradition, resulting in what architectural historian Marc Treib calls "an everyday modernism," and David Gebhard calls "soft modernism." Wurster fused principles of the regional vernacular with the International Style. Like earlier Bay Traditionists, Wurster used native materials and lush plantings, and retained an indoor-outdoor relationship through ample window spaces and the extensive use of wood on both the interiors and exteriors of his buildings, and made the building secondary to the site. In contrast to the first generation of Bay Tradition architects, however, Wurster stripped the houses of all ornament and formality and implied only the vaguest references to historic types, usually ranch houses of the Mexican period of California history. Wurster's modernism deeply influenced his contemporaries and the next generation of masters, including George T. Rockrise.

The Second Bay Region Tradition is associated with the joining of inside and outside space through the use of large window walls that frame the views of the outdoors, less defined interior spaces, strong geometric lines, and the use of rustic, unvarnished wood cladding, such as redwood, Douglas fir, or cedar. The design of the building was generally derived from the particular conditions of the site and region including steep hillsides and views of the water, and a temperate climate. Keeping the client's needs and budget in mind, the buildings were usually modest, but well planned, redwood-clad structures designed to blend in with the surrounding landscape rather than stand out and are integrated with the garden and natural features of the site. George T. Rockrise described his firm's solution for the housing complex below:

Preservation of the natural beauty of the sloping wooded site and careful attention to orientation evolved a scheme of 8 two story buildings and 5 two and a half story buildings dispersed about a simple road system, creating two open park areas within the forest. Automobile parking areas are at a minimum distance from

*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

each apartment, and the interiors of both parks are reserved for play areas reached by ramped walks for children's wheeled vehicles. A 50 foot wide band of trees is preserved as a barrier along Clarendon Avenue, and the entrance drive occurs at a high point permitting unimpaired traffic visibility in both directions.

The Aldea San Miguel Married Student Housing complex received significant praise in the professional community. *House and Home* noted the beauty that Rockrise and his associates achieved with a small budget and complimented the complex for maximizing privacy, separating pedestrian and motor pathways, providing landscaping and playground space, and for retaining as many trees as possible. The magazine awarded Rockrise et al. a citation in the 1961 Homes for Better Living contest, and of the eleven apartment buildings thus honored that year, Aldea San Miguel received, by far, the largest spread. *Architectural Forum* similarly assessed the success of the married student housing development:

Married student housing in America has been traditionally dismal for many years, consisting, all too often, of shabby World War II Quonset huts. Students at the University of California's medical school are fortunate indeed to live in an uncommonly fine housing complex set on the steep, wooded slopes of San Francisco's Mt. Sutro. The 13 buildings which compose the community are ably handled in straightforward Bay Regional style. And the handling of the 25-acre site, the pleasant residential character in what could have been an institutional mess, and the cheery space of the apartments are all admirable.

The materials Rockrise used for the student housing, their scale, their immediate access to the outdoors – particularly the sliding glass door and wide balconies – and their siting and landscaping, which landscape architect Lawrence Halprin designed, all conform to the principles of the Second Bay Region Tradition. In terms of integrity Aldea 8 retains a high degree of integrity of location, design, setting, workmanship, feeling and association. Some materials have been replaced, such as wood railings or siding, but these alterations are visually compatible. Therefore, Aldea 8 appears to be eligible for listing NRHP/CRHR under Criterion C/3 as an intact example of Second Bay Region Tradition.

Continuation of B12. References:

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: Aldea San Miguel 10

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 151-177 Johnstone Drive

City: San Francisco

Zip: 94131

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1960, this three-story apartment building is rectangular in plan and occupies a sloping lot with parking on Johnstone Drive to the northwest. Stucco covers the primary (east-west) elevations and vertical wood siding covers the secondary elevations. The primary window type is sliding, aluminum sash. The shallow-pitched gable roof features a wide eave overhang with exposed rafter tails. The west elevation's first floor is buried because of the slope, and it rises two stories above grade with a third-story walkway that connects to a parking lot via a pedestrian bridge. The entry door for each individual unit opens on the west elevation and features a panel door with an adjacent primary-type window. At the north and south elevations, stairs rise to the third floor walkway. The east elevation has all three stories exposed and features cantilevered balconies accessed by aluminum-framed sliding glass doors.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking east; December 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1960. George Rockrise Papers, Environmental Design Archives, University of California, Berkeley.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type:

Intensive

*P11. Report Citation: Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 35

*Resource Name or # Aldea San Miguel 10

B1. Historic Name:

B2. Common Name:

B3. Original Use: Apartment building

B4. Present Use: Apartment building

*B5. Architectural Style: Second Bay Region Tradition

*B6. Construction History: Constructed in 1960.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: Clark & Beutter with George Rockrise

b. Builder: Unknown

*B10. Significance: Theme: Student Housing

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1960

Property Type: Multi-unit Residential

Applicable Criteria: C/3

In 1957 UCSF hired the firm of Clark & Beuttler, in association with George Rockrise, to design 150 affordable rental units spread out between eight, two-story buildings and five two-and-a-half-story buildings on a heavily wooded, steeply sloped 25 ½ acre site on Mount Sutro. The Aldea San Miguel Married Student Housing complex, as this development is called, was completed in 1960. Aldea San Miguel 10 is one of three remaining buildings of this complex.

In 1949 Rockrise established his own practice. Among the notable accomplishments to emerge from his office were the U. S. Consulate in Fukuoka, Japan, and "What to Do About Market Street," a collaborative project with Lawrence Halprin and L. Livingston. Rockrise also designed UCSF's University House between 1964 and 1966. He remodeled the latter in 1969, at which point he also designed the carport. With the addition of partners Robert Odermatt, Robert Mountjoy, and James Amis in 1968, Rockrise's practice became known as ROMA. In addition to building a distinguished architectural

B11. Additional Resource Attributes:

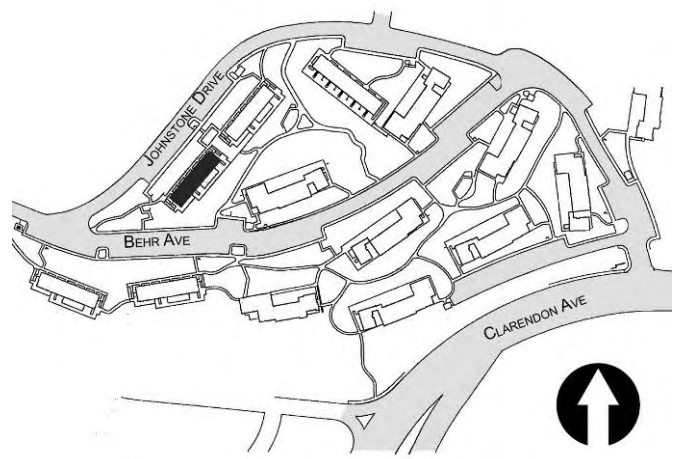
*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

practice, Rockrise engaged in significant public service; he was a consultant to the U. S. State Department for diplomatic buildings in Germany, South America, and the Middle East; served as an advisor to the Department of Housing and Urban Development. Rockrise also won several awards, including a Fulbright Scholarship in 1978, and several grants from the National Endowment for the Arts.

George Rockrise appears to have been the principal designer of the married student housing. In sharp contrast to the new modernist medical, laboratory, and teaching buildings that were being constructed over the hill on the Parnassus Campus, Rockrise designed the student housing in the Second Bay Tradition, a regional movement centered on the area around the San Francisco Bay that combines modernism with the earlier Bay Region Tradition, a regional aesthetic that dates back to the nineteenth century. Swedenborgian minister Joseph Worcester designed a house in the East Bay hills in the 1870s. In stark contrast to the Queen Anne and Italianate houses that dominated the region's towns and cities, Worcester's house featured virtually no applied ornamentation, including paint. He exposed the redwood cladding and allowed his gardens to grow wild around the house, almost enveloping it entirely. A young generation of highly trained architects from the Midwest and East Coast arrived in the Bay Area during the 1890s and found inspiration in Worcester's house, refined his approach, and created a regional vernacular eventually dubbed the Bay Region Style. They designed a landscape of unpainted, brown-shingled houses, sometimes referencing European styles, and which featured exposed structural elements, sleeping porches, and carefully planned wild gardens that celebrated California's temperate climate, spectacular geography, and cultural sophistication. Among the most influential of these designers was Bernard Maybeck, a Beaux-Arts trained eccentric born in New York City to a German-born carpenter. Though given to romantic creations in historicist styles, like the Palace of Fine Arts for the Panama Pacific International Exposition, Maybeck was also influenced by the theories of John Ruskin and William Morris, the British patriarchs of the Arts and Crafts Movement. Simplicity, craftsmanship, site, and an anti-industrial aesthetic guided Maybeck's designs. More than any of his contemporaries, Maybeck also experimented with space and form, often resulting in dramatic, but casual works of art that emphasized a close relationship between people, nature, and the everyday.

Stockton native, Berkeley professor, and master architect, William Wurster updated the Bay Tradition, resulting in what architectural historian Marc Treib calls "an everyday modernism," and David Gebhard calls "soft modernism." Wurster fused principles of the regional vernacular with the International Style. Like earlier Bay Traditionists, Wurster used native materials and lush plantings, and retained an indoor-outdoor relationship through ample window spaces and the extensive use of wood on both the interiors and exteriors of his buildings, and made the building secondary to the site. In contrast to the first generation of Bay Tradition architects, led by Bernard Maybeck between about 1890 and 1920, Wurster stripped the houses of all ornament and formality and implied only the vaguest references to historic types, usually ranch houses of the Mexican period of California history. Although he used only the sturdiest and most expensive materials, Wurster's designs are, as one historian remarked, "extremely casual and even anti-affluent." Wurster's modernism deeply influenced his contemporaries and the next generation of masters, including George T. Rockrise.

Generally the Second Bay Region Tradition is associated with the joining of inside and outside space through the use of large window walls that frame the views of the outdoors, less defined interior spaces, strong geometric lines, and the use of rustic, unvarnished wood cladding, such as redwood, Douglas fir, or cedar. The design of the building was generally derived from the particular conditions of the site and region including steep hillsides and views of the water, and a temperate climate. Keeping the client's needs and budget in mind, the buildings were usually modest, but well planned, redwood-clad structures designed to blend in with the surrounding landscape rather than stand out and are integrated with the garden and natural features of the site. George T. Rockrise described his firm's solution for the housing complex below:

*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

Preservation of the natural beauty of the sloping wooded site and careful attention to orientation evolved a scheme of 8 two story buildings and 5 two and a half story buildings dispersed about a simple road system, creating two open park areas within the forest. Automobile parking areas are at a minimum distance from each apartment, and the interiors of both parks are reserved for play areas reached by ramped walks for children's wheeled vehicles. A 50 foot wide band of trees is preserved as a barrier along Clarendon Avenue, and the entrance drive occurs at a high point permitting unimpaired traffic visibility in both directions.

The Aldea San Miguel Married Student Housing complex received significant praise in the professional community. *House and Home* noted the beauty that Rockrise and his associates achieved with a small budget and complimented the complex for maximizing privacy, separating pedestrian and motor pathways, providing landscaping and playground space, and for retaining as many trees as possible. The magazine awarded Rockrise et al. a citation in the 1961 Homes for Better Living contest, and of the eleven apartment buildings thus honored that year, Aldea San Miguel received, by far, the largest spread. *Architectural Forum* similarly assessed the success of the married student housing development:

Married student housing in America has been traditionally dismal for many years, consisting, all too often, of shabby World War II Quonset huts. Students at the University of California's medical school are fortunate indeed to live in an uncommonly fine housing complex set on the steep, wooded slopes of San Francisco's Mt. Sutro. The 13 buildings which compose the community are ably handled in straightforward Bay Regional style. And the handling of the 25-acre site, the pleasant residential character in what could have been an institutional mess, and the cheery space of the apartments are all admirable.

The materials Rockrise used for the student housing, their scale, their immediate access to the outdoors – particularly the sliding glass door and wide balconies – and their siting and landscaping, which landscape architect Lawrence Halprin designed, all conform to the principles of the Second Bay Region Tradition. In terms of integrity Aldea 10 retains a high degree of integrity of location, design, setting, workmanship, feeling and association. Some materials have been replaced, such as wood railings or siding, but these alterations are visually compatible. Therefore, Aldea 10 appears to be eligible for listing NRHP/CRHR under Criterion C/3 as an intact example of Second Bay Region Tradition.

Continuation of B12. References:

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: Aldea San Miguel 12

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 121 Johnstone Drive

City: San Francisco

Zip: 94131

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus Elevation:

***P3a. Description:**

Built in 1960, this three-story apartment building is rectangular in plan and occupies a sloping lot with parking on Johnstone Drive to the northwest. Stucco covers the primary (east-west) elevations and vertical wood siding covers the secondary elevations. The primary window type is sliding, aluminum sash. The shallow-pitched gable roof features a wide eave overhang with exposed rafter tails. The west elevation's first floor is buried because of the slope, and it rises two stories above grade with a third-story walkway that connects to a parking lot via a pedestrian bridge. The entry door for each individual unit opens on the west elevation and features a panel door with an adjacent primary-type window. At the north and south elevations, stairs rise to the third floor walkway. The east elevation has all three stories exposed and features cantilevered balconies accessed by aluminum-framed sliding glass doors.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking NW; December 9, 2009.

*P6. Date Constructed/Age and Sources:
☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1960. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type:

Intensive

*P11. Report Citation: Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 35

*Resource Name or # Aldea San Miguel 12

B1. Historic Name:

B2. Common Name:

B3. Original Use: Apartment building

B4. Present Use: Apartment building

*B5. Architectural Style: Second Bay Region Tradition

*B6. Construction History: Constructed in 1960.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: Clark & Beutter with George Rockrise

b. Builder: Unknown

*B10. Significance: Theme: Student Housing

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1960

Property Type: Residential

Applicable Criteria: C/3

In 1957 UCSF hired the firm of Clark & Beuttler, in association with George Rockrise, to design 150 affordable rental units spread out between eight, two-story buildings and five two-and-a-half-story buildings on a heavily wooded, steeply sloped 25 ½ acre site on Mount Sutro. The Aldea San Miguel Married Student Housing complex, as this development is called, was completed in 1960. Aldea San Miguel 12 is one of three remaining buildings of this complex.

In 1949 Rockrise established his own practice. Among the notable accomplishments to emerge from his office were the U. S. Consulate in Fukuoka, Japan, and "What to Do About Market Street," a collaborative project with Lawrence Halprin and L. Livingston. Rockrise also designed UCSF's University House between 1964 and 1966. He remodeled the latter in 1969, at which point he also designed the carport. With the addition of partners Robert Odermatt, Robert Mountjoy, and James Amis in 1968, Rockrise's practice became known as ROMA. In addition to building a distinguished architectural

B11. Additional Resource Attributes:

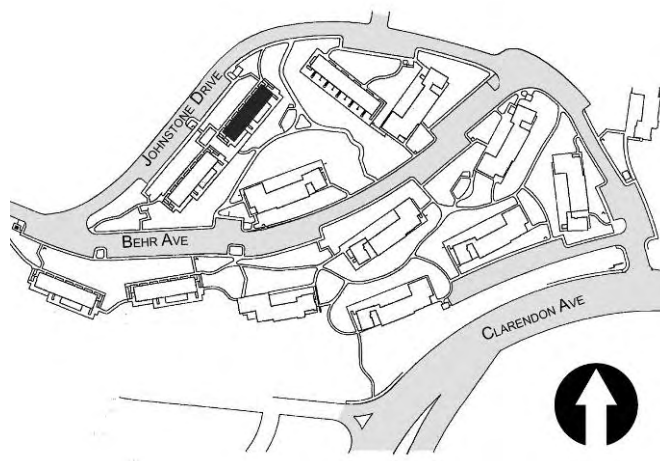
*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

practice, Rockrise engaged in significant public service; he was a consultant to the U. S. State Department for diplomatic buildings in Germany, South America, and the Middle East; served as an advisor to the Department of Housing and Urban Development. Rockridge also won several awards, including a Fulbright Scholarship in 1978, and several grants from the National Endowment for the Arts.

George Rockrise appears to have been the principal designer of the married student housing. In sharp contrast to the new modernist medical, laboratory, and teaching buildings that were being constructed over the hill on the Parnassus Campus, Rockrise designed the student housing in the Second Bay Tradition, a regional movement centered on the area around the San Francisco Bay that combines modernism with the earlier Bay Region Tradition, a regional aesthetic that dates back to the nineteenth century. Swedenborgian minister Joseph Worcester designed a house in the East Bay hills in the 1870s. In stark contrast to the Queen Anne and Italianate houses that dominated the region's towns and cities, Worcester's house featured virtually no applied ornamentation, including paint. He exposed the redwood cladding and allowed his gardens to grow wild around the house, almost enveloping it entirely. A young generation of highly trained architects from the Midwest and East Coast arrived in the Bay Area during the 1890s and found inspiration in Worcester's house, refined his approach, and created a regional vernacular eventually dubbed the Bay Region Style. They designed a landscape of unpainted, brown-shingled houses, sometimes referencing European styles, and which featured exposed structural elements, sleeping porches, and carefully planned wild gardens that celebrated California's temperate climate, spectacular geography, and cultural sophistication. Among the most influential of these designers was Bernard Maybeck, a Beaux-Arts trained eccentric born in New York City to a German-born carpenter. Though given to romantic creations in historicist styles, like the Palace of Fine Arts for the Panama Pacific International Exposition, Maybeck was also influenced by the theories of John Ruskin and William Morris, the British patriarchs of the Arts and Crafts Movement. Simplicity, craftsmanship, site, and an anti-industrial aesthetic guided Maybeck's designs. More than any of his contemporaries, Maybeck also experimented with space and form, often resulting in dramatic, but casual works of art that emphasized a close relationship between people, nature, and the everyday.

Stockton native, Berkeley professor, and master architect, William Wurster updated the Bay Tradition, resulting in what architectural historian Marc Treib calls "an everyday modernism," and David Gebhard calls "soft modernism." Wurster fused principles of the regional vernacular with the International Style. Like earlier Bay Traditionists, Wurster used native materials and lush plantings, and retained an indoor-outdoor relationship through ample window spaces and the extensive use of wood on both the interiors and exteriors of his buildings, and made the building secondary to the site. In contrast to the first generation of Bay Tradition architects, led by Bernard Maybeck between about 1890 and 1920, Wurster stripped the houses of all ornament and formality and implied only the vaguest references to historic types, usually ranch houses of the Mexican period of California history. Although he used only the sturdiest and most expensive materials, Wurster's designs are, as one historian remarked, "extremely casual and even anti-affluent." Wurster's modernism deeply influenced his contemporaries and the next generation of masters, including George T. Rockrise.

Generally the Second Bay Region Tradition is associated with the joining of inside and outside space through the use of large window walls that frame the views of the outdoors, less defined interior spaces, strong geometric lines, and the use of rustic, unvarnished wood cladding, such as redwood, Douglas fir, or cedar. The design of the building was generally derived from the particular conditions of the site and region including steep hillsides and views of the water, and a temperate climate. Keeping the client's needs and budget in mind, the buildings were usually modest, but well planned, redwood-clad structures designed to blend in with the surrounding landscape rather than stand out and are integrated with the garden and natural features of the site. George T. Rockrise described his firm's solution

*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

for the housing complex below:

Preservation of the natural beauty of the sloping wooded site and careful attention to orientation evolved a scheme of 8 two story buildings and 5 two and a half story buildings dispersed about a simple road system, creating two open park areas within the forest. Automobile parking areas are at a minimum distance from each apartment, and the interiors of both parks are reserved for play areas reached by ramped walks for children's wheeled vehicles. A 50 foot wide band of trees is preserved as a barrier along Clarendon Avenue, and the entrance drive occurs at a high point permitting unimpaired traffic visibility in both directions.

The Aldea San Miguel Married Student Housing complex received significant praise in the professional community. *House and Home* noted the beauty that Rockrise and his associates achieved with a small budget and complimented the complex for maximizing privacy, separating pedestrian and motor pathways, providing landscaping and playground space, and for retaining as many trees as possible. The magazine awarded Rockrise et al. a citation in the 1961 Homes for Better Living contest, and of the eleven apartment buildings thus honored that year, Aldea San Miguel received, by far, the largest spread. *Architectural Forum* similarly assessed the success of the married student housing development:

Married student housing in America has been traditionally dismal for many years, consisting, all too often, of shabby World War II Quonset huts. Students at the University of California's medical school are fortunate indeed to live in an uncommonly fine housing complex set on the steep, wooded slopes of San Francisco's Mt. Sutro. The 13 buildings which compose the community are ably handled in straightforward Bay Regional style. And the handling of the 25-acre site, the pleasant residential character in what could have been an institutional mess, and the cheery space of the apartments are all admirable.

The materials Rockrise used for the student housing, their scale, their immediate access to the outdoors – particularly the sliding glass door and wide balconies – and their siting and landscaping, which landscape architect Lawrence Halprin designed, all conform to the principles of the Second Bay Region Tradition. In terms of integrity Aldea 10 retains a high degree of integrity of location, design, setting, workmanship, feeling and association. Some materials have been replaced, such as wood railings or siding, but these alterations are visually compatible. Therefore, Aldea 10 appears to be eligible for listing NRHP/CRHR under Criterion C/3 as an intact example of Second Bay Region Tradition.

Continuation of B12. References:

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

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HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: Ambulatory Care Center

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 400 Parnassus Avenue

City: San Francisco

Zip: 94131

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1972, this 9-story, concrete building features a square tower rising above a 6-story parking garage. Due to the slope of the site, the ground floor of the tower is at street level on Parnassus Avenue, and the parking garage is at street level with Carl Street, one block to the north. The tower features waffle-slab floors that extend beyond the wall plane. An aluminum-sash, floor-to-ceiling window wall system with dark mirrored glass forms the walls. A concrete service tower extends from the south elevation and has a continuous vertical window strip on the south elevation. The main entry opens onto Parnassus Avenue and features stone steps that rise up to aluminum-frame glass doors. The parking garage is partially concealed by trees at the street level and features a spiral ramp at the northeast corner and arched spandrel panels between the round structural columns. The top of the parking garage serves as an extended plinth around the tower element and provides additional parking space.

*P3b. Resource Attributes: HP41. Hospital

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking northeast; December 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1972. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type: Intensive

*P11. Report Citation: Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # Ambulatory Care Center

B1. Historic Name:

B2. Common Name:

B3. Original Use: Medical building

B4. Present Use: Medical building

*B5. Architectural Style: Modern

*B6. Construction History: Constructed in 1972.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: Reid, Rockwell, Banwell & Tarics

b. Builder: Unknown

*B10. Significance: Theme: Hospital Architecture

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1972

Property Type: Medical

Applicable Criteria: N/A

The Amulatory Care Center was constructed by Reid, Rockwell, Banwell & Tarics. John Lyon Reid, Burton Rockwell, Jr., Richard Banwell, and Sandor Tarics was formed in 1962. Of the four architects, John Lyon Reid and Sandor Tarics appear to have been the most prominent, or, at least, the most information is known about these two men. Reid was born in Seattle, Washington, in 1906, and raised in Fresno, California. He graduated with a Bachelor of Arts and a Masters degree from the University of California, Berkeley, in 1929. He then studied architecture at and earned a Masters in Architecture from the Massachusetts Institute of Technology in 1931. Reid taught at MIT and worked in multiple architecture firms in Boston and San Francisco before forming Bamberger and Reid in 1946.

Two years later Reid established his own practice and established a reputation as a “pioneer in designing educational facilities providing enough flexibility to allow for changes in teaching methods without necessitating changes in the

B11. Additional Resource Attributes:

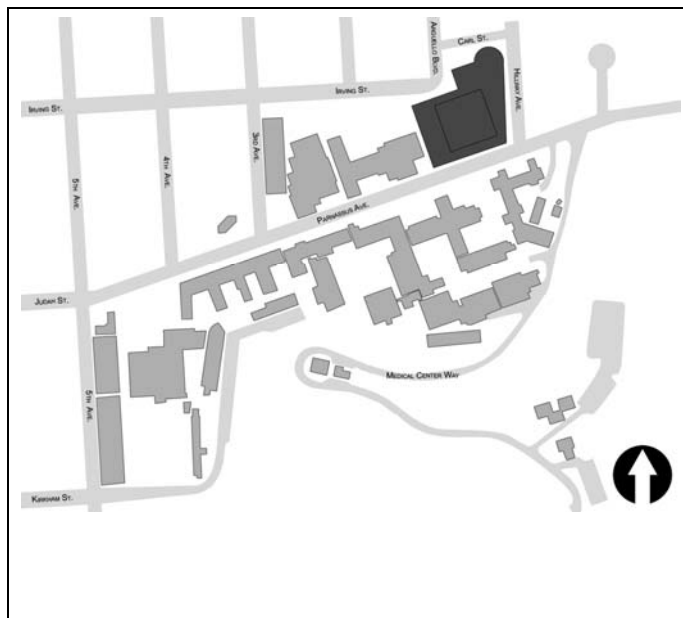
*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: May 21, 2010



*Recorded by: Carey & Co., Inc.

*Date: May 21, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

building." He later established Reid, Rockwell, Banwell, and Tarics in 1962. In addition to practicing architecture, Reid taught at MIT and Berkeley. He earned a Medal of Honor for Distinction in Architecture from Rice University in 1962, and he died in 1982.

Sandor (Alexander) Tarics was born in Hungary in 1913 and played for the gold medal award winning water polo team at the Berlin Olympics of 1936. He earned his undergraduate degree from Joseph Nador Technical University in Budapest, followed by a doctoral degree in Civil Engineering with an emphasis in Geodesy in 1943. Tarics immigrated to the United States in 1948, where he taught in Fort Wayne, Indiana, and in 1950 Tarics relocated to the San Francisco Bay Area and joined John Lyon Reid's architecture and engineering firm. Tarics earned several awards and patents during his career. He continued to head the firm after Reid died and is now retired in Belvedere, Marin County, California.

The firm designed schools, hospitals, churches, industrial buildings, and specialized in earthquake protection technology. In addition to the Health Sciences buildings and Crede Ambulatory Center at UCSF, Reid, Rockwell, Banwell & Tarics designed schools for the cities of Belmont, Fairfax, Martinez, Ross, Carmichael, and San Mateo; the Donnelly Memorial Chapel at Pebble Beach; and building for UC Berkeley and UC Santa Cruz. For the Foothill Community Law and Justice Center in Rancho Cucamonga, California, Tarics introduced a base isolation system, which Tarics claimed "will not only survive earthquakes... but will come through with very little of the damage that often renders earthquake-proof buildings unfit for use after a quake has struck."

Similar to HSIR East and West, the Ambulatory Care Center was constructed with a concrete tower that houses the elevators, stairways, and mechanical services. The steel framing system was constructed to allow for two additional floors to be built at a later date, but were never completed. The building housed laboratories, x-ray, and special clinics for ambulatory patients, such as dentistry, physical medicine, rehabilitation, a children's eye unit, and a clinic for emotionally disturbed children. It provided UCSF with adequate space to instruct both medical and post-doctoral students as well as to have all the schools – medicine, dentistry, pharmacy, and nursing – work together as a team to care for ambulatory patients.

The Ambulatory Care Center is only 38 years old, 12 years shy of the required 50-year threshold typically required for NRHP/CRHR eligibility. The building does not appear to be associated with events or historic themes of significance, nor does it appear to be associated with the life of a significant person. Although designed by a well-known local firm that designed several other buildings on the UCSF campus, the building's design is not unique or ground-breaking in any way. It uses typical high rise design features that Reid & Tarics first introduced in their HSIR buildings, such as a concrete tower that houses the elevators, stairways, and mechanical services that allows for large areas of floor space. The Ambulatory Care Center does not appear to be eligible for the NRHP/CRHR under Criteria A/1, B/2 or C/3. The Ambulatory Care Center does not appear to be eligible for listing in the NRHP/CRHR under Criteria Consideration G (Properties that Have Achieved Significance within the Last 50 Years), as it does not appear to be of exceptional importance.

Continuation of B12. References:

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

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*Resource Name or #: Community Dental Clinic Building

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 100 Buchanan Street

City: San Francisco

Zip: 94102

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Buchanan Street Campus

Elevation:

***P3a. Description:**

Built in 1979, this two-story building has an irregular plan and occupies a sloping lot at the northeast corner of Buchanan and Hermann Streets. A parking lot spans the lot to the north of the building. The building is set back from the lot lines and is surrounded by dense landscaping, including several large trees. Deeply scored stucco clads the building. The primary window type is aluminum sash, casement. The shed roof divides into four separate sections, all of which slope up towards a squared, flat roof at the center of the building. The main entry is accessed from the sidewalk by a bridge that crosses over the landscaping to reach the second floor, which is approximately at grade with the sidewalk. The main entrance consists of an aluminum-framed door flanked by sidelights and surmounted by transom windows. Discontinuous strips of ribbon windows line the walls at the first and second floors.

*P3b. Resource Attributes: HP15. Educational building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking northeast; May 5, 2010.

*P6. Date Constructed/Age and Sources:
☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1979. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type: Intensive

*P11. Report Citation: Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # Community Dental Clinic Building

B1. Historic Name:

B2. Common Name:

B3. Original Use: Medical building

B4. Present Use: Medical building

*B5. Architectural Style: Contemporary

*B6. Construction History: Constructed in 1979.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: Bell-Grimes

b. Builder: Unknown

*B10. Significance: Theme: Hospital Development

Area: UCSF Extension campus, San Francisco

Period of Significance: 1979

Property Type: Medical

Applicable Criteria: N/A

The Community Dental Clinic Building is located on the site of the former Administration Building for the State Normal School, a teacher's college later known as San Francisco State College or California State University, San Francisco. In 1957 the University of California took over the campus, and the former San Francisco State College campus functioned as the University of California Extension campus from 1958 until 2002. The Dental Building, constructed in 1979, is the only building that the University of California added to the site.

The Community Dental Clinic Building is designed in the style known as Brutalism, a postwar architectural style that was centered around a group of young British architects, Peter and Alison Smithson. Influenced by Le Corbusier's raw concrete buildings constructed between 1945 and 1965 and wartime German fortifications in France, Brutalism is marked by a fascination with raw expression of materials, forms, and functions. A Brutalist building has a rough, blocky

B11. Additional Resource Attributes:

*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

appearance, that often deliberately exposes all of its structure, materials and services on its exterior. Brutalist buildings are often constructed of concrete that reveals the texture of the wooden forms used for casting. Other Brutalist building materials also include brick, glass, steel, rough-hewn stone. Examples of significant Brutalism buildings in the United States include the Art and Architecture Building at Yale, designed by Paul Rudolph in 1958; Boston City Hall, designed by Kallmann McKinnell & Knowles in 1969; and the University of California, Berkeley's Wurster Hall, designed by Joseph Esherick in 1958.

Constructed in 1979, the Dental Clinic Building does not currently meet the age threshold for potential historic significance. When the building meets the age threshold of 50 years in 2029 it is unlikely that it would be determined significant or eligible for the NRHP/CRHR under any of the criteria. The Dental Clinics Building also is not eligible for listing in the NRHP under Criteria Consideration G, as it does not appear to be of exceptional importance. As the building was constructed well after the height of Brutalism style in the postwar period and was the only building constructed by the University of California during its ownership of the site, it does not appear to be associated with events or historic themes of significance under Criterion A/1, nor does it appear to be associated with the life of a significant person under Criterion B/2. Research uncovered no information about the architecture firms of Bell-Grimes, suggesting it was not a master architect and significant contributor to the built environment in the late twentieth century. With its concrete cladding and its blocky massing, the design is somewhat typical of the Brutalism style. However, the design does it rise to the level of a sophisticated work that embodies high artistic values under Criterion C/3.

Continuation of B12. References:

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

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*Resource Name or #: Environmental Health and Safety (EH&S) Building

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 50 Medical Center Way

City: San Francisco

Zip: 94131

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus Elevation:

***P3a. Description:**

Built in 1971, this two-story building is rectangular in plan and stands on a steeply-sloped, wooded lot with parking on the west. T-111 plywood covers the exterior walls, which stand on a concrete foundation. The primary window type is single pane, aluminum sash with a glass transom panel beneath. The flat roof features a shallow cornice. The north, south, and west elevations feature alternating vertical strips of T-111 and stacked windows with an opaque transom panel between the first and second floors. The primary entrance is on the east elevation and features a fabric canopy covering a wood stair that leads up to the second floor and down to the first floor. The identical main entries at each floor feature a small wood deck and a red flush panel door with sidelights.

*P3b. Resource Attributes: HP41. Hospital

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking southeast; January 25, 2010.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1971. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type: Intensive

*P11. Report Citation: Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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*NRHP Status Code 6Z

*Resource Name or # Environmental Health and Safety (EH&S) Building

B1. Historic Name:

B2. Common Name:

B3. Original Use: Offices

B4. Present Use: Offices

*B5. Architectural Style: International

*B6. Construction History: Constructed in 1971.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Hospital Architecture

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1971

Property Type: Hospital

Applicable Criteria: N/A

The Environmental Health and Safety (EH&S) Building was constructed in 1971 by an unknown architect in the International Style. Nothing else is known about the building's construction history.

The Environmental Health and Safety Building is only 39 years old, 11 years shy of the required 50-year threshold typically required for NRHP/CRHR eligibility. When the building meets the age threshold in 2021, it is unlikely that it would be determined significant or eligible for the NRHP/CRHR under any of the criteria. The Environmental Health and Safety Building does not appear to be eligible for listing in the NRHP/CRHR under Criteria Consideration G (Properties that Have Achieved Significance within the Last 50 Years), as it does not appear to be of exceptional importance. The building does not appear to be associated with events or historic themes of significance, nor does it appear to be associated with the life of a significant person. Although it features some characteristics of the International Style such as flat roof, unadorned wall surfaces with no decorative detailing at the doors or windows, and ribbon windows, it does not embody the distinctive characteristics of a type, period, or region, nor does it rise to the level of a sophisticated work that embodies high artistic values. The Environmental Health and Safety Building does not appear to be eligible for the NRHP/CRHR under Criteria A/1, B/2 or C/3.

B11. Additional Resource Attributes:

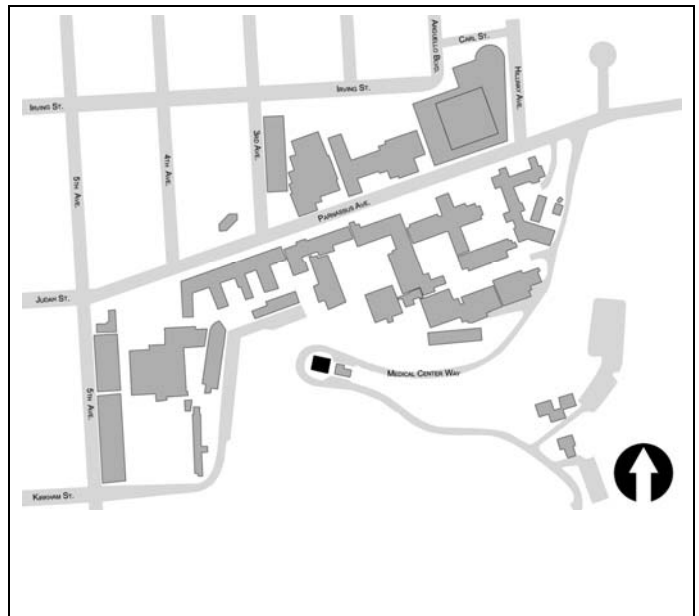
*B12. References:

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010. Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



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*Resource Name or #: Faculty Alumni House

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 745 Parnassus Avenue

City: San Francisco

Zip: 94131

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1915, this two-story building occupies a heavily wooded lot at the southeast corner of 5th Avenue and Judah Street. The L-shaped building faces northwest and wraps around a small enclosed courtyard covered with brick pavers. Textured stucco clads the structure. The primary window type is wood sash, casement. The clay tile-clad, cross-gable roof features exposed rafter tails. The main entrance, which faces the courtyard at the northwest corner of the building, consists of a round projection with a conical roof clad with clay tiles; its door is framed by a deep shaped opening. Three wood, glazed double doors are located at the first story on other side of the main entrance. At the second story, each façade contains four sets of paired casement windows with shutters featuring prominent rivets. The second floor of the west-facing façade overhangs the first and is supported by machicolations. Each gable end features a paired double door at the second story that opens to a small balcony supported by decorative brackets.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking southeast; December 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1915. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type: Intensive

*P11. Report Citation: Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 35

*Resource Name or # Faculty Alumni House

B1. Historic Name:

B2. Common Name:

B3. Original Use: Fraternity House

B4. Present Use: Alumni center

*B5. Architectural Style: Spanish Eclectic

*B6. Construction History: Constructed in 1915.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Residential Development

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1915

Property Type: Residential

Applicable Criteria: A/1, C/3

From its inception as the Affiliated Colleges in the 1890s, UCSF paid little attention to the everyday needs of students, including housing or recreational facilities. This was not uncommon in the University of California system; the Berkeley campus across the bay, which was established in 1868, never built a dorm until 1928. Fraternities marked one common way through which students established communal housing and social spaces. As such, a group of dental students who established a fraternity at the Affiliated Colleges built the multi-unit residence at 745 Parnassus Street. This marked the first – and, for decades to come, only – housing accommodations designed specifically for students at the then Affiliated Colleges. This house also set a pattern for dental students spearheading movements to address student needs. In 1921, dental students opened the shack and orchestrated the construction of tennis courts on campus; these were the first student recreational facilities on campus. Not until the postwar period, when the University financed the construction of Millberry Student Union and Aldea San Miguel Married Student Housing, did UCSF address housing and recreation in

B11. Additional Resource Attributes:

*B12. References:

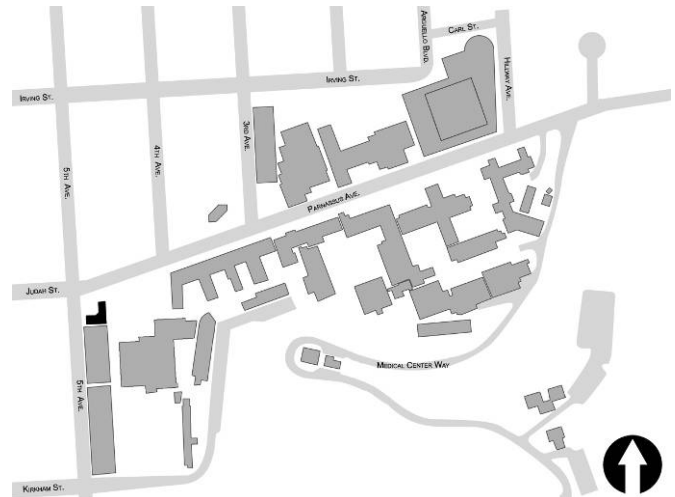
Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

McAllister, Virginia and Lee. *A Field Guide to American Houses*. New York: Alfred A. Knopf, 1984.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: May 21, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

any significant way.

The University Alumni House was designed in the Spanish Eclectic Style, a style that achieved its height of popularity between 1915-1940. It played into Californians' nostalgia for their colonial past. Prominent features of this style that the Faculty Alumni House exhibits include the cross-gable roof clad with Mission style clay tiles; stucco cladding; a prominent and elaborately carved archway above the main entrance; the turreted entrance and overhanging second story; wood balconies with heavy wood brackets; arched windows, and decorative wood shutters.

The Faculty Alumni House appears to be eligible for the NRHP/CRHR under Criteria A/1 and C/3, for its association with significant developments in the history of UCSF and as an excellent example of Spanish Eclectic architecture with high artistic value. Built for dental students in 1915, the building marks the first attempt to address student needs outside of the classroom. Recreational facilities also coordinated by the dental students followed within a few years. Thus the building expresses early attempts to foster student life at UCSF, rendering it eligible under Criterion A/1. With its stucco cladding, clay tile roof, heavy brackets, rounded entrance and carved archway, the Faculty Alumni House also stands as a fine example of Spanish Eclectic architecture, which was entering its peak of popularity in 1915. The Faculty Alumni House is not known to be associated with persons of significance and therefore does not appear to be eligible for the NRHP/CRHR under Criterion B/2.

The building retains a high degree of integrity. It has not been moved or undergone significant alterations, and it stands in a residential neighborhood that has changed little since 1915. It thus retains its integrity of location, setting, design, materials, workmanship, feeling, and association.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: HSIR East

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 513 Parnassus Avenue

City: San Francisco

Zip: 94131

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1966, the 16-story, T-shaped HSIR-East building abuts the 17-story Medical Sciences building to the north, the 4-to-6 story PCUP building to the east, and the 13-story HSIR-West building to the west. The building is constructed of concrete. At each story the concrete floor projects beyond the wall plane, and an aluminum-sash, floor-to-ceiling window wall system forms the walls. The flat roof features exposed mechanical systems with a large round duct that follows the perimeter of the roof line. Smaller mechanical ducts descend from the large roof duct to service specific rooms at most floors, and penetrate the projecting concrete floor as they descend. The east elevation features a windowless service tower enclosed in cementitious panels.

*P3b. Resource Attributes: HP15. Educational building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking west; December 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1966. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type:

Intensive

*P11. Report Citation: Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 4S

*Resource Name or # HSIR East

B1. Historic Name: HSIR East

B2. Common Name:

B3. Original Use: Medical research

B4. Present Use: Medical research

*B5. Architectural Style: Modernist

*B6. Construction History: Constructed in 1966.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: Reid and Tarics

b. Builder: Unknown

*B10. Significance: Theme: Medical Research

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1966

Property Type: Educational

Applicable Criteria: A/1, C/3

Postwar Expansion

At the close of World War II, the University of California Medical School looked remarkably similar to the Affiliated Colleges campus of the 1890s. Some changes had taken place: Most significantly, the massive University of California Hospital (now UC Hall, 533 Parnassus Avenue) had been constructed, creating an imposing mass of institutional architecture right up to the sidewalk of Parnassus Avenue. Several utility buildings and a set of tennis courts had also been constructed, while paved parking lots and roads defined the campus. The surrounding neighborhood had grown up too, such that the University of California Medical School now stood in the middle of rather than on the outskirts of an urban center. Finally, the Langley Porter Neuropsychiatric Institute was constructed in 1943. This modernist building heralded a new age of architecture and medical research at the medical school.

(See Continuation Sheet)

B11. Additional Resource Attributes:

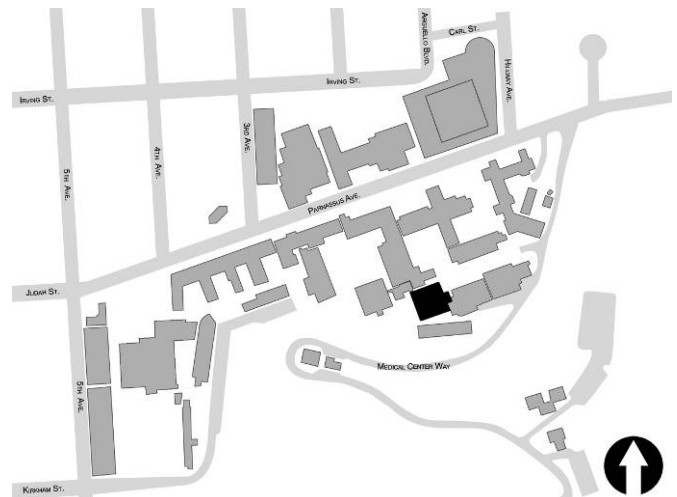
*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

A number of issues compelled the university to expand its campus significantly during the postwar period. Chronic overcrowding combined with increased demand for patient space, consolidation of the medical school's curriculum, an increasing emphasis on specialization, and a rigorous research program all rendered the extant campus inadequate and oftentimes obsolete. Between 1943, when the Langley Porter Neuropsychiatric Institute was completed, and 1980, when the School of Dentistry Building opened, UCSF embarked on an ambitious building program that included the demolition of all of the original buildings of the Affiliated Colleges.

The new emphasis on research, functionality, economy, and a growing preference across multiple groups for the International Style, significantly changed the aesthetics of hospital buildings. The Medical Sciences Building, Moffitt Hospital, and Long all exemplify this principle. They are tall boxes constructed with industrial materials; glass dominates the facades, which feature little or no decorative ornament. David Charles Sloane summarized the aesthetic shift: "By midcentury, the hospital had been transformed into the familiar efficient, bland, and impersonal place," or, to put a more positive spin on it, "the buildings represented medicine's scientific application and efficient success."

Path-breaking research and educational programs contributed to UCSF's meteoric rise to the top ranks of the nation's medical schools during the postwar period, and these research and educational programs demanded state-of-the-art facilities. Several buildings, including Health Sciences Instruction (HSIR) East and West, received particularly significant attention for their ingenuity and flexibility.

Reid and Tarics's twin Health Sciences Instruction towers of 1966 earned multiple awards. The architects employed a steel moment-resisting space frame that carried all the vertical weight, and steel girders to carry the floor weight, allowing for column-free interior spaces of 93x93 feet. Each of the sixteen floors features a glazed corridor, which creates a contamination-free space and provides ample natural light. Each building has a concrete tower that houses the elevators, stairways, and mechanical services. The steel frame, asymmetrically spaced exterior columns, and sheltered entrance stairways provide the only decoration. Aesthetically, the building received mixed reviews. The AIA noted that the buildings have "exuberance and human quality even though it is technically oriented," and "commended the 'elegant optimization of systemic design and geometric form.'" Judges for *Progressive Architecture's* 1961 annual design awards, on the other hand, acknowledged the buildings as infinitely adaptable to changing research and instructional needs, but noted that the buildings functioned far more like machines than as architecture. With the completion of the Health Sciences Instruction & Research building in 1967, the old Medical Sciences Building of the original Affiliated Colleges was demolished.

Reid, Rockwell, Banwell & Tarics

John Lyon Reid, Burton Rockwell, Jr., Richard Banwell, and Sandor Tarics was formed in 1962. Of the four architects, John Lyon Reid and Sandor Tarics appear to have been the most prominent, or, at least, the most information is known about these two men. Reid was born in Seattle, Washington, in 1906, and raised in Fresno, California. He graduated with a Bachelor of Arts and a Masters degree from the University of California, Berkeley, in 1929, then He then studied architecture at and earned a Masters in Architecture from the Massachusetts Institute of Technology in 1931. Reid taught at MIT and worked in multiple architecture firms in Boston and San Francisco before forming Bamberger and Reid in 1946. Two years later Reid established his own practice and established a reputation as a "pioneer in designing educational facilities providing enough flexibility to allow for changes in teaching methods without necessitating changes in the building." He later established Reid, Rockwell, Banwell, and Tarics in 1962. In addition to practicing architecture, Reid taught at MIT and Berkeley. He earned a Medal of Honor for Distinction in Architecture from Rice University in 1962, and he died in 1982.

Sandor (Alexander) Tarics was born in Hungary in 1913 and played for the gold medal award winning water polo team at the Berlin Olympics of 1936. He earned his undergraduate degree from Joseph Nador Technical University in Budapest, followed by a doctoral degree in Civil Engineering with an emphasis in Geodesy in 1943. Tarics immigrated to the United States in 1948,

*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

where he taught in Fort Wayne, Indiana, and in 1950 Tarics relocated to the San Francisco Bay Area and joined John Lyon Reid's architecture and engineering firm. Tarics earned several awards and patents during his career. He continued to head the firm after Reid died and is now retired in Belvedere, Marin County, California.

The firm designed schools, hospitals, churches, industrial buildings, and specialized in earthquake protection technology. In addition to the Health Sciences buildings and Crede Ambulatory Center at UCSF, Reid, Rockwell, Banwell & Tarics designed schools for the cities of Belmont, Fairfax, Martinez, Ross, Carmichael, and San Mateo; the Donnelly Memorial Chapel at Pebble Beach; and building for UC Berkeley and UC Santa Cruz. For the Foothill Community Law and Justice Center in Rancho Cucamonga, California, Tarics introduced a base isolation system, which Tarics claimed "will not only survive earthquakes... but will come through with very little of the damage that often renders earthquake-proof buildings unfit for use after a quake has struck."

HSIR East is 44 years old, six years shy of the required 50-year threshold typically required for NRHP/CRHR eligibility. HSIR East will likely be eligible for listing in the NRHP/CRHR under Criteria A/1 and C/3, for its association with postwar expansion of UCSF, for its modernist aesthetic, and as the "work of a master architect" (Reid and Tarics). Along with the Medical Sciences Building, HSIR East embodied and facilitated the development of state-of-the-art research, teaching, and medical practices that catapulted UCSF to the height of prestige in the United States during the postwar period. In addition, Reid and Tarics was an important pioneer in designing educational facilities and earthquake protection technology. The building's design also appears to possess "high artistic values" and stands as an excellent and well-preserved example of the International Style. Overall, the building retains integrity displaying the character defining features of the style and possesses the aspects of design, materials, and workmanship, location, setting, feeling and association.

Continuation of B12. References:

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: HSIR West

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 513 Parnassus Avenue

City: San Francisco

Zip: 94131

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1966, the 13-story, T-shaped HSIR West building attaches to the 17-story Medical Sciences building to the east via an enclosed connector at all floors, and forms the southern boundary of the Saunders Courtyard. The building is constructed of concrete. At each story the concrete floor projects beyond the wall plane, and an aluminum-sash, floor-to-ceiling window wall system forms the walls. The flat roof features exposed mechanical systems with a large round duct that follows the perimeter of the roof line. Smaller mechanical ducts descend from the large roof duct to service specific rooms at most floors, and penetrate the projecting concrete floor as they descend. The south elevation features a windowless service tower enclosed in cementitious panels. The north elevation opens onto Saunders Courtyard, and concrete steps rise up to the aluminum-framed main entry door under a canopy formed by curved concrete panels.

*P3b. Resource Attributes: HP15. Educational building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)



P5a. Photo or Drawing

P5b. Description of Photo:

View looking south; December 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1966. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

May 21, 2010

*P10. Survey Type:

Intensive

*P11. Report Citation: Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 4S

*Resource Name or # HSIR West

B1. Historic Name:

B2. Common Name:

B3. Original Use: Medical research

B4. Present Use: Medical research

*B5. Architectural Style: Modernist

*B6. Construction History: Constructed in 1966.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: Reid and Tarics

b. Builder: Unknown

*B10. Significance: Theme: Medical Research

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1966

Property Type: Educational

Applicable Criteria: A/1, C/3

Postwar Expansion

At the close of World War II, the University of California Medical School looked remarkably similar to the Affiliated Colleges campus of the 1890s. Some changes had taken place: Most significantly, the massive University of California Hospital (now UC Hall, 533 Parnassus Avenue) had been constructed, creating an imposing mass institutional architecture right up to the sidewalk of Parnassus Avenue. Several utility buildings and a set of tennis courts had also been constructed, while paved parking lots and roads defined the campus. The surrounding neighborhood had grown up too, such that the University of California Medical School now stood in the middle of rather than on the outskirts of an urban center. Finally, the Langley Porter Neuropsychiatric Institute was constructed in 1943. This modernist building heralded a new age of architecture and medical research at the medical school.

(See Continuation Sheet)

B11. Additional Resource Attributes:

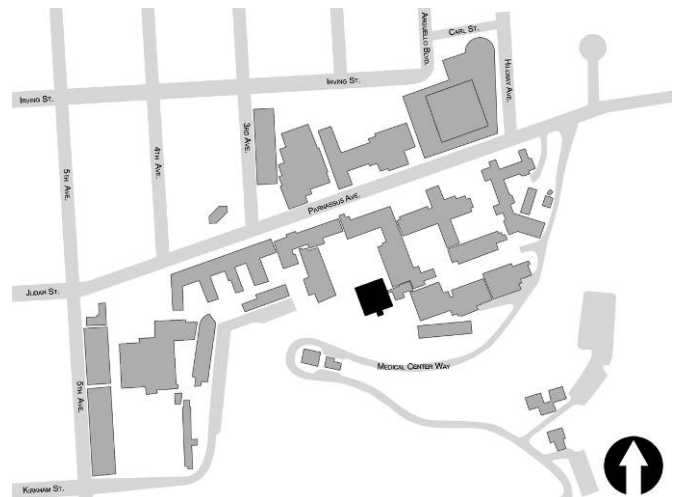
*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

A number of issues compelled the university to expand its campus significantly during the postwar period. Chronic overcrowding combined with increased demand for patient space, consolidation of the medical school's curriculum, an increasing emphasis on specialization, and a rigorous research program all rendered the extant campus inadequate and oftentimes obsolete. Between 1943, when the Langley Porter Neuropsychiatric Institute was completed, and 1980, when the School of Dentistry Building opened, UCSF embarked on an ambitious building program that included the demolition of all of the original buildings of the Affiliated Colleges.

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Path-breaking research and educational programs contributed to UCSF's meteoric rise to the top ranks of the nation's medical schools during the postwar period (see section on People, below), and these research and educational programs demanded state-of-the-art facilities. Several buildings, including HSIR East and West, received particularly significant attention for their ingenuity and flexibility.

Reid and Tarics's twin Health Sciences Instruction towers of 1966 earned multiple awards. The architects employed a steel moment-resisting space frame that carried all the vertical weight, and steel girders to carry the floor weight, allowing for column-free interior spaces of 93x93 feet. Each of the sixteen floors features a glazed corridor, which creates a contamination-free space and provides ample natural light. Each building has a concrete tower that houses the elevators, stairways, and mechanical services. The steel frame, asymmetrically spaced exterior columns, and sheltered entrance stairways provide the only decoration. Aesthetically, the building received mixed reviews. The AIA noted that the buildings have "exuberance and human quality even though it is technically oriented," and "commended the 'elegant optimization of systemic design and geometric form.'" Judges for *Progressive Architecture's* 1961 annual design awards, on the other hand, acknowledged the buildings as infinitely adaptable to changing research and instructional needs, but noted that the buildings functioned far more like machines than as architecture. With the completion of the Health Sciences Instruction & Research building in 1967, the old Medical Sciences Building was demolished.

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*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

where he taught in Fort Wayne, Indiana, and in 1950 Tarics relocated to the San Francisco Bay Area and joined John Lyon Reid's architecture and engineering firm. Tarics earned several awards and patents during his career. He continued to head the firm after Reid died and is now retired in Belvedere, Marin County, California.

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Continuation of B12. References:

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Hunterspoint 830

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 830 Palou Street

City: San Francisco

Zip: 94124

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Hunters Point Campus Elevation:

***P3a. Description:**

Built in 1966, this one-story building is rectangular in plan and along with 831 Palou Street, occupies a site enclosed by cyclone fencing. To the northwest of Building 830, sheds used for housing animals stand empty. The building is constructed of concrete, and it does not appear to contain any window openings, although the southeast elevation has a ventilation grille with horizontal louvers. The flat roof features an extension that overhangs the main entry. Three steps lead up to a small concrete platform at the level of the main entrance.

*P3b. Resource Attributes: HP8. Industrial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking north; May 5, 2010.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1966. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type: Intensive

*P11. Report Citation: Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6Z

*Resource Name or # Hunterspoint 830

B1. Historic Name:

B2. Common Name:

B3. Original Use: Animal care facility

B4. Present Use: Animal care facility

*B5. Architectural Style: Utilitarian

*B6. Construction History: Constructed in 1966.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Industrial Architecture

Area: UCSF Hunters Point campus, San Francisco

Period of Significance: 1966

Property Type: Industrial

Applicable Criteria: N/A

Hunterspoint 830 was constructed in 1966 by an unknown builder and designed by an unknown architect. Nothing else is known about the construction history of the building.

Hunterspoint 830 is only 44 years old, 6 year shy of the required 50-year threshold typically required for NRHP/CRHR eligibility. When the building meets the age threshold of 50 years in 2016 it is unlikely that it would be determined significant or eligible for the NRHP/CRHR under any of the criteria. It does not appear to be eligible for listing in the NRHP/CRHR under Criteria Consideration G (Properties that Have Achieved Significance within the Last 50 Years), as it does not appear to be of exceptional importance. In addition, the building does not appear to be associated with events or historic themes of significance, nor does it appear to be associated with the life of a significant person. It does not does not embody the distinctive characteristics of a type, period, or region nor does it rise to the level of a sophisticated work that embodies high artistic values. Hunterspoint 830 does not appear to be eligible for the NRHP/CRHR under Criteria A/1, B/2 or C/3.

B11. Additional Resource Attributes:

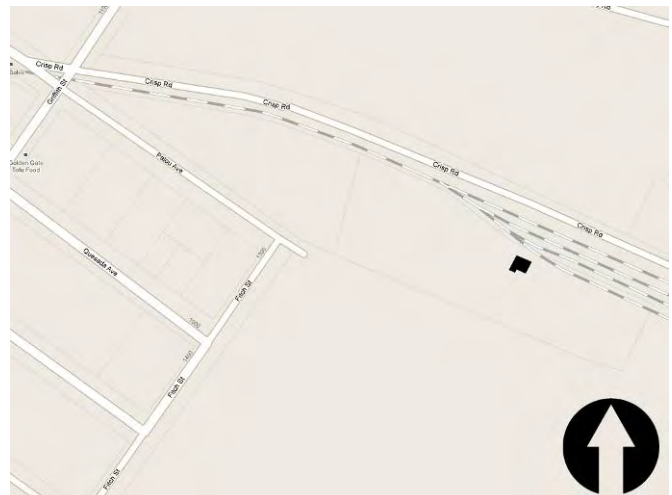
*B12. References:

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Hunterspoint 831

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 831 Palou Street

City: San Francisco

Zip: 94124

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Hunters Point Campus Elevation:

***P3a. Description:**

Built in 1966, this one-story building has an irregular plan and along with 830 Palou Street, occupies a site enclosed by cyclone fencing. Numerous accessory structures and objects, such as shipping containers, stacked pallets, and office trailers surround the building and obscure much of its elevations. The building is constructed of concrete, which features deep score lines on the exterior. The main entry opens on an east-facing section of wall on the building's south elevation and contains aluminum-framed double doors. An aluminum-sash window wall surrounds these double doors and is the only visible window in the building. Extensive mechanical elements, such as ductwork, fans, and pipes, are visible on the roof and at certain locations around the building. Alterations to the building include the attachment of trailers and storage facilities to the main building.

*P3b. Resource Attributes: HP8. Industrial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking north; May 5, 2010.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1966. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

May 21, 2010

*P10. Survey Type: Intensive

*P11. Report Citation: Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6Z

*Resource Name or # Hunterspoint 831

B1. Historic Name:

B2. Common Name:

B3. Original Use: Animal care facility

B4. Present Use: Animal care facility

*B5. Architectural Style: Industrial

*B6. Construction History: Constructed in 1966.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Industrial Architecture

Area: UCSF Hunters Point campus, San Francisco

Period of Significance: 1966

Property Type: Industrial

Applicable Criteria: N/A

Hunterspoint 831 was constructed in 1966 by an unknown builder and is unlikely to have been designed by an architect. Nothing is known about the construction history of the building.

Hunterspoint 831 is 44-years old, 6 years shy of the required 50-year threshold typically required for NRHP/CRHR eligibility. When the building meets the age threshold of 50 years in 2016 it is unlikely that it would be determined significant or eligible for the NRHP/CRHR under any of the criteria. Hunterspoint 831 does not appear to be eligible for listing in the NRHP/CRHR under Criteria Consideration G (Properties that Have Achieved Significance within the Last 50 Years), as it does not appear to be of exceptional importance. In addition, the building does not appear to be associated with events or historic themes of significance, nor does it appear to be associated with the life of a significant person. It does not embody the distinctive characteristics of a type, period, or region nor does it rise to the level of a sophisticated work that embodies high artistic values. Hunterspoint 831 does not appear to be eligible for the NRHP/CRHR under Criteria A/1, B/2 or C/3.

B11. Additional Resource Attributes:

*B12. References:

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

Carey & Co. "Draft UCSF Historic Resources Survey, San

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



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DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: Incinerator (EH&S Annex)

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 50 Medical Center Way

City: San Francisco

Zip: 94131

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1953, this three-story industrial building is rectangular in plan and occupies a heavily wooded, steeply sloping site. Exposed board-formed concrete walls form the three-story portion of the building, while a one-story wing appears to be covered with cementitious panels and steel battens. An exposed steel-frame foundation rests on round concrete caissons and supports the one-story wing. The building's flat roof features a parapet wall that conceals mechanical elements on the roof. The primary window type is steel sash, with some awning operators. The three-story north elevation has a central garage door flanked by pedestrian doors at the first floor, a large ribbon window with four mullions on the second floor, and an opening in-filled with an opaque panel system with four mullions on the third floor. The one-story wing's south elevation features a large roll-up garage door flanked by a pedestrian door to the west and a steel ladder accessing the roof to the east. Alterations to the building include replacing the north elevation's third-story window with the opaque panel system. The one-story wing is likely a later addition.

*P3b. Resource Attributes: HP8. Industrial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking southwest; December 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1953. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type:

Intensive

*P11. Report Citation: Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Z

*Resource Name or # Incinerator (EH&S Annex)

B1. Historic Name:

B2. Common Name:

B3. Original Use: Incinerator

B4. Present Use: Storage

*B5. Architectural Style: International Style

*B6. Construction History: Constructed in 1953.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: Clyde C. Kennedy

b. Builder: Unknown

*B10. Significance: Theme: Industrial Architecture

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1953

Property Type: Industrial

Applicable Criteria: N/A

The Incinerator or EH&S Annex was constructed in 1953 by Clyde C. Kennedy in the International Style. Kennedy earned a Master's degree in Sanitary Engineering from the University of California in 1911. Eight years later he founded Kennedy Engineering. By the 1920s he began to hire a staff and, according to company literature, the firm "began to design complex wastewater treatment plants, replacing sanitary systems comprised mainly of sewers, septic tanks, Imhoff tanks, and primary treatment. Clyde led the firm in planning and designing many of California's first community water and sewage systems, often acting as city engineer for small and developing communities, such as Crescent City, Mountain View, Santa Rosa, and Sunnyvale." San Francisco was one of his largest clients, for whom Kennedy designed Golden Gate Park's reclaimed water irrigation system in the 1930s. Clyde Kennedy died in 1952, at which time his son Richard took over leadership of the company. The firm continues to operate under the name of Kennedy/Jenks Consultants and now includes offices throughout the state of California as well as in Oregon, Nevada, Washington, Texas, Montana, Arizona, Colorado, and Kansas.

B11. Additional Resource Attributes:

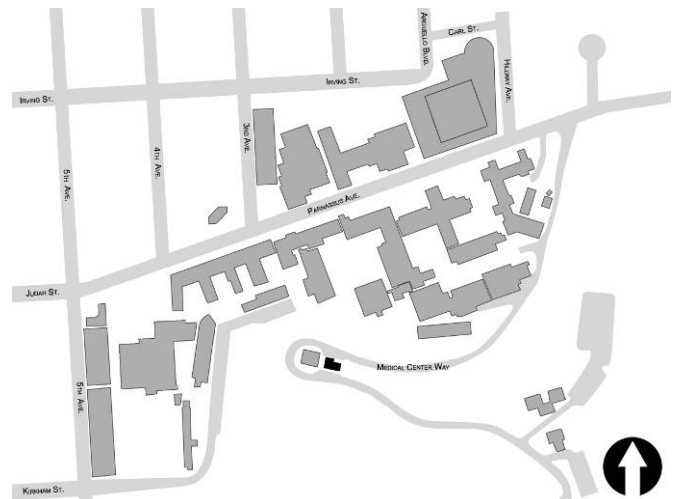
*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

The Incinerator does not appear to be of exceptional importance. The building does not appear to be associated with events or historic themes of significance, nor does it appear to be associated with the life of a significant person. Thus the building does not appear to be eligible for the NRHP/CRHR under Criteria A/1 or B/2. Although a prominent engineering firm designed the structure, it does not reflect a significant period within the firm's history or a significant development in the history of engineering. The building features some characteristics of the International Style such as flat roof, unadorned wall surfaces with no decorative detailing at the doors or windows, and ribbon windows, but it does not embody the *distinctive* characteristics of a type, period, or region, it does not rise to the level of a sophisticated work that embodies high artistic values, and it was not constructed by a master architect. For these reasons, the Incinerator does not appear to be eligible for the NRHP/CRHR under Criterion C/3.

Continuation of B12. References:

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

Kennedy/Jenks Consultants. "Kennedy/Jenks Consultants: 90 Years." *Spotlights*, 29 (April 2009).

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

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Page 1 of 2

*Resource Name or #: 50 Kirkham Street

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 50 Kirkham Street

City: San Francisco

Zip: 94122

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1923, this two-story-over-basement residential building is rectangular in plan and occupies the width of the corner lot. Textured stucco clads the building. The ground story contains a central, paneled garage door flanked by small, wood-sash, six-lite windows. A shallow, canted bay window adorns the first and second stories above the garage. The first story windows consist of replacement, vinyl-sash, sliding windows surmounted by inset, semi-circular panels. The second-story windows are also vinyl-sash, sliding. The south elevation contains the main entrance, which consists of a door sheltered by a small awning supported by brackets. Additional vinyl-sash windows are located at the first and second stories. Inset, semi-circular panels similar to those on the façade surmount the first story entrance and windows on this elevation.

*P3b. Resource Attributes: HP3. Multiple family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking east; December 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1923. Building Permit.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

May 21, 2010

*P10. Survey Type:

Intensive

*P11. Report Citation: Carey & Co., Inc.,
"UCSF Historic Resources Survey, San
Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map
Structure, and Object Record

☐ Sketch Map ☒ Continuation Sheet ☒ Building, ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 2

*NRHP Status Code 6Z

*Resource Name or # 50 Kirkham Street

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence

B4. Present Use: Flats

*B5. Architectural Style: Classical Revival

*B6. Construction History: Constructed in 1923.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: None

b. Builder: Cox Brothers

*B10. Significance: Theme: Residential Development

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1923

Property Type: Residential

Applicable Criteria: N/A

Ward Cox, a former mechanic who formed the contracting firm Cox Brothers with his brothers Edward and Roy in 1921, built 50 Kirkham Street in 1923 for City Realty, a development firm about which little is known. Cox lived there with his wife and children, but moved to Los Angeles by 1930. The building was designed in a generic Mediterranean Style common to the city and popular during the 1920s.

50 Kirkham Street does not appear to be eligible for the NRHP/CRHR under any criteria. Built in 1923, it can be linked to no significant event or trend in local, state, or national history and therefore does not appear to be eligible for the NRHP/CRHR under Criterion A/1. Similarly, no occupants of the building are known to be historically significant, rendering the building ineligible under Criterion B/2. Finally, it was not designed by a master architect and is not distinguished in style; thus, it is not a good example of a particular style or type of construction from a specific era and does not appear to be eligible under Criterion C/3.

B11. Additional Resource Attributes:

*B12. References:

Building Permit No. 123060. San Francisco Department of Building and Inspection.

California Register of Voters, www.ancestry.com (accessed December 3, 2010).

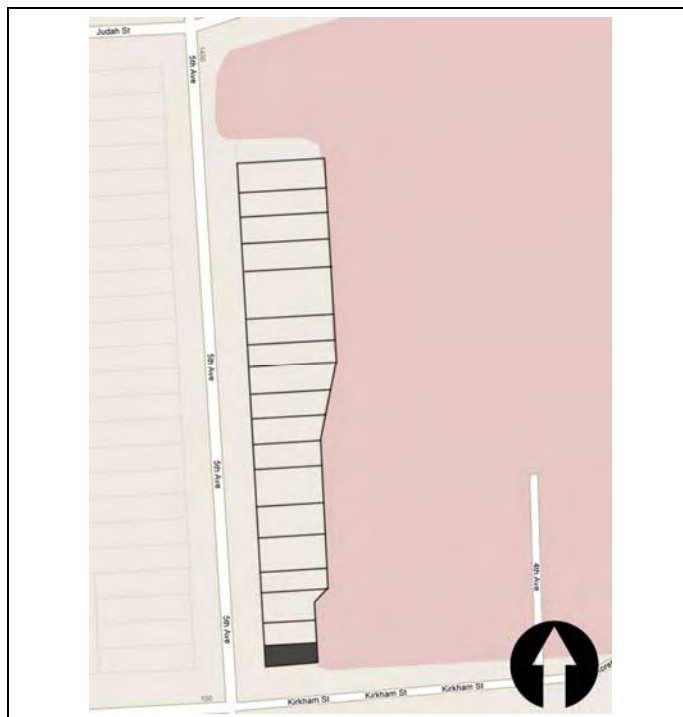
Carey & Co., Inc., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

United States Federal Census, 1920-1930, www.ancestry.com (accessed December 3, 2010).

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: May 21, 2010



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: Laurel Heights Building

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3333 California Street

City: San Francisco

Zip: 94118

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Laurel Heights Campus

Elevation:

***P3a. Description:**

Built in 1957, this four-story building has an irregular plan and occupies the approximate center of an irregular-shaped city block. The intervening spaces are filled with extensive landscaping or parking lots. The concrete slab floors extend beyond the wall surface to form projecting cornices at each floor, and between these projections, an aluminum-sash window wall with dark, slightly mirrored glass forms the exterior walls. Brick veneer covers the walls in certain locations, and the roof is flat. The main entry opens on the north side of the building and features a covered entry with the roof supported on large square brick piers, a small ground-level fountain, and sliding aluminum doors.

*P3b. Resource Attributes: HP15. Educational building; HP6. 1-3 story commercial building.

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking south; May 5, 2010.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1953. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type: Intensive

*P11. Report Citation: Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 3S

*Resource Name or # Laurel Heights Building

B1. Historic Name: Firemen's Insurance Company Building

B2. Common Name:

B3. Original Use: Offices

B4. Present Use: Offices/Laboratories

*B5. Architectural Style: International Style

*B6. Construction History: Constructed in 1957.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: Edward B. Page

b. Builder: Unknown

*B10. Significance: Theme: University expansion

Area: UCSF Laurel Heights campus, San Francisco

Period of Significance: 1953

Property Type: Educational

Applicable Criteria: A/1, C/3

The Laurel Heights Building was constructed on the site of a former cemetery. Lone Mountain Cemetery was dedicated on May 30, 1854 (later renamed Laurel Hill Cemetery). One of the few places in the city where one could find landscaped open space, Lone Mountain Cemetery served as much as a public park and leisure space as it did a cemetery. Population pressures and land scarcity, however, compelled the San Francisco government in 1880 to pass an ordinance banning cemeteries within the city's boundaries, and in 1901 the City prohibited any further burials within the city limits. With no revenue from new interments to fund the maintenance of the cemeteries, they fell to ruin. By the 1930s, mausoleums with broken windows and burial plots with toppled tombstones and overgrown with weeds characterized the once celebrated cemetery. The bodies of 35,000 people interred at Laurel Hill Cemetery were removed in 1939 and 1940. World War II then stalled plans to build houses, commercial establishments, and Lowell High School at the site, but in 1946 the earth was cleared and graded for development.

B11. Additional Resource Attributes:

*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

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*Resource Name or # Laurel Heights Building

*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

In 1953 the Firemen's Fund Insurance Company bought a ten-acre site at the pinnacle of the former cemetery and constructed a 354,000 square-foot, sprawling four-story International Style building and its 13,000 square-foot annex. Edward B. Page was the architect. Later, the Presidio Corporate Center occupied the site.

Edward Bradford Page (1905-1994) was born in Alameda, California, and received an international education in architecture. He earned a Bachelor of Science degree from Yale University and Sheffield Scientific School, in England, in 1928, then pursued graduate studies at the Fontainebleau School in France and Yale University School of Fine Arts. After earning his second Bachelors degree from Yale, Page traveled in France, Germany, Italy, Austria, Mexico, and Canada, and upon returning to the San Francisco Bay Area, Page worked for a number of prominent firms. They included a year in the offices of John Bakewell and Ernest Weihe (1938-1939), followed by six years with Wilbur D. Peugh, during which time Page was most likely involved in defense work, a hospital and Navy personnel center at Camp Shoemaker and war housing in Livermore. In 1947 Page established his own firm. Early commissions consisted of schools and housing. The Fireman's Fund Insurance Co. Office marked one of Page's earliest large, independent commissions. Subsequent prominent commissions include the branch office of the Fireman's Fund American Insurance Company in Fresno, as well as the airport garage at San Francisco International Airport and the Faculty Club at Stanford University. In 1968 Page formed the firm Page, Clowdsley, & Baleix, a firm that "basically did commercial architecture that was fairly routine – but it never leaked."

In 1985 the Regents of the University of California purchased the Presidio Corporate Center site to help alleviate space constraints at the Parnassus campus. Concerns over the potential dangers in a residential neighborhood of conducting "scientific research using toxic chemicals, carcinogens, and radioactive materials" prompted an EIR. Satisfied that UCSF implemented sufficient measures to mitigate the potential environmental impacts of scientific research at the Laurel Heights site, the Regents certified the EIR. In response, the Laurel Heights Neighborhood Improvement Association successfully sought to overturn the EIR. New EIRs and further litigation followed and was not settled until 1995. In the meantime, UCSF implemented an alternative plan for use of the space: academic and administrative offices, office-based instruction, and social and behavioral research that required no toxic chemicals or other environmentally hazardous materials.

The Laurel Heights building appears to be eligible for listing in the NRHP/CRHR under Criteria A/1 and C/3. It stands as the most prominent postwar commercial development in the Laurel Heights neighborhood and dramatically transformed the former cemetery site, rendering it eligible for the NRHP/CRHR under Criterion A/1. No persons of significance are known to be associated with the building; thus it does not appear to be eligible under Criterion B/2. While Edward B. Page was not the most prominent architect in San Francisco during the postwar period, his resume does accord him master architect status. More importantly, this main building at the Laurel Heights campus is an excellent example of mid-century Modernism and the International Style. Its horizontality makes it a particularly good regional example of the architectural style. For these reasons the building appears to be eligible for the NRHP/CRHR under Criterion C/3.

The Firemen's Fund Insurance Company Building at Laurel Heights retains excellent integrity. It has not been moved and it nor its surroundings have undergone many alterations. Thus the building retains its integrity in all seven categories – location, setting, design, materials, workmanship, feeling, and association.

*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B12. References:

AIA Directory (1952, 1962, 1970).

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

O'Connell, Kim A. "Seismic Forces." *Traditional Building*, <http://www.traditional-building.com/Previous-Issues-07/OctProfile07.htm> (accessed July 27, 2010).

Peugh, Wilbur D. "Architects' Roster Questionnaire."
http://communities.aia.org/sites/hdoaa/wiki/AIA%20scans/Rosters/PeughWD_roster.pdf (accessed July 27, 2010).

Stanford Historical Society. *Historic Houses IV: Early Residential Communities of the Lower San Juan District*, Stanford University.
Stanford: Stanford Historical Society, 2007.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: Laurel Heights Annex

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 3333 California Street

City: San Francisco

Zip: 94118

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Laurel Heights Campus

Elevation:

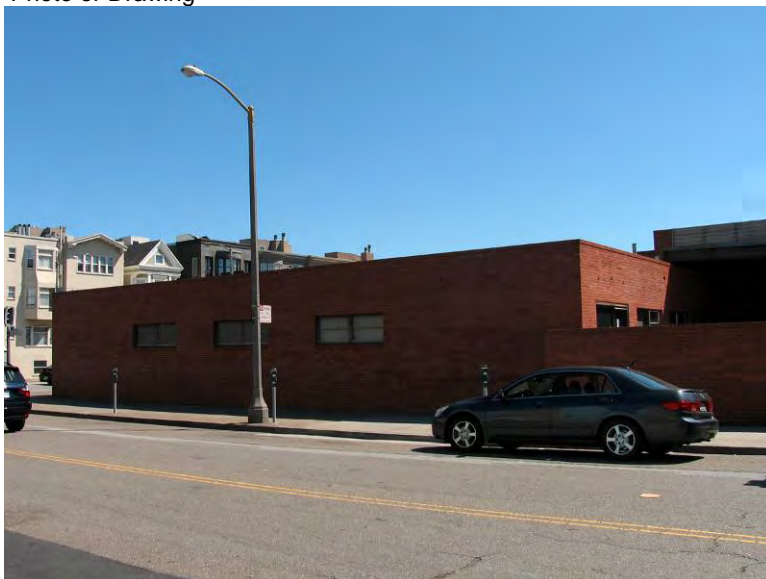
***P3a. Description:**

Constructed in 1957, this one-story building has an irregular plan and occupies the northwest corner of the same block as the main building on UCSF's Laurel Heights campus. The building is constructed of brick, the roof is flat, and the primary window type is steel sash. Trees and landscaping obscure much of the exterior elevations. The west elevation facing Laurel Street features three horizontal windows, and the north elevation facing California Street is a blind expanse of brick wall. Large ventilation grilles cover much of the east elevation, and part of the west elevation steps back from the lot line to enclose a small parking lot and loading dock. The primary entrance opens into the parking lot and features a flush panel door and an adjacent steel sash window. A corrugated steel roof supported on a steel frame covers the loading dock area.

*P3b. Resource Attributes: HP15. Educational building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking northeast; May 5, 2010.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1957. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type: Intensive

*P11. Report Citation: Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 6Z

*Resource Name or # Laurel Heights Annex

B1. Historic Name:

B2. Common Name:

B3. Original Use: Offices

B4. Present Use: Offices/Laboratories

***B5. Architectural Style:** Modern

***B6. Construction History:** Constructed in 1957.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

***B8. Related Features:** none

B9a. Architect: Edward B. Page

b. Builder: Unknown

***B10. Significance: Theme:** Institutional Architecture

Area: UCSF XXXX campus, San Francisco

Period of Significance: 1957

Property Type: Educational/Hospital

Applicable Criteria: N/A

The Laurel Heights Annex was constructed on the site of a former cemetery. Lone Mountain Cemetery was dedicated on May 30, 1854 (later renamed Laurel Hill Cemetery). One of the few places in the city where one could find landscaped open space, Lone Mountain Cemetery served as much as a public park and leisure space as it did a cemetery. Population pressures and land scarcity, however, compelled the San Francisco government in 1880 to pass an ordinance banning cemeteries within the city's boundaries, and in 1901 the City prohibited any further burials within the city limits. With no revenue from new interments to fund the maintenance of the cemeteries, they fell to ruin. By the 1930s, mausoleums with broken windows and burial plots with toppled tombstones and overgrown with weeds characterized the once celebrated cemetery. The bodies of 35,000 people interred at Laurel Hill Cemetery were removed in 1939 and 1940. World War II then stalled plans to build houses, commercial establishments, and Lowell High School at the site, but in 1946 the earth was cleared and graded for development.

B11. Additional Resource Attributes:

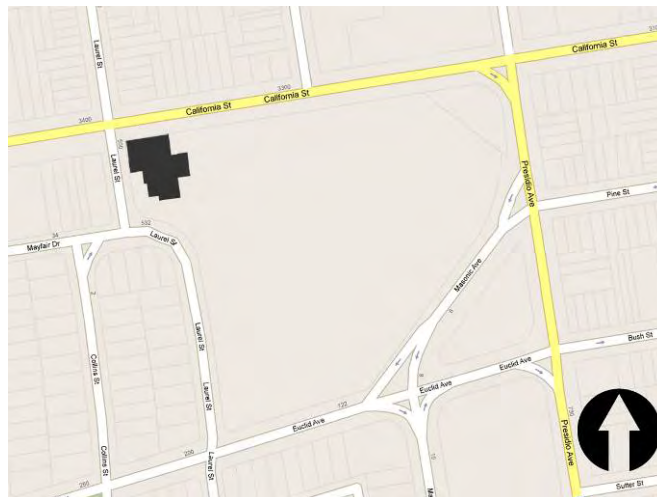
***B12. References:**

See continuation sheet.

B13. Remarks:

***B14. Evaluator:** Carey & Co., Inc.

***Date of Evaluation:** July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

In 1953 the Firemen's Fund Insurance Company bought a ten-acre site at the pinnacle of the former cemetery and constructed a 354,000 square-foot, sprawling four-story International Style building and its 13,000 square-foot annex. Edward B. Page was the architect. Later, the Presidio Corporate Center occupied the site.

Edward Bradford Page (1905-1994) was born in Alameda, California, and received an international education in architecture. He earned a Bachelor of Science degree from Yale University and Sheffield Scientific School, in England, in 1928, then pursued graduate studies at the Fontainebleau School in France and Yale University School of Fine Arts. After earning his second Bachelors degree from Yale, Page traveled in France, Germany, Italy, Austria, Mexico, and Canada, and upon returning to the San Francisco Bay Area, Page worked for a number of prominent firms. They included a year in the offices of John Bakewell and Ernest Weihe (1938-1939), followed by six years with Wilbur D. Peugh, during which time Page was most likely involved in defense work, like a hospital and Navy personnel center at Camp Shoemaker and war housing in Livermore. In 1947 Page established his own firm. Early commissions consisted of schools and housing. The Fireman's Insurance Co. Office marked one of Page's earliest large, independent commissions. Subsequent prominent commissions include the branch office of the Fireman's Fund American Insurance Company, in Fresno, as well as the airport garage at San Francisco International Airport and the Faculty Club at Stanford University. In 1968 Page formed the firm Page, Cloudsley, & Baleix, a firm that basically did commercial architecture that was fairly routine – but it never leaked."

In 1985 the Regents of the University of California purchased the Presidio Corporate Center site to help alleviate space constraints at the Parnassus campus. Concerns over the potential dangers in a residential neighborhood of conducting "scientific research using toxic chemicals, carcinogens, and radioactive materials" prompted an EIR. Satisfied that UCSF implemented sufficient measures to mitigate the potential environmental impacts of scientific research at the Laurel Heights site, the Regents certified the EIR. In response, the Laurel Heights Neighborhood Improvement Association successfully sought to overturn the EIR. New EIRs and further litigation followed and was not settled until 1995. In the meantime, UCSF implemented an alternative plan for use of the space: academic and administrative offices, office-based instruction, and social and behavioral research that required no toxic chemicals or other environmentally hazardous materials.

The Laurel Heights Annex does not appear to be eligible for listing in the NRHP/CRHR. It is of secondary importance to the main Firemen's Insurance Company building at this location and does not capture the significance of postwar developments in the neighborhood, nor has it been the site of significant events associated with UCSF. Therefore it does not appear to be eligible for the NRHP/CRHR under Criterion A/1. It is not known to be associated with persons of significance and there fore does not appear to be eligible under Criterion B/2. While it was designed by master architect Edward B. Page, it is not significant within his oeuvre. The building is not otherwise distinguished as an architectural type or for aesthetic merit, and does not appear to be eligible for the NRHP/CRHR under Criterion C/3. this annex well after the Post World War II building boom in the United States, it does not appear to be associated with events or historic themes of significance under Criterion A/1.

*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B12. References:

AIA Directory (1952, 1962, 1970).

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

O'Connell, Kim A. "Seismic Forces." *Traditional Building*, <http://www.traditional-building.com/Previous-Issues-07/OctProfile07.htm> (accessed July 27, 2010).

Peugh, Wilbur D. "Architects' Roster Questionnaire."
http://communities.aia.org/sites/hdoaa/wiki/AIA%20scans/Rosters/PeughWD_roster.pdf (accessed July 27, 2010).

Stanford Historical Society. *Historic Houses IV: Early Residential Communities of the Lower San Juan District*, Stanford University.
Stanford: Stanford Historical Society, 2007.

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*Resource Name or #: Long Hospital

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 505 Parnassus Avenue

City: San Francisco

Zip: 94131

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1982, this 16-story building is rectangular in plan and abuts the 16-story Moffitt Hospital at the west end of the north elevation. At the west elevation, a service tower features exposed concrete walls. The north, south, and east elevations all feature alternating bands of dark windows with wall panels. The primary window type is aluminum sash, and some windows appear to be operable. The flat roof features a parapet that conceals mechanical equipment and a penthouse set back from the parapet. At the ground level, on the south (rear) elevation, a service entry with loading docks opens onto Medical Center Way.

*P3b. Resource Attributes: HP41. Hospital

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking northeast; December 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1982. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco

San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.

460 Bush Street

San Francisco, CA 94108

*P9. Date Recorded:

May 21, 2010

*P10. Survey Type: Intensive

*P11. Report Citation: Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # Long Hospital

B1. Historic Name:

B2. Common Name:

B3. Original Use: Medical building

B4. Present Use: Medical building

*B5. Architectural Style: Modern

*B6. Construction History: Constructed in 1982.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: Anshen & Allen

b. Builder: Unknown

*B10. Significance: Theme: Hospital Architecture

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1982

Property Type: Hospital

Applicable Criteria: N/A

The architectural firm of Anshen & Allen designed Long Hospital in 1982. S. Robert Anshen and W. Stephen Allen formed a partnership in San Francisco in 1939 and rose to prominence as leaders in modernist design during the 1950s. During that period, Anshen & Allen teamed with famous builder Joseph L. Eichler to design several models of modern suburban residences. In addition, Anshen & Allen won contracts to design several buildings for the sciences at the University of California, Berkeley, including the chemistry and chemical engineering building, Hildebrand Hall (designed 1950, constructed 1963); Latimer Hall (designed 1950, constructed 1963), also a chemistry building; Lawrence Hall of Science (1962), a science museum for children; the Physical Sciences Lecture hall (1964); and the Silver Laboratory (formerly the Space Sciences Lab, 1964-1966). Eventually, Anshen & Allen came to specialize in hospital architecture and grew to encompass over 400 employees in four offices in San Francisco, Seattle, Boston, and London.

B11. Additional Resource Attributes:

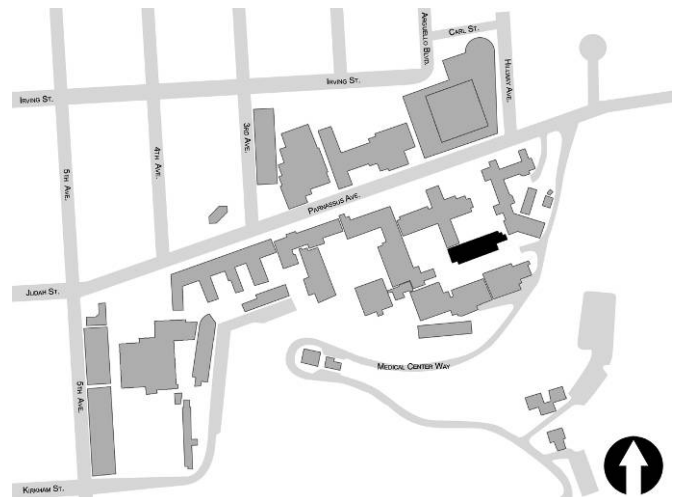
*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

Long Hospital is only 28 years old, 22 years shy of the required 50-year threshold typically required for NRHP/CRHR eligibility. Long Hospital does not appear to be eligible for listing in the NRHP/CRHR under Criteria Consideration G (Properties that Have Achieved Significance within the Last 50 Years), as it does not appear to be of exceptional importance. Long Hospital does not appear to be associated with events or historic themes of significance, as it was constructed after UCSF's period of significant postwar expansion, and it does not appear to be associated with the life of a significant person. Although designed by an internationally known firm that specializes in hospital design, Anshen & Allen do not appear to have been pioneers in the design of hospital facilities, nor does this building appear to be a significant example of their work in hospital architecture. Additionally, building's design is not unique or ground-breaking in any way. It uses typical high rise design features first introduced in the 1950s, such as a concrete tower that houses the elevators, stairways, and mechanical services and allows for large areas of floor space. Long Hospital does not appear to be eligible for the NRHP/CRHR under Criteria A/1, B/2 or C/3.

Continuation of B12. References:

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

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*Resource Name or #: LPPI Butler

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 401 Parnassus Avenue

City: San Francisco

Zip: 94131

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1964, this one-story utilitarian building is rectangular in plan. Galvanized steel panels with vertical ridges cover the exterior walls and rest on a concrete foundation. There are no exterior windows. The same galvanized steel panels cover the gabled roof, and steel trim covers the corners and gable fascia. Mechanical ductwork protrudes near the gable peak on the north and south elevations. A flush panel personnel door opens in the center of the north and south elevations. Alterations include the replacement of some wall panels with new panels that are identical in form but are unweathered.

*P3b. Resource Attributes: HP4. Ancillary Building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking southwest; Dec. 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1964. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type: Intensive

*P11. Report Citation: Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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*NRHP Status Code 6Z

*Resource Name or # LPPI Butler

B1. Historic Name:

B2. Common Name:

B3. Original Use: Shed/storage

B4. Present Use: Shed/storage

*B5. Architectural Style: Utilitarian

*B6. Construction History: Constructed in 1964.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Utilitarian Architecture

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1964

Property Type: Industrial

Applicable Criteria: N/A

LPPI Butler was constructed in 1964 and is unlikely to have been designed by an architect. Nothing further is known about the construction history of the building.

LPPI Butler does not appear to be eligible for listing in the NRHP/CRHR under any criteria. It does not appear to be associated with events or historic themes of significance, nor does it appear to be associated with the life of a significant person. As a utilitarian shed/storage building, it does not embody the distinctive characteristics of a type, period, or region nor does it rise to the level of a sophisticated work that embodies high artistic values. LPPI Butler does not appear to be eligible for the NRHP/CRHR under Criteria A/1, B/2 or C/3.

B11. Additional Resource Attributes:

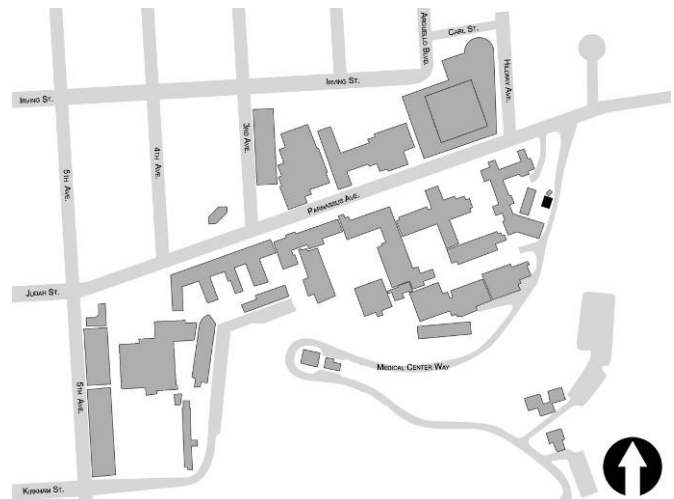
*B12. References:

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



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*Resource Name or #: LPPI OPC

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 401 Parnassus Avenue

City: San Francisco

Zip: 94131

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus Elevation:

***P3a. Description:**

Built in 1979, this one-story Outpatient Clinic (OPC) building is rectangular in plan and occupies a lot to the southeast of the L-shaped, Langley Porter Psychiatric Institute (LPPI) building. Together the OPC and LPPI buildings form a triangular courtyard with parking. T-111 plywood siding clads the exterior walls. The primary window type is sliding, aluminum sash. The asphalt shingle-clad gabled roof features overhanging eaves and no soffit. The windowless north and south elevations feature an entry alcove and a flush panel entry door, and the north elevation has a small wood deck with three stairs that rise to the entry alcove. Nine windows, framed by white trim, line the west elevation and six windows line the east elevation.

*P3b. Resource Attributes: HP41. Hospital

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking south; December 9, 2009.

*P6. Date Constructed/Age and Sources:
☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1979. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type: Intensive

*P11. Report Citation: Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # LPPI OPC

B1. Historic Name:

B2. Common Name:

B3. Original Use: Outpatient clinic

B4. Present Use: Outpatient clinic

*B5. Architectural Style: Ranch

*B6. Construction History: Constructed in 1979.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Hospital Architecture

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1979

Property Type: Hospital

Applicable Criteria: N/A

LPPI OPC was constructed in 1979. It is unlikely to have been designed by a significant architect or engineers. Nothing else is known about the construction history of the building.

LPPI OPC is only 31 years old, 19 years shy of the required 50-year threshold typically required for NRHP/CRHR eligibility. When the building meets the age threshold in 2029, it is unlikely that it would be determined significant or eligible for the NRHP/CRHR under any of the criteria. The building does not appear to be associated with events or historic themes of significance, nor does it appear to be associated with the life of a significant person. It does not embody the *distinctive* characteristics of a type, period, or region nor does it rise to the level of a sophisticated work that embodies high artistic values. LPPI OPC does not appear to be eligible for the NRHP/CRHR under Criteria A/1, B/2 or C/3. In addition, LPPI OPC does not appear to be eligible for listing in the NRHP/CRHR under Criteria Consideration G (Properties that Have Achieved Significance within the Last 50 Years), as it does not appear to be of exceptional importance.

B11. Additional Resource Attributes:

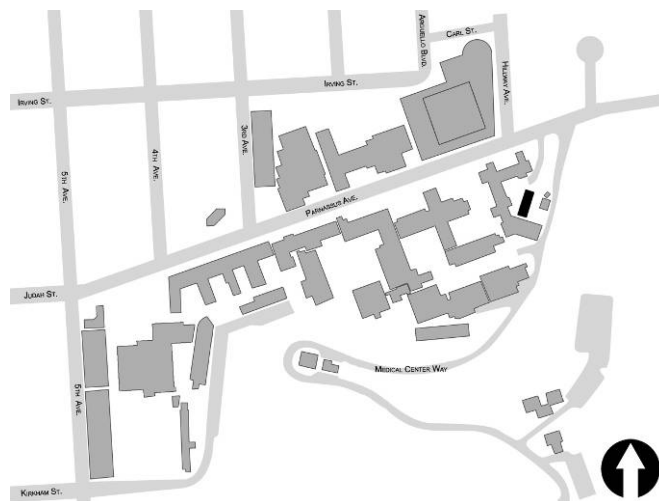
*B12. References:

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



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*Resource Name or #: LPPI Paint Shed

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 401 Parnassus Avenue

City: San Francisco

Zip: 94131

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1964, this one-story utilitarian building is rectangular in plan. Galvanized steel panels with vertical ridges cover the exterior walls and rest on a concrete foundation. There are no exterior windows. The same galvanized steel panels cover the gabled roof. A single flush panel personnel door opens on the southeast elevation. Alterations include the replacement of some wall panels with new panels that are identical in form but are unweathered.

*P3b. Resource Attributes: HP4. Ancillary Building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

Photo looking west; December 9, 2009.

*P6. Date Constructed/Age and Sources:
☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1966. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type: Intensive

*P11. Report Citation: Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

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*NRHP Status Code 6Z

*Resource Name or # LPPI Paint Shed

B1. Historic Name:

B2. Common Name:

B3. Original Use: Shed/storage

B4. Present Use: Shed/storage

*B5. Architectural Style: Utilitarian

*B6. Construction History: Constructed in 1966.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Hospital Development

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1966

Property Type: Industrial

Applicable Criteria: N/A

LPPI Paint Shed was constructed in 1966. It is unlikely to have been designed by a significant architect. Nothing else is known about the construction history of the building.

LPPI Paint Shed is only 44 years old and does not currently meet the 50-year age threshold typically required for NRHP/CRHR eligibility. When the building meets the age threshold in 2016, it is unlikely that it would be determined significant or eligible for the NRHP/CRHR under any of the criteria. The building does not appear to be associated with events or historic themes of significance, nor does it appear to be associated with the life of a significant person. It does not embody the distinctive characteristics of a type, period, or region nor does it rise to the level of a sophisticated work that embodies high artistic values. LPPI Paint Shed does not appear to be eligible for the NRHP/CRHR under Criteria A/1, B/2 or C/3. In addition, LPPI Paint Shed does not appear to be eligible for listing in the NRHP/CRHR under Criteria Consideration G (Properties that Have Achieved Significance within the Last 50 Years), as it does not appear to be of exceptional importance.

Carey & Co., "Draft UCSF Historic Resources Survey, San Francisco, California," May 21, 2010.

B11. Additional Resource Attributes:

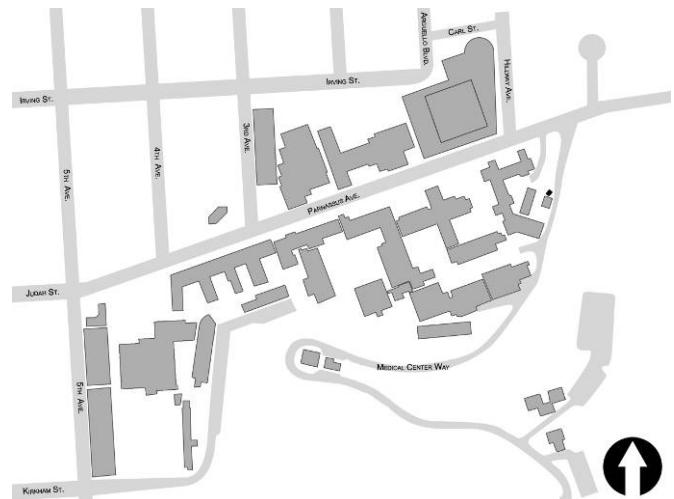
*B12. References:

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



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*Resource Name or #: Lucia Child Care Study Center

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 610 Parnassus Avenue

City: San Francisco

Zip: 94131

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1978, this one-story building has an irregular hexagonal plan and occupies a lot at the northwest corner of Parnassus and 3rd Avenues. Extensive trees cover obscure the building from street view, and a play area for children occupies most of the southeast elevation. Rough sawn plywood with horizontal scoring forms the exterior cladding. The primary window type is aluminum sash, with some sliding operators and some pivot operators. The asphalt shingle-clad hipped roof features overhanging eaves that extend to a point at the northeast and southwest gable ends. On the southeast elevation the eaves extend to form a veranda supported by steel posts. A fenced walkway leads to the main entry door on the south elevation, which features a flush panel door with an adjacent sliding window.

*P3b. Resource Attributes: HP15. Educational building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking southwest; Dec. 9, 2009.

*P6. Date Constructed/Age and Sources:
☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1978. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type: Intensive

*P11. Report Citation: Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # Lucia Child Care Study Center

B1. Historic Name:

B2. Common Name:

B3. Original Use: Child care center

B4. Present Use: Child care center

*B5. Architectural Style: Ranch

*B6. Construction History: Constructed in 1978.

*B7. Moved? ☒ No ☐ Yes ☐ Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Student services

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1978

Property Type: Educational Building

Applicable Criteria: N/A

The architect and construction history of the Lucia Child Care Study is unknown. Constructed in 1978, the Lucia Child Care Study Center does not currently meet the age threshold for potential historic significance. When the building meets the age threshold of 50 years in 2028 it is unlikely that it will be determined significant or eligible for the NRHP/CRHR under any of the criteria. The building does not appear to be associated with events or historic themes of significance under Criterion A/1, nor does it appear to be associated with the life of a significant person under Criterion B/2. Although the design is typical of its era, it does rise to the level of a sophisticated work that embodies high artistic values under Criterion C/3. The Lucia Child Care Study Center also is not eligible for listing in the NRHP under Criteria Consideration G, as it does not appear to be of exceptional importance.

B11. Additional Resource Attributes:

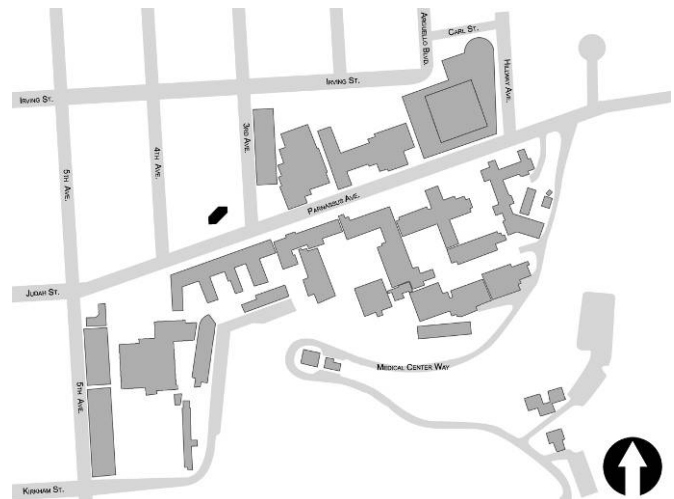
*B12. References:

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



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*Resource Name or #: Medical Sciences Building

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 513 Parnassus Avenue

City: San Francisco

Zip: 94131

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1954, this L-shaped building rises 17 stories on a steel structural frame and forms the east boundary and part of the north boundary of the Parnassus Heights campus' Saunders Courtyard. The north elevation faces Parnassus Avenue and features ten structural bays. Masonry panels clad the first and tenth bays. In the remaining bays, masonry spandrels with horizontal ribbing separate horizontal bands of aluminum windows. Four exhaust shafts enclosed in masonry panels project from the wall surface and rise from the second story to above the roof line. The ground floor features floor-to-ceiling aluminum windows separated by dark masonry panels at the structural columns. Monumental stairs rise approximately four feet above the sidewalk level to the main entry, where three columns support a flat entry roof. On the south and west elevations facing Saunders Courtyard, masonry panels cover the wall surfaces and separate horizontal bands of aluminum windows. Projecting metal brackets used to support exposed mechanical pipes and ducts attach to the wall surface in line with the structural columns.

*P3b. Resource Attributes: HP41. Hospital

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking south; December 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1954. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type: Intensive

*P11. Report Citation: Carey & Co. "Draft UCSF Historic Resources Survey, San Francisco, California." May 21, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 3S

*Resource Name or # Medical Sciences Building

B1. Historic Name:

B2. Common Name:

B3. Original Use: Medical building

B4. Present Use: Medical building

*B5. Architectural Style: International Style

*B6. Construction History: Constructed in 1954.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: Blanchard and Maher

b. Builder: Unknown

*B10. Significance: Theme: Hospital Architecture

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1954

Property Type: Hospital

Applicable Criteria: N/A

In the postwar years, UCSF asked the state of California to provide funding to build a new teaching hospital, Moffit Hospital, and the Medical Sciences Building. Together they were called the Medical Center. In 1946 the Governor and legislature responded by allocating additional funds to guarantee completion of an adequate 450-bed Moffit Hospital and then appropriated an additional \$4 million for construction of the Medical Sciences Building.

The two buildings were intended to function as an integrated unit. The fourteen-story Medical Sciences Building would adjoin both Moffit Hospital and the clinics building located west on Parnassus, providing direct access between basic research facilities and the teaching hospital's clinical facilities. The Medical Sciences Building was to provide lecture rooms, student laboratories, animal quarters, and research laboratories.

B11. Additional Resource Attributes:

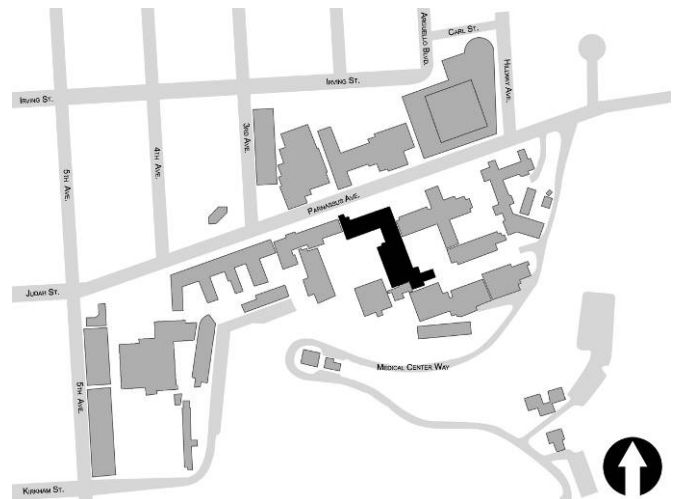
*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

Construction of the new Medical Center took five years and it officially opened on March 13, 1955. Newspapers hailed the new structures as "shining functional monuments to health and health education." In June, 240 patients were moved into the 485 bed Moffitt Hospital, named for Herbert C. Moffitt who had served as dean, faculty member and chief of medicine for thirty-seven years. Construction continued. Increment I of the Medical Sciences Building was completed in 1954, and the Schools of Dentistry, Pharmacy and Nursing promptly moved in. Dentistry moved into three floors and retained its clinic space on the top two floors of the clinics building. With its new demands for patient service as well as research, the School of Nursing, which was reaching full academic status and achieving the long-awaited separation from the hospital nursing service, occupied the entire second floor of the Medical Sciences Building, space that allowed for classrooms, skills and nutrition laboratory space, and adequate offices for faculty and administration. The expanding chemical laboratory needs of Pharmacy prompted its occupancy of four full floors of the Medical Sciences Building. Increment II, the North-South wing of the Medical Sciences Building was completed in 1958, in time for newly arrived basic science faculty in anatomy, biochemistry, and physiology to prepare instructional laboratories for the entering freshman class of 100 medical students.

The Medical Sciences Building was designed by local architects Blanchard and Maher, who also served as the supervising architects for the Medical Center. Norman Blanchard and Edward Maher were influenced by the work of fellow Bay Area Architect William Wurster, who fused principles of the regional vernacular with the International Style. Like earlier Bay Traditionists, Wurster used native materials and lush plantings, and retained an indoor-outdoor relationship through ample window spaces and the extensive use of wood on both the interiors and exteriors of his buildings, and made the building secondary to the site. In contrast to the first generation of Bay Tradition architects, led by Bernard Maybeck between about 1890 and 1920, Wurster stripped the houses of all ornament and formality and implied only the vaguest references to historic types, usually ranch houses of the Mexican period of California history. Although he used only the sturdiest and most expensive materials, Wurster's designs are, as one historian remarked, "extremely casual and even anti-affluent." Wurster's modernism deeply influenced his contemporaries and the next generation of masters, including Blanchard and Maher.

Following Wursters principles, Blanchard & Maher developed architectural styles that were seen as being appropriate to regional historic and environmental conditions. Blanchard and Maher are best known for their 1930s designs of numerous structures for the California Forest Service using a ready-cut construction system that brought a consistent image to ranger stations across the state. They also designed the 1943 Navy intallations on Treasure Island, the twenty-one story Philip Burton Federal Building in San Francisco in 1959, and UCSF Medical Center in 1954.

The Medical Sciences Building was constructed at a time when UCSF was undergoing its most significant metamorphosis since the Affiliated Colleges were founded in the 1890s. Enrollment skyrocketed during the postward years and the institution received unprecedented levels of government funding for research and curriculum development. New buildings were added rapidly to meet the demand and reflect the growing prestige. Within this context, MSB appears eligible for listing in the NRHP/CRHR under Criterion A/1, for its association with events or historic themes of significance in UCSF's history. It also stands as a good example of mid-century hospital architecture and the shift from Palladian Style campuses to International Style, highrise buildings. Blanchard and Maher, while not the most prominent architects in the San Francisco Bay Area, also rise to the level of master architects and this building stands as one of the firm's most prominent buildings in San Francisco. Thus, MSB appears to be eligible for the NRHP/CRHR under Criterion C/3. The building is not known to be associated with persons significant to history and therefore does not appear to be eligible for the NRHP/CRHR under Criterion B/2.

MSB has undergone some altertations but appears to retain a good degree of integrity to convey its historical significance. It has not been moved and continues to stand between Moffitt Hospital and the Clincical Sciences building, down the road from LPPI, and among hospital and medical school facilities. Thus it retains its integrity of location, setting, association, and feeling. The building has undergone some alterations, most notably a new exit to Saunders Court and a glass shaft containing a stairwell and vents on the west elevation. As these alterations occur on secondary elevations and are not notable on the

CONTINUATION SHEET

Page 4 of 4

*Resource Name or # Medical Sciences Building

*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

primary, Parnassus Avenue façade, they do not significantly detract from the building's overall design, materials, and workmanship. Thus the building retains a good degree of integrity in these areas.

Continuation of B12. References:

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

Grosvenor, John R. *A History of the Architecture of the USDA Forest Service*. United States Department of Agriculture, July 1999.
Located at <http://www.foresthistory.org/ASPNET/Publications/architecture/index.htm>. Accessed July 27, 2010.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary # P-38-004460

HRI # _____

Trinomial _____

NRHP Status Code _____

Other Listings

Review Code _____

Reviewer _____

Date _____

Page 1 of 5

*Resource Name or #: Millberry Student Union Building

P1. Other Identifier: none

*P2. Location: x Unrestricted

*a. County: San Francisco

*b. USGS 7.5' Quad: San Francisco South, CA MDM

Date: 1997

c. Address: 500 Parnassus Avenue

City: San Francisco

Zip: 94143

d. UTM: (Give more than one for large and/or linear resources)

Zone: _____

e. Other Locational Data: The subject property lies within the campus of the University of California, San Francisco.

*P3a. Description:

The subject property, which is part of the Parnassus Campus, forms an I-shaped plan, featuring two narrow, rectangular buildings (the building on the west is slightly longer than the building on the east) that are connected by a single-story building with an unusual hipped "atrium" style roof, which is the principal building used by the student union, and known as the Millberry Union Building. To the right is the Millberry Union East wing and the food court, which reflects the same architectural design as Millberry Union West. Both end wings are 5-stories in height with flat roofs and towers atop the roof. The student union building was reportedly constructed in 1958 and named after former Dean Guy S. Millberry. The building's profile or massing exhibits two slightly offset narrow rectangular cubist modules that are attached by a common single-story building. Tubular steel railing runs the length of the roof along the two 5-story wings. The Millberry Student Union Building is emblematic of the design traditions of the post World War II modern era of construction and design, particularly on college campuses like the University of California, San Francisco. The building's rather stark exterior concrete walls, lacking any ornamentation with the exception of pierced rows of simple rectangular metal sash windows with vertical dividers, gives the building a modernist expression emblematic of "International" style architecture. The building's flat roof, verticality, use of modern materials, wide panes of glass, atrium roof on the center section, and the building's extremely unusual five-sided glass enclosed clock tower are important character defining features. At the base of the clock tower is a huge Seth Thomas clock brought around Cape Horn and installed at the older medical college in 1897 and reinstalled in its present location in 1982. The single-story central section of the building features an unusual plate glass hip roof, large banks of plate glass windows separated by anodized aluminum dividers, together with a large brick planter, seating for students, and a dedication plaque for the university.

*P3b. Resource Attributes: HP-7 Five-story building; HP-15 Educational Building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District

P5. Photograph or Drawing (Photograph required for buildings, structures, and objects.)



P5b. Description of Photo: Looking east at the Millberry Union.

*P6. Date Constructed/Age and Sources: ■ Historic 1958
University of California, San Francisco records.

*P7. Owner and Address: Regents of the University of California,
3333 California Street, Suite 102, San Francisco, California 94118-1944.

*P8. Recorded by: Dana E. Supertowicz, Architectural Historian,
Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762.

*P9. Date Recorded: August 2006

*P10. Type of Survey: ■ Architectural Describe: Architectural
Recordation and Evaluation, per Section 106 of NHPA.

*P11. Report Citation: Cultural Resources Study of the UCSF
Millberry Student Union Project, Site No. SF-13007, 500 Parnassus Avenue,
San Francisco, San Francisco County, California 94143. Prepared for
Archaeological Resources Technology, 135 Valencia Street, Unit A408, San
Francisco CA 94103. Prepared by Historic Resource Associates, 2001
Sheffield Drive, El Dorado Hills, CA 95762. August 2006.

*Attachments: Building, Structure, and Object Record; Photograph Record; Project Location Map

State of California — The Resources Agency
 DEPARTMENT OF PARKS AND RECREATION
BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 5

*Resource Name or #: Millberry Student Union BuildingNRHP Status Code: 6Y2

- B1. **Historic Name:** Guy S. Millberry Union
 B2. **Common Name:** Same
 B3. **Original Use:** Student Union
 B4. **Present Use:** Student Union
 *B5. **Architectural Style:** Modern
 *B6. **Construction History:** According to the University of California, San Francisco records, Millberry Student Union was constructed in 1958. The union building is designed in a manner representative of other buildings constructed on the campus during the early to late 1960s.
 *B7. **Moved?** ☒ No ☐ Yes ☐ Unknown **Date:** N/A **Original Location:**
 *B8. **Related Features:** The subject property lies on the sprawling campus at 500 Parnassus Avenue.
 B9a. **Architect:** Undetermined
 B9b. **Builder:** Undetermined
 *B10. **Significance: Theme:** Modern Architecture/Education **Area:** San Francisco **Period of Significance:** 1958-1960
Property Type: Educational Building **Applicable Criteria:** A, B, and C

The subject property, which was built in 1958, is associated with the modern history of the University of California, San Francisco (UCSF), particularly its program of modernist building design during the late 1950s and early 1960s. The building was named after Guy S. Millberry former dean of the University. The history of the university began in the 1860s, when Dr. Hugh H. Toland founded the Toland Medical College. Although the second medical school to be established in the west, it was the oldest in continuous operation. In 1873, this college, under the leadership of Dean R. Beverly Cole, became the Medical Department of the University of California. The college began with the creation of the California College of Pharmacy, organized at San Francisco in 1872. Even before its inauguration exercise of July 9, 1873, the college became affiliated with the University. The arrangement permitted the college to maintain its own board of trustees and business management. This relationship continued until 1934, when the college became an integral part of the University. In 1881, the College of Dentistry was established in a symbolic relationship with the Medical Department, sharing its physical plant as well as four of its faculty members. For a decade, the two schools occupied common quarters; however, in 1891 the dental faculty sought larger quarters and separated its teaching activities from the Medical School. In the 1890s, the Medical Department and Colleges of Pharmacy and Dentistry were housed in privately owned buildings in downtown San Francisco. But just before the turn of the century, Dr. Cole obtained sufficient support from the legislature to construct on the present site of the Medical Center three large Romanesque buildings to house these "affiliated" colleges. The land for this undertaking was a gift of Adolph Sutro, mayor of San Francisco (University of California, San Francisco Website 2004) (refer to BSO Page 3 of 3).

B11. **Additional Resource Attributes:** N/A

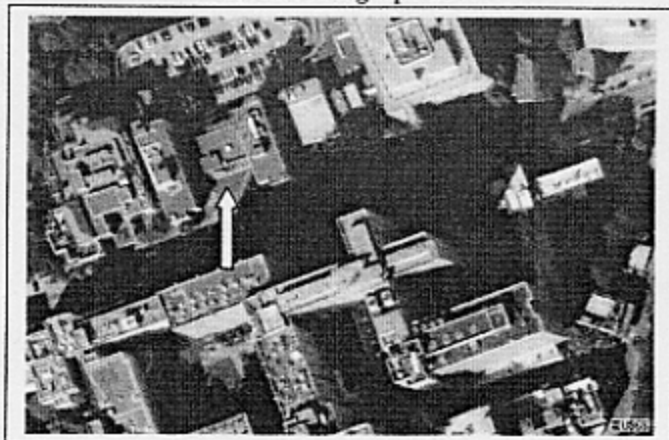
B12. **References:** David Gebhard, ed. *The Guide to Architecture in San Francisco and Northern California*. Revised 1985; University of California, San Francisco Website. University of California History - Digital Archives, "San Francisco: Overview." http://sunsite.berkeley.edu/~ucalhist/general_history/campuses/ucsf/overview.html. June 18, 2004; Harry-Russell Hitchcock et al. *The International Style*, 1966.

B13. **Remarks:**

B14. **Evaluator:** Dana E. Supernowicz, Architectural Historian, Historic Resource Associates, 2001 Sheffield Drive, El Dorado Hills, CA 95762

Date of Evaluation: August 2006.

Aerial Photograph 2004



(This space reserved for official comments.)

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 3 of 5

*Resource Name or #: Millberry Student Union Building

NRHP Status Code: 6Y2

During the 1906 San Francisco earthquake and fire most of the city's hospitals were destroyed, giving rise to a serious shortage of medical facilities. The Affiliated Colleges, which survived the calamity, rose to the occasion. The College of Medicine transferred the first two years of instruction to the Berkeley campus, making room for the first University Hospital and a training school for nurses. This endeavor was the forerunner of the present School of Nursing, which was established by the Regents on March 17, 1939. Ten years later, its faculty was given full academic status in the University. Although the first University Hospital began operation in 1907, it soon became apparent that further hospital accommodations would be required to meet the increased demand for clinical facilities. Dr. Herbert C. Moffitt, Dean of the School of Medicine, was successful in obtaining funds from private sources for the construction of the University of California Hospital which opened its doors in 1917. The next addition to the clinical facilities was the Clinics Building, which was constructed under a work program of the state and opened in 1934. The Herbert C. Moffitt Hospital opened in 1955 and the Medical Sciences Building was completed in 1958 (University of California, San Francisco Website 2004).

Two other movements resulted in additional facilities for the Medical Center. The first was begun in 1921 by the Associated Dental Students under the leadership of its president, Willard C. Fleming, who became dean of the School of Dentistry in 1939 and continued to serve in that capacity until 1965. Encouraged by Dean Guy S. Millberry, the students built a shack for use as a cafeteria. This venture proved successful and the dental students went on to establish the Dental Supply Store in 1925. These two projects eventually came under the management of Dr. George Steninger, a graduate of the class of 1925, who set up what amounted to a one-man drive to receive gifts from the alumni of all four schools and raised funds which, when matched by the Regents and added to the profits from the cafeteria and store, were sufficient to begin construction of the Guy S. Millberry Union, which opened in 1958. The second movement aimed at expanding facilities was begun by Dean Langley Porter of the School of Medicine, who prevailed upon the California Department of Mental Hygiene to affiliate with the University and construct a neuropsychiatric clinic near the Medical Center; the Langley Porter Neuropsychiatric Institute was opened in 1943 (University of California, San Francisco Website 2004).

With the completion of Millberry Union and the Medical Sciences Building in 1958, the interrelationship of the four schools became a reality in practice as well as theory. In Millberry Union, the students and faculty shared social, cultural, and recreational facilities; in the Medical Sciences Building, they shared classrooms and lecture facilities as well as some basic science instruction. Further unification of the schools had begun in 1947 with the formation of Associated Students of the University of California, San Francisco Medical Center. The bonds between the clinical and basic sciences were cemented by the establishment of the Graduate Division in 1961. Also on campus were nine organized research units which dealt with specialized aspects of the health sciences that were interdisciplinary in nature. In addition, research was conducted by staff members of every school and department and in several special units and laboratories. The San Francisco Medical Center took its place alongside the other campuses of the University in 1964 with the designation of its provost. To assure optimal use of resources, the campus engaged in extensive academic and fiscal planning. As a result, it became possible to prepare a Long Range Development Plan for physical growth on the San Francisco campus. This plan provided for two modern towers for teaching and research, as well as plans for administration and other buildings to be constructed in the future (University of California, San Francisco Website 2004).

The Millberry Union complex was completed in 1958, including the Millberry Women's Residence Hall for 112 women and the Millberry Men's Residence Hall for 105 men. The tightly knit Parnassus UCSF campus is an interesting mix of buildings, most of which evoke a strong sense of modern architectural design. The Millberry Union building visually conveys its modern design with roots in International Architecture. Overall, the integrity of the complex appears good, with the exception of the addition of the glass clock tower (circa 1982), and redesigning the front façade the central, single-story student union building including the addition of an atrium style roof (refer to attached photographs of the building after its construction in 1958 as compared to what the building appears today). The university has a long tradition of educational service in both the San Francisco and the greater Bay Area. The university dates back to the late nineteenth century, when it was known as San Francisco State Normal School. In 1901, the newly formed school graduated its first class of 36 women. The first school was located in the heart of the city near Powell and Clay Streets. After the 1906 San Francisco earthquake the school was moved for a time to Market Street. Attempts were made in 1947 to acquire land near Lake Merced for a new campus, and by 1948 the land had been acquired and the new campus had begun. Millberry Union complex reflects a marked change in the building's architecture towards Modern/International styles of design. Unfortunately, significant alterations to key architectural features of the building complex diminish its integrity of design, materials, workmanship, and feeling, to a level that the property does not appear to be individually eligible for the National Register of Historic Places (NRHP) under Criterion C, for its architecture, as important example of Modern/International design on the Parnassus campus of UCSF, its period of significance being 1958-1960. While the building was named after Guy S. Millberry, the connection between Millberry, a past dean of the school, is important, but not significant, since it was common to name buildings after prominent educators or administrative staff. No evidence has been found to suggest the building complex is significant under Criterion A, for its association with an event of significance related to education or the city of San Francisco (University of California, San Francisco Website 2004). Because of the relatively recent age of many of the other buildings on the Parnassus Campus, the potential for a NRHP historic district is unlikely.

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BUILDING, STRUCTURE, AND OBJECT RECORD

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*Resource Name or #: Millberry Student Union Building

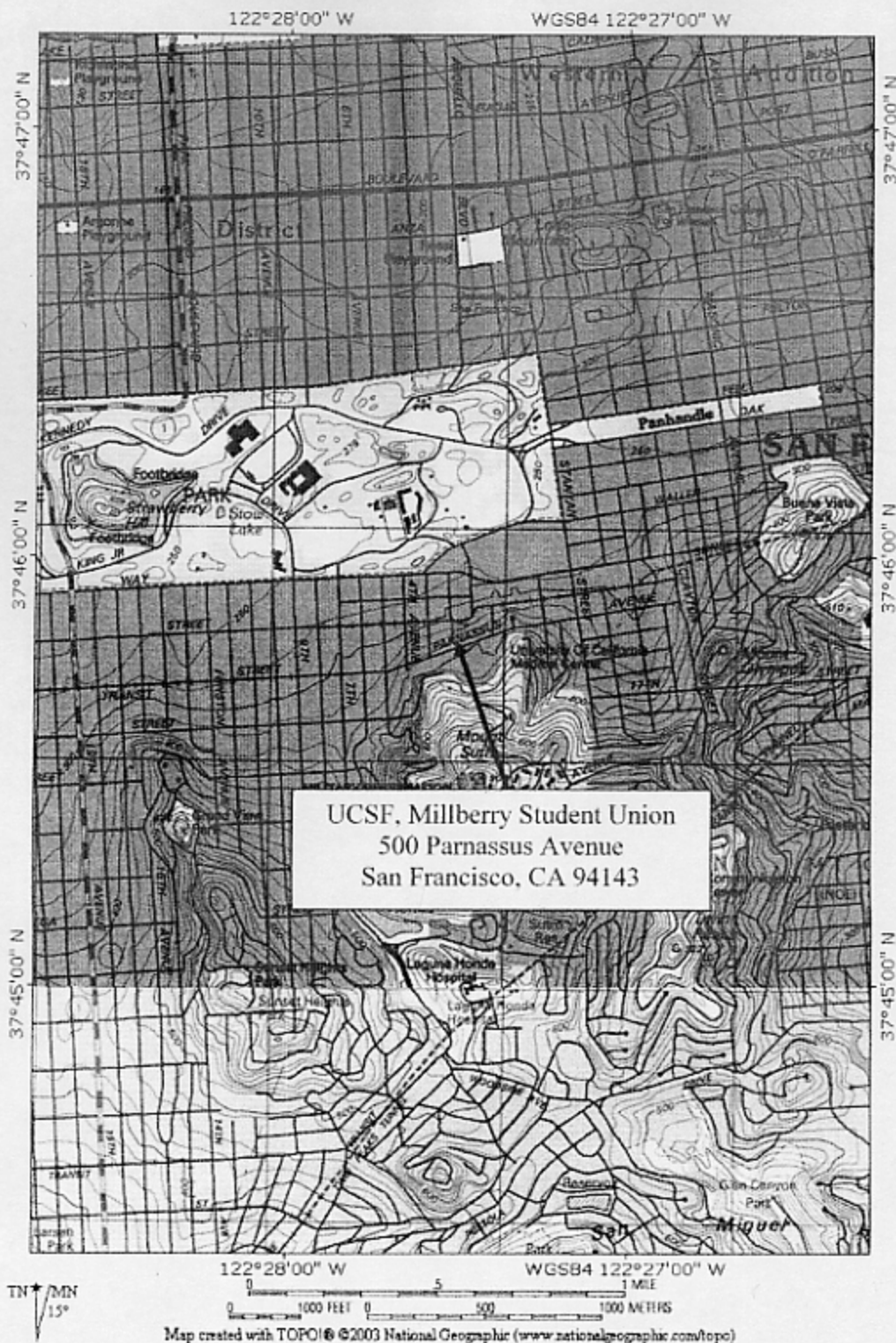
NRHP Status Code: 6Y2



Photo of the opening of the Student Union in September 1958. Note the radically different façade of the central building as compared to what it looks like today (courtesy S.F. Public Library).



Current photograph taken of the Student Union in August 2006.
Note the remodeled Student Union façade creating a covered, rather than open space.



*Recorded by: Carey & Co., Inc

*Date: May 21, 2010 ☐ Continuation ☒ Update

Update of B.10: Significance

Historic Resource Associates (HRA) completed an historic resource evaluation of Millberry Student Union in 2006 in accordance with the Section 106 process. At that time, the building, which dates to 1958, had not yet reached the age of fifty years old and was not recognized as exceptionally significant in association with events, people, or architecture. Therefore, it was ineligible for the NRHP/CRHR under Criteria A-D/1-4 and did not have enough significance to be considered historic under Criterion Consideration G. HRA therefore accorded Millberry Student Union the Status Code of 6Y2, "ineligible for NR by consensus through Section 106 process – Not evaluated for CR or Local Listing." According to HRA:

Millberry Union complex reflects a marked change in the building's architecture towards Modern/International styles of design. Unfortunately, significant alterations to key architecture features of the building complex diminish its integrity of design, materials, workmanship, and feeling, to a level that the property does not appear to be individually eligible for the National Register of Historic Places (NRHP) under Criterion C, for its architecture, as important example of Modern/International design on the Parnassus campus of UCSF, its period of significance being 1958-1960. While the building was named after Guy S. Millberry, the connection between Millberry, a past dean of the school, is important, but not significant, since its *[sic]* was common to name buildings after prominent educators or administrative staff. No evidence has been found to suggest the building complex is significant under Criterion A, for its association with an event of significance related to education or the city of San Francisco (University of California, San Francisco Website 2004).

Carey & Co. agrees that alterations to the façade of the central, single-story section of the student union has significantly and adversely impacted the design, materials, and workmanship of the building to the extent that it no longer conveys its architectural significance. Carey & Co. also agrees that no persons of significance are associated with the building. Carey & Co. disagrees, however, with the notion that the building is not associated with important events related to broad patterns in history. This may be true at the national level, but not at the local level, in direct association with the history of UCSF. Since its inception, UCSF paid little attention to the residential and recreational needs of students. Graduate students in the School of Dentistry initiated some early efforts to address such needs, including the construction of "the Shack," tennis courts, and a fraternity house (now the Faculty Alumni House) in the 1910s and 1920s. With the significant expansion of state, federal, and extramural funds for cutting edge research and academic programs in the postwar period, however, UCSF saw its student population rise rapidly and recognized the necessity of providing housing, dining, and recreational facilities for its graduate students. Millberry Student Union stands in direct response to this important trend in UCSF's mid-century history. The aforementioned alterations to the building do not detract significantly from its ability to convey this theme of significance; therefore, Millberry Student Union appears to be eligible for the NRHP/CRHR under Criterion A/1 and should be accorded the Status Code 3S.

Update of B.12: References

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

Dana E. Supernowicz, Historic Resource Associates, "Cultural Resources Study of the UCSF Millberry Student Union Project, Site No. SF-13007, 500 Parnassus Avenue, San Francisco, San Francisco County, California 94143." Prepared for Archaeological Resources Technology. August 2006.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: Mission Center

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1855 Folsom Street

City: San Francisco

Zip: 94103

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Mission Center Campus

Elevation:

***P3a. Description:**

Built in 1928, this six-story industrial building is rectangular in plan and occupies the northeast corner of Folsom and 15th Streets. It has an adjacent parking lot that spans the block east of the building. The building is constructed of reinforced concrete and clad with brick veneer. The primary window type is fixed, aluminum sash. The flat roof features a parapet with decorative brickwork mimicking dentils and machicolations. Brick piers divide the façade into 14 bays, a brick belt course runs between the first and second floors, and recessed brick spandrel panels run underneath each window. The main entry opens through two bays on the west elevation, and consists of aluminum doors framed in an aluminum-sash window wall. Alterations to the building include the replacement of all the windows and doors.

*P3b. Resource Attributes: HP6. 1-3 commercial building; HP8 Industrial Building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking northwest; May 5, 2010.

*P6. Date Constructed/Age and Sources:
☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1927. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type: Intensive

*P11. Report Citation: Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 4D

*Resource Name or # Mission Center

B1. Historic Name:

B2. Common Name:

B3. Original Use: Office building

B4. Present Use: Office building

*B5. Architectural Style: Industrial

*B6. Construction History: Constructed in 1927. Rehabilitation, 1978.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Manufacturing; University expansion

Area: UCSF Mission Center campus, San Francisco

Period of Significance: 1927-1943

Property Type: Light Industrial

Applicable Criteria: A/1, C/3

The building at 1855 Folsom Street was constructed in 1927 for the Illinois Pacific Glass Co. The Illinois Pacific Glass Company was formed in 1902 when the parent company, Illinois Glass, consolidated its West Coast operations and was embarking on a general period of expansion. In 1925 or 1926 the company incorporated. Not long afterwards, the glass manufacturer opened a manufacturing plant at 1855 Folsom Street. Exactly which products were produced at the San Francisco plant remains unclear, but any of the following products are possibilities: "flint, green, and amber bottles; jars and glass containers of all descriptions; corrugated boxes and corrugated fibre products; bottlers' and preservers' supplies; corks." The corporation subsequently merged with other glass manufacturers, and ultimately operated under the name of Owens Illinois Glass Company, one of the largest glass manufacturers in the country, from 1932 onward. Manufacturing continued at the Folsom Street plant until 1943.

B11. Additional Resource Attributes:

*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: May 21, 2010



*Recorded by: Carey & Co., Inc.

*Date: May 21, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

A variety of tenants have occupied the building since the glass works vacated it. It served as a medical supply depot in 1943, followed by warehouse facilities for the department store F. W. Woolworths beginning in the late 1940s. Between 1975-1982 the building hosted the first incarnation of the city's Mexican Museum, whose original mission was "to foster the exhibition, conservation, and dissemination of Mexican and Chicano art and culture for all peoples." UCSF acquired the property in 1992 and has used it largely for administrative units and some research space since then.

In 1978, the prominent architectural firm Esherick, Homsey, Dodge, and Davis (EHDD) embarked upon a major rehabilitation of the building and conversion of the warehouse space to offices and labs. Joseph Esherick founded the firm in the 1940s and built his reputation on designing masterpieces of residential architecture in the Second Bay Tradition throughout the 1950s and 1960s. The firm's foray into larger-scale commercial and institutional architecture began with San Francisco's famed Cannery development. For this project, EHDD converted the Del Monte warehouse located along the city's northern waterfront into a bizarre of restaurants and retail shops. It was wildly successful and a significant contributor to the transformation of San Francisco's Fisherman's Wharf area from a working-class, working wharf into a major tourist attraction. The extent of EHDD's work at 1855 Folsom remains unclear, but it likely included window replacements, enclosures, or other modifications; enclosure of former loading dock areas and related metal roll-up doors; installation of a semi-open stairwell; and extensive interior modifications.

The Mission Center Campus does not appear to be individually eligible for the NRHP or CRHR. Likely related to a general industrialization of the Mission District, it is not known to have played any specific role in such a development. UCSF's acquisition of the building in 1992 continued a long-established pattern of decentralization, and no significant events or scientific breakthroughs in medicine appear to have occurred in this building. It therefore does not appear individually eligible under Criterion A/1. While the building housed one of the largest glass manufacturers in the country, it was one of several such plants within the Owens Illinois Glass Company and does not convey the significance of this company's glass empire. Therefore, the building does not appear to be individually eligible under Criterion B/2. Architecturally, the building is not known to be associated with a master architect. It does achieve artistic merit for the detailed cornice and is a typical industrial building of its era, but it is not a particularly significant example of such architecture. It does not appear to be individually eligible under Criterion C/3.

Although the building does not appear to be individually eligible for the NRHP/CRHR, it may be eligible under Criteria A/1 and C/3 as a contributor to a potential historic district of industrial buildings in the Mission neighborhood. It stands amid several industrial buildings of medium to large size and which appear to retain good integrity from their period of construction, which appears to date predominantly to the 1920s and 1930s. More research would have to be completed to determine if a district exists, where its boundaries would be, which buildings would contribute to it, and to define its period and themes of significance.

UCSF's Mission Center campus at 1855 Folsom Street retains sufficient integrity to express its significance as a contributor to a potential historic district. It has not been moved and stands largely among other industrial buildings, thus retaining its integrity of location and setting. While the building has undergone alterations enumerated above, they do not detract from the building's overall scale, mass, materials, or design. The building therefore retains a good degree of integrity of design, materials, workmanship, feeling, and association.

*Recorded by: Carey & Co., Inc.

*Date: May 21, 2010

☒ Continuation ☐ Update

Continuation of B12. References:

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

Lockhart, Bill, et al. "The Dating Game." *Bottles and Extras* (Fall 2005): 2-9.

Mexican Museum. <http://www.mexicanmuseum.org> (accessed July 28, 2010).

Sanborn Fire Insurance Company. "San Francisco," vol. 2 (1949), sheet 206.

San Francisco City Directories.

UCSF. "Long Range Development Plan." 1996.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: Mt Zion Building J

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 2356 Sutter Street

City: San Francisco

Zip: 94115

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Mount Zion Campus Elevation:

***P3a. Description:**

Built in 1948, this institutional building complex includes an eight-story tower building that stands in the center of the block and a one-story entry building that abuts Sutter Street. A glazed-in breezeway connects the two structures, and together they enclose a garden courtyard. The complex is constructed of concrete with decorative cut stone tiles cover the façade of the one-story entry building. The primary window type is aluminum sash. Both the tower and the entry building have flat roofs. The entry building features a projecting roof and walls that frame the recessed façade. A ribbon window runs the length of the façade and a ramp, hidden by a planter, rises to the main entry, which features an aluminum-sash glazed wall with sliding doors. From Sutter Street, the façade of the tower section is visible over trees from the courtyard, and features vertically and horizontally oriented windows and an exterior walkway with steel railings at each floor. The exterior walkways feature small semi-circular balconies, with a large semi-circular balcony at the east end. The rear of the tower section is visible from Bush Street and features a glazed stair tower at the east and a continuous ribbon window that terminates in a circular window at the west end of the rear elevation.

*P3b. Resource Attributes: HP41. Hospital

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking north; May 5, 2010.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1948. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

May 21, 2010

*P10. Survey Type: Intensive

*P11. Report Citation: Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 4

*NRHP Status Code 6Z

*Resource Name or # Mt Zion Building J

B1. Historic Name: Maimonides Hospital

B2. Common Name: Buildings J1 & J2

B3. Original Use: Medical building

B4. Present Use: Medical building

*B5. **Architectural Style:** International Style

*B6. **Construction History:** Constructed in 1948. Windows of south façade removed and significantly infilled, 1952.

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:**

Original Location:

*B8. **Related Features:** Thomas Church courtyard

B9a. Architect: Erich Mendelsohn

b. Builder: Unknown

*B10. **Significance:** Hospital expansion **Theme:** Hospital Architecture **Area:** UCSF Mt Zion Campus, San Francisco

Period of Significance: 1948

Property Type: Hospital

Applicable Criteria: N/A

In 1887, the Mount Zion Hospital Association formed "for the purpose of aiding the indigent sick without regard to race or creed, to be supported by the Jewish Community." Ten years later, Mt. Zion Hospital finally opened to serve San Francisco. It was housed in a converted house on Sutter Street and was one of several hospitals in the city that was established by and largely catered to a specific ethnic group. According to Architectural Resources Group's historic resource evaluation of the UCSF Mt. Zion campus, "Mount Zion grew into a cluster of buildings around Sutter and Divisadero Streets and became known for community service to the indigent, homeless, and elderly, and for its emphasis on primary and preventive care. The hospital also gained wide acclaim for its research in such diverse areas as child development and diabetes."

B11. Additional Resource Attributes:

*B12. **References:**

See continuation sheet.

B13. Remarks:

*B14. **Evaluator:** Carey & Co., Inc.

***Date of Evaluation:** July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: May 21, 2010

☐ Continuation ☒ Update

Continuation of B10. Significance:

A variety of architects designed buildings for the Mt. Zion campus. Julius Krafft & Sons, a firm whose portfolio included the entrance to the American Embassy in Paris and several prominent homes in San Francisco, designed the original Esther Hellman building (1913), which at the time was considered "the most modern hospital facility in San Francisco." They also designed the morgue.

San Francisco witnessed a large population increase during World War II, and Mount Zion Hospital was serving an ever larger community. The time had come to construct a new, modern hospital that could accommodate these changes. Timothy Pflueger created the original design for Mount Zion's 1948 hospital, but he died before the plans could be executed. The well-known, New York-based firm Skidmore, Owings, and Merrill, under the direction of Pflueger's brother Milton, executed the final design. According to a report completed by Architectural Resources Group, "Mount Zion Medical Center [was p]lanned as an addition to the Hellman Building... the T-plan building is comprised of a long, narrow building running on an east-west axis along Post Street (building A) and a lower perpendicular mid block building (Building B). Both buildings were originally intended to carry more floors and the foundations were engineered to accommodate 14 and 8 stories, respectively." The building was dedicated in November 1950 as "the most modern hospital in San Francisco." Modern referred both to the building's International style of architecture and to the relationship between the spaces – beds and surgery, labs and treatment rooms – as well as features like climate control, communication systems, piped oxygen, lab equipment, and home details like a wardrobe in each room. Building A originally stood at five stories; a sixth story was added in 1958, and two more stories were added by the 1960s. Building B was originally four stories high; three stories were added in 1965.

Mount Zion Hospital had a long, informal relationship with UCSF. Under the leadership of Dr. Harlod Brunn, the institution joined the University of California Medical School to open the Belle Fleishhacker Scheeline Laboratories in 1931. Over half a century later, in 1985, Mount Zion Hospital and UCSF established an agreement that led to the formal integration of Mount Zion into UCSF in 1990.

Mount Zion Hospital hired internationally renowned architect, Erich Mendelsohn, to design Buildings J1 and J2 in 1948. Mendelsohn rose to fame in Germany during the 1910s and 1920s as part of the avant-garde Expressionist movement, a highly experimental movement across artistic disciplines that attempted to break definitively from historical precedent. Function was paramount in Expressionist buildings; the resulting structures introduced shockingly new forms that set the standard for European Modernism. The Einstein Tower (1917-1924) in Potsdam, Germany, an astronomical observatory characterized by many rounded elements and organic forms, is Mendelsohn's most famous building and is iconic of the Expressionist movement. In 1933 Mendelsohn fled the nascent Nazi regime and settled in England. Following World War II, Mendelsohn then immigrated to the United States, where he designed a handful of buildings, including two in San Francisco, before his death in 1956. Jewish organizations, like Mt. Zion hospital, commissioned most of Mendelsohn's work in the United States, and his buildings included a variety of forms – from the series of dramatic geometric planes the comprises the Jewish temple and community center in St. Louis, Missouri, to the domed temple and community center in Cleveland, to the residential masterpiece of cantilevered boxes for Madeleine Haas and Leon Russell in San Francisco.¹

The seven-story building Mendelsohn designed for Mt. Zion hospital featured a nearly all-glass façade on the south side, overlooking the Church courtyard, and included characteristic projecting curves on each of the full-length balconies of the south façade. Rather than an expression of Mendelsohn's avant garde past, the building served as an excellent example of post-World War II high modernism. When the building's function changed from a hospital for the chronically ill to a convalescent home, the glass was removed and largely filled in, dramatically changing the character of Mendelsohn's design. Thomas Church, a leader in mid-century modernist California landscape

*Recorded by: Carey & Co., Inc.

*Date: May 21, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

architecture, designed Building J1 and J2's courtyard. Though just a small example of his work, the garden featured typical Church elements like a kidney-shaped planter.

A report completed in 1990 on Building J at the Mt. Zion campus determined the building to be non historic because it did not reflect the revolutionary Expressionist style that placed Mendelsohn among the twentieth century's most significant architects; the building was not designed during the most significant period of Mendelsohn's career, when he was a rising star in the Expressionist movement of the 1910s and 1920s; the Russell in San Francisco's Presidio Heights neighborhood better captures his architectural style and significance; and the hospital building retains poor integrity. Carey & Co. largely disagrees with these reasonings. While the building does not date to Mendelsohn's most revolutionary period of design, it does date to a distinctive period in his career: the American period, which was characterized by an eclectic range of designs, but consistent clientele of Jewish people and organizations. As Mendelsohn only designed a handful of buildings during his American period, Buildings J1 & J2 are rare examples of his work in this country. Comparing an institutional building to a residential building ignores things like the vastly different programs that each commission requires, the particular quirks of the client, and funding limitations. Thus between the Russell House and Mt. Zion buildings, Mendelsohn created two very different architectural types; the merits of one do not negate the merits of the other. Contrary to earlier evaluations, then, Building J is representative of a particular aspect of a master architect's career and, as designed, was a model of mid-century modernism. It therefore appears to be eligible for the NRHP/CRHR under Criterion C/3.

A building must retain integrity to be eligible for the NRHP/CRHR. Building J has not been moved and few buildings surrounding have changed; thus it retains its integrity of location and setting. Since it continues to be used for medical purposes and is surrounded by the larger Mt. Zion campus of UCSF Medical Center, the building also retains its integrity of association. As Building J appears to be eligible under Criterion C/3, however, its integrity of design, materials, and workmanship, are particularly pertinent. Alterations completed on the south façade of Building J significantly and adversely impact these aspects of integrity. While the continuous balconies with projecting curves remain on each floor, the original walls of glass interrupted only by steele muntins and mullions have been dramatically altered. They now contain relatively small windows and exhibit more solid wall than glass. The building no longer looks like an example of high modernism by an iconic architect, but rather a typical mid-century modernist institutional building that can be found easily elsewhere in the city. Thus, the building does not appear to retain sufficient integrity of design, materials, or workmanship to express its historical significance as the work of a master architect. These changes also adversely impact the building's integrity of feeling. Building J thus does not appear to retain sufficient integrity to be eligible for the NRHP/CRHR.

While Building J can be associated with postwar expansion of Mt. Zion Hospital, it does not appear to be the primary building associated with this broad trend and, therefore, does not appear to be eligible under Criterion A/1. The building is not known to be associated with the life of a significant person and is unlikely to yield information that is important to history or prehistory; therefore, it does not appear to be eligible for the NRHP/CRHR under Criteria B/2 or D/4.

The Thomas Church courtyard does not appear to be a significant example of this master landscape architect's work and does not appear to be eligible for the NRHP/CRHR.

Continuation of B12. References:

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

University of California, San Francisco, "University of California San Francisco – Mount Zion Hospital and Medical Center Proposed Integration Agreement: Environmental Impact Report." January 1990.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

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*Resource Name or #: Mt Zion Building R

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 1600 Divisadero Street

City: San Francisco

Zip: 94115

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Mount Zion Campus Elevation:

***P3a. Description:**

Built in 1981, this two story institutional building is rectangular in plan, faces west on Divisadero Street, and abuts a seven-story building to the south and a five-story building to the north. It steps back from the lot line to provide space for a passenger drop-off drive, which is bordered by white bollards and a brick planter. Cementitious wall panels cover the façade and feature deeply incised joints and belt courses. The primary window type is fixed aluminum sash, and the flat roof has a parapet. Above the parapet, a section of wall covered with cementitious panels displays the text "UCSF Medical Center at Mount Zion." At the first floor a ribbon of floor-to ceiling windows occupies approximately half of the length of the façade; doors are located at the southern end of this ribbon. At the second floor a ribbon window occupies approximately two-thirds of the length of the façade.

A welded tube steel shading system with an etched glass panel roof and stainless steel rod cross-bracing spans the main façade and leads to an entry that features a portico enclosed by aluminum-sash windows and sliding entry doors, which lead to the Comprehensive Care Center Building to the north. This shading system, portico, and entrance were constructed in 2000.

*P3b. Resource Attributes: P41. Hospital

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking east; May 5, 2010.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1981. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type: Intensive

*P11. Report Citation: Carey & Co., "Draft UCSF Historic Resources Survey, San Francisco, California," May 21, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Z

*Resource Name or # Mt Zion Building R

B1. Historic Name:

B2. Common Name:

B3. Original Use: Medical building

B4. Present Use: Medical building

*B5. Architectural Style: Contemporary

*B6. Construction History: Constructed in 1981. Welded steel tube shading system, 2000.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Institutional Architecture

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1981

Property Type: Institutional

Applicable Criteria: N/A

In 1887, the Mount Zion Hospital Association formed "for the purpose of aiding the indigent sick without regard to race or creed, to be supported by the Jewish Community." Ten years later, Mt. Zion Hospital finally opened to serve San Francisco. It was housed in a converted house on Sutter Street and was one of several hospitals in the city that was established by and largely catered to a specific ethnic group. According to Architectural Resources Group's historic resource evaluation of the UCSF Mt. Zion campus, "Mount Zion grew into a cluster of buildings around Sutter and Divisadero Streets and became known for community service to the indigent, homeless, and elderly, and for its emphasis on primary and preventive care. The hospital also gained wide acclaim for its research in such diverse areas as child development and diabetes."

B11. Additional Resource Attributes:

*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

A variety of architects designed buildings for the campus. Julius Krafft & Sons, a firm whose portfolio included the entrance to the American Embassy in Paris and several prominent homes in San Francisco, designed the original Esther Hellman building (1913), which at the time was considered "the most modern hospital facility in San Francisco." They also designed the morgue.

San Francisco witnessed a large population increase during World War II, and Mount Zion Hospital was serving an ever larger community. The time had come to construct a new, modern hospital that could accommodate these changes. Timothy Pflueger created the original design for Mount Zion's 1948 hospital, but he died before the plans could be executed. The well-known, New York-based firm Skidmore, Owings, and Merrill, under the direction of Pflueger's brother Milton, executed the final design. According to ARG's report, "Mount Zion Medical Center [was] planned as an addition to the Hellman Building... the T-plan building is comprised of a long, narrow building running on an east-west axis along Post Street (building A) and a lower perpendicular mid block building (Building B). Both buildings were originally intended to carry more floors and the foundations were engineered to accommodate 14 and 8 stories, respectively." The building was dedicated in November 1950 as "the most modern hospital in San Francisco." Modern referred both to the building's International style of architecture and to the relationship between the spaces – beds and surgery, labs and treatment rooms – as well as features like climate control, communication systems, piped oxygen, lab equipment, and home details like a wardrobe in each room. Building A originally stood at five stories; a sixth story was added in 1958, and two more stories were added by the 1960s. Building B was originally four stories high; three stories were added in 1965.

Mount Zion Hospital had a long, informal relationship with UCSF. Under the leadership of Dr. Harlod Brunn, the institution joined the University of California Medical School to open the Belle Fleishhacker Scheeline Laboratories in 1931. Over half a century later, in 1985, Mount Zion Hospital and UCSF established an agreement that led to the formal integration of Mount Zion into UCSF in 1990.

Mt. Zion Building R was constructed in 1981 by an unknown architect. Nothing is known about the construction history of the building. Mt. Zion Building R is only 29 years old, 21 years shy of the required 50-year threshold typically required for NRHP/CRHR eligibility. Mt. Zion Building R does not appear to be eligible for listing in the NRHP/CRHR under Criteria Consideration G (Properties that Have Achieved Significance within the Last 50 Years), as it does not appear to be of exceptional importance. In addition, the building does not appear to be associated with events or historic themes of significance, nor does it appear to be associated with the life of a significant person. It does not embody the distinctive characteristics of a type, period, or region nor does it rise to the level of a sophisticated work that embodies high artistic values. Mt. Zion Building R does not appear to be eligible for the NRHP/CRHR under Criteria A/1, B/2 or C/3.

Continuation of B12. References:

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

State of California — The Resources Agency
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PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 2

*Resource Name or #: Oyster Point Warehouse

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 612 Forbes Boulevard

City: South San Francisco

Zip: 94080

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Oyster Point Campus Elevation:

***P3a. Description:**

Built in 1973, this two-story warehouse has an L-shaped plan that surrounds a parking lot. The building is constructed of concrete with deeply scored joints. Its flat roof features a parapet. The primary window type is fixed aluminum sash, and many of the windows are set within a deep angled frame. Vertical concrete fins attach to the walls at certain locations and visually divide the elevations into smaller units. The northwest elevation closest to Forbes Boulevard features alternating panels of smooth concrete and concrete with deeply scored vertical lines. The elevations that face the parking lot have a loading dock, loading doors, pedestrian doors, and a horizontal awning over the doors. The main entry consists of an aluminum-framed door near the interior corner that is framed by two vertical concrete fins.

*P3b. Resource Attributes: HP8. Industrial building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking southwest; May 5, 2010.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1973. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

May 21, 2010

*P10. Survey Type: Intensive

*P11. Report Citation: Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 6Z

*Resource Name or # Oyster Point Warehouse

B1. Historic Name:

B2. Common Name:

B3. Original Use: Warehouse

B4. Present Use: Warehouse

*B5. Architectural Style: Modern

*B6. Construction History: Constructed in 1973.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: Unknown

b. Builder: Unknown

*B10. Significance: Theme: Industrial Development

Area: UCSF Oyster Point campus, San Francisco

Period of Significance: 1973

Property Type: Warehouse

Applicable Criteria: N/A

The architect and construction history of the Oyster Point warehouse is unknown. Constructed in 1973, the Oyster Point warehouse does not currently meet the 50-year age threshold for potential historic significance. When the building meets the age threshold in 2023, it is unlikely that it would be determined significant or eligible for the NRHP/CRHR under any of the criteria. The building does not appear to be associated with events or historic themes of significance under Criterion A/1, nor does it appear to be associated with the life of a significant person under Criterion B/3. Although the design is typical of its era, it does rise to the level of a sophisticated work that embodies high artistic values under Criterion C/3. The Oyster Point warehouse also is not eligible for listing in the NRHP under Criteria Consideration G, as it does not appear to be of exceptional importance.

B11. Additional Resource Attributes:

*B12. References:

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

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*Resource Name or #: School of Dentistry

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 707 Parnassus Avenue

City: San Francisco

Zip: 94131

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1979, this L-shaped building rises four stories and steps back to form terraces. The lot contains a parking lot to the south and a partially wooded green space at the north. This reinforced concrete building features scored expansion joints and ribbon windows with metal mullions. A concrete shade system, which has vertical fins enclosed by a fascia, projects over the windows. The main pedestrian entry opens onto a square plaza partially covered by the concrete shade system.

*P3b. Resource Attributes: HP15. Educational building

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking southeast; December 9, 2009.

*P6. Date Constructed/Age and Sources:
☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1979. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type: Intensive

*P11. Report Citation: Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 3S

*Resource Name or # School of Dentistry

B1. Historic Name:

B2. Common Name:

B3. Original Use: Dentistry school

B4. Present Use: Dentistry school

*B5. Architectural Style: Modern

*B6. Construction History: Constructed in 1979.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: landscaping by Robert Royston

B9a. Architect: John Funk Associates

b. Builder: Unknown

*B10. Significance: Theme: Hospital Architecture

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1980

Property Type: Medical

Applicable Criteria: A/1, C/3

Russ Quaccia, principal designer of the School of Dentistry and an associate in John Funk's office, explained the context for the design of the distinctive building, which opened in 1980. As his recollections suggest, the building is a direct response to architectural developments over the previous twenty-five years that had resulted in a monolithic streetscape along Parnassus as well as the expansion of the university into neighborhood real estate on 3rd and 5th Avenues.

The project had two key University representatives: Dean Ben Pavone of the School of Dentistry representing the programmatic inner workings interests of the building and Derek Parker, UCSF Campus Architect (Partner in the firm of Anshen & Allen) who represented the urban context and public face interests of the project. I believe, with respect to interior workings, the school was the first to incorporate student cubicles in the teaching clinic areas imitating office practice arrangement of furnishing focused around the fully supine dentistry chair,

B11. Additional Resource Attributes:

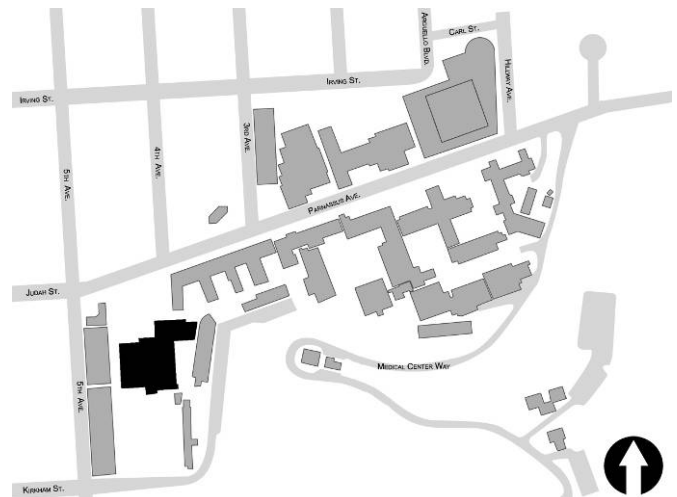
*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

introducing the form of dentistry practice we all know today. I also seem to recall on the public interest side that it was the first University project that had to conform to and submit an EIR impact document for State review and approval of the project. The building site was predetermined by the University planning office. [Long range plans for the campus dictated certain aspects of the building design. For example,] the service entry access for the school building had to be from Kirkam. [The university also intended] that all the existing resident type houses along 5th Avenue (all owned and used by UCSF) in the 'set back' zone from the street line, would eventually be removed leaving a 'park like' landscape on the western front of the school. The urban context and public face of the building was guided by the following considerations and concepts in consultation with Mr. Parker. The vision was to develop a 'soft edge' approach at the West end of the campus area bounded by Parnassus, 5th Avenue and Kirkam aimed at being more compatible with the urban residential context. This vision included the area where the old hospital building located on Parnassus at the intersection of 4th Avenue, which we deemed to have major structural problems and contemplated to be demolished in the future. The 'soft edge' would mitigate the existing 'high rise wall effect' along Parnassus relative to the residential scale of the neighborhood. There was to be a landscaped setback along the perimeter at the street line and a height constraint from the forward edge, to be no higher than the average collective height of the existing residential buildings lining the streets in the neighborhood, and increased in a stepwise manner toward the interior hillsides of the area. From this vision the proposed Dentistry building's floor by floor 'step-backed terraced' partee was decided for. The physical entry approach and the schools address was to be on Parnassus, and the school's footprint site was to be set back from this street to preserve as much of the area for a future building site inclusive of the old hospital building as its replacement. The replacement building would adopt and 'echo' the conceptual 'set-back' terrace partee design of the School of Dentistry as a continuation of the 'soft edge' vision. With regard to the interior workings of the building, as a medical and education facility, it is a highly technical building with rigorous requirements of space organization, circulation, utility services, equipment and human and operating atmospheric conditions. In the case of the last, it was desired to bring the most humane ambiance to the building on behalf of the volunteer patients, student, faculty and staff achievable. The main thought in this respect, aside from the attractiveness of the architecture itself, was to bring to the interior as much natural light as possible, supplemented by providing as much outlook-views from the building as possible. Hence the large window walls serving the large teaching-cubicle clinics, circulation halls, reception and patient waiting areas of the building. In the case of the clinic areas there is afforded views to the pacific ocean to the West and the heavily forested steep hillside to the East. In order to prevent unwanted direct sunlight and shade and shadows to effect dental operations (a requirement) the solution generated the large roof/trellis overhangs on the East and West side of the building. This solution would also serve at the same time to reduce any 'massive' effect the building would present from an exterior public face standpoint.

So we now have the overall floor by floor setback-terraced partee, window expanses and roof overhang elements that contribute to the basic form and character of the building. The aesthetic of the building's appearance is a straightforward manifestation of these components and their collective composition, supplemented by the presence of natural plants and trees. No further enrichment by means of the devices of manipulations or ornament adornments were thought needed. It was decided to paint the building white for its ability to take on various subtle coloration's from climatic conditions adding a liveliness to the geometry and surfaces of the building. Also to offset the effects of the ever present fog. San Francisco is known as 'the white city' and so it was a choice following this tradition as well. The roof terrace on the West side were designed to have planter boxes (never installed) for development of small leaf vines. To compensate for having the entry so far back from Parnassus, hence in order to better mark and 'announce' it, a large trellis, with cables for developing vines, was introduced and a field of red brick paving was settled upon to bring a

*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

soft more non-glaring matte finished surface to the approach to the building. In consultation with Robert Royston, the Landscape Architect for the project, it was decided that redwood trees would be introduced as the main planting as the species was native to forest of this area. Additionally the strong verticality of their trunk would visually play against the strong horizontally of the Dentistry Building. This thought undergirded the introduction of some poplar tree at the exterior stairway path location. From the standpoint of the overall color palette experience it was thought that the red brick, the greens and yellows of the plant life, blue or gray sky would bring a lively ever-changing effect on the geometry of the white building.

The School of Dentistry was designed by John Funk, a leading practitioner of modernist architecture in the San Francisco Bay Area. Funk was born to a poor farming family in Upland, San Bernardino County, California, in 1908. After graduating from the University of California, Berkeley, with a Masters in Architecture in 1935, Funk found employment in the office of William Wurster, the Bay Area's pioneer regional modernist. Four years later Funk established his own practice and, in a highly unusual move for the white male-dominated profession, hired a number of women and minorities.

One of Funk's earliest residential designs, the Heckendorf House in Modesto, California, catapulted Funk to international acclaim and assured his place in the pantheon of mid-century leaders in the architectural profession. In 1942 the Museum of Modern Art included the simple, Bay Region Style Heckendorf House in its high profile exhibition of modernist masters, including Frank Lloyd Wright, Le Corbusier, Richard Neutra, and Walter Gropius. Two years later, the house was shown in Stockholm. Other influential Bay Region designs include Funk's house for the Greenwood Commons complex in Berkeley in 1952, for which William Wurster and Joseph Esherick, among others, designed houses, as well as his own home in Lafayette (1945), the Heymes House in San Francisco (1948), and the Zuckerman House in Berkeley (1949). Funk's progressive politics also inclined him to contribute to low-cost wartime housing and the utopian (but failed) Ladera housing development in Portola Valley. A gardening enthusiast, he frequently collaborated with master landscape architect Garrett Eckbo and Lawrence Halprin.

By the late 1950s Funk turned his attention to more lucrative institutional projects. In addition to the School of Dentistry building at UCSF (1979), which Funk regarded as one of his more successful institutional designs, Funk designed several buildings at the University of California, Davis, and the Cowell Student Health Center at the University of California, Santa Cruz. Funk died in 1993.

Although the School of Dentistry is only 30 years old, 20 years shy of the required 50-year threshold typically required for NRHP/CRHR eligibility, the buildings appears to be eligible for listing in the NRHP/CRHR under Criteria A/1 and C/3, as it falls within Criteria Consideration G (Properties that Have Achieved Significance within the Last 50 Years). The building is of exceptional architectural importance and captures a particularly important period in the late-twentieth-century history of UCSF. The School of Dentistry was designed specifically to address issues of height and massing that had sparked controversy between the neighborhood and the university. These neighborhood disputes of the 1970s have directly influenced the development of the campus, strictly limiting the square footage that the university can build on the Parnassus campus and thwarting plans to demolish residential buildings on 3rd and 5th Avenues. With its multiple, cantilevered roof sections and large expanses of window glass walls, the School of Dentistry also embodies the distinctive characteristics of the International Style. High artistic values are expressed in the design of the building, as it was a thoughtful response to the sloping site conditions and low height of the existing residential building in the surrounding neighborhood, as well as the needs of the students and staff of the School. The building also represents the work of master architect John Funk, an architect with considerable influence in modernist architecture in the San Francisco Bay Area. The School of Dentistry retains integrity of location, design, setting, materials, workmanship, feeling and association.

Continuation of B12. References:

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: School of Nursing

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 2 Koret Way

City: San Francisco

Zip: 94131

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1972, this seven-story, concrete building is rectangular in plan and forms the west boundary of the Saunders Courtyard. The structure is constructed of unpainted cast-in-place concrete with exposed joints and visible tie-bar holes. The primary window type is an aluminum sash window wall, and the roof is flat. The primary façade faces east into Saunders Courtyard, and at the ground floor, features a stepped concrete planter on the southern half of the façade and the main entry in the middle. Three pairs of aluminum-framed double doors open onto a concrete plaza at the main entry, and a frameless glass window wall encloses an indoor gathering space north of the main entry. The second to fifth floors each feature an outdoor walkway with a concrete railing that supports a continuous planter, and the sixth floor is completely enclosed with a continuous ribbon window. Service towers at the north and east elevations are enclosed by cast in place concrete. Alterations include the addition of the frameless glass window wall.

*P3b. Resource Attributes: Educational building HP41. Hospital

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking west; December 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1972. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

May 21, 2010

*P10. Survey Type:

Intensive

*P11. Report Citation: Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Z

*Resource Name or # School of Nursing

B1. Historic Name:

B2. Common Name:

B3. Original Use: Nursing school

B4. Present Use: Nursing school

*B5. Architectural Style: International

*B6. Construction History: Constructed in 1972.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: none

B9a. Architect: George Matsumoto

b. Builder: Unknown

*B10. Significance: Theme: Hospital Architecture

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1972

Property Type: Hospital

Applicable Criteria: A/1, C/3

The completion of the School of Nursing Building in 1972 marked the culmination of several decades' efforts to create one of the most important nursing programs in the nation. The University of California introduced an undergraduate degree in nursing in 1917; the five-year program included three years of course work at the Berkeley campus and two years of clinical training at the Parnassus campus hospital. Nursing students from Mills College and the College of the Pacific completed clinical training at Parnassus too. By the onset of World War II, dormitories had been constructed for nurses and the UC nurses training program was recognized nationwide.

It was during the postwar period, however, when the School of Nursing was established and developed into a preeminent program. Dean Helen Nahm introduced the nation's first doctoral degree program in nursing in 1958 and hired numerous faculty members who contributed a broad range of interests and expertise. The masters program in nursing counted only eighteen students in 1958, but the program surged in popularity of the next two decades. By 1975, it counted 200 students who specialized in one of four major areas: medical-surgical, maternal-child, psychiatric-mental health, and community

B11. Additional Resource Attributes:

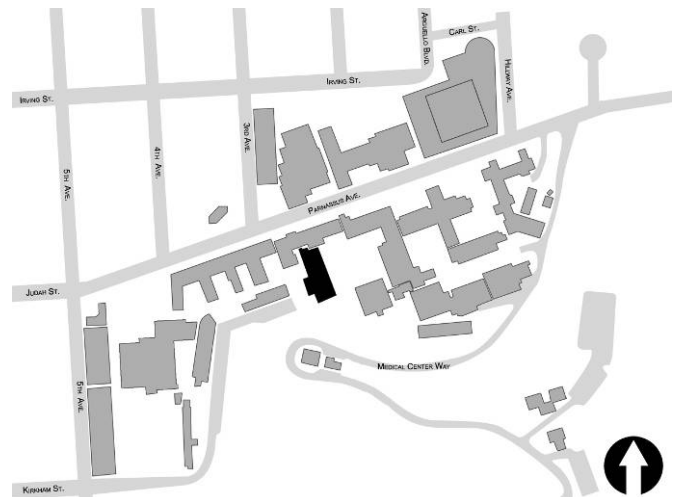
*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

health. During the 1970s, now housed in a state-of-the-art building dedicated specifically to the specialized nursing program, the School of Nursing introduced a unique Department of Social and Behavior Science and began to emphasize training physicians' assistants.

Celebrated architect George Matsumoto designed the School of Nursing Building in 1972. Born in San Francisco in 1922 to Mauroku and Ise Matsumoto, a salesman and a homemaker, George Matsumoto began his undergraduate education in architecture at the University of California, Berkeley. He graduated from Washington University St. Louis, however, after Executive Order 9066 forced the relocation of Japanese Americans from the Pacific Coast to inland areas. Upon graduating in 1943, Matsumoto won a scholarship to study with master modernist architect Eliel Saarinen at Cranbrook Academy of Art in Michigan, and graduated with honors in 1945. Over the next three years Matsumoto worked in a variety of offices, including Skidmore, Owings & Merrill in Chicago, Saarinen and Swanson, followed by a year in private practice. The University of Oklahoma hired Matsumoto in 1948, but Matsumoto followed Henry L. Kamphoefner to North Carolina State University (NCSU) School of Design, where he stayed until 1961. That year, Matsumoto returned to California. He taught at the University of California School of Environmental Design, at Berkeley, and opened a private practice in San Francisco. He is now retired and lives in Oakland, California.

Matsumoto produced a prolific portfolio of modernist designs for a broad range of building types. His residential work, which ended once he returned to California in 1961, are characterized by flat roofs, "an unobstructed internal view from one end of the house to the other, terrazzo floors, natural woods for walls and ceilings, mahogany cabinetry, large windows in the rear, and small but highly functional kitchens." Apart from houses, for which Matsumoto is best remembered, Matsumoto designed an addition for the NCSU School of Design, contributed to the design of the Kansas City Art Institute, the Bechtel Engineering Center at UC Berkeley (1980), and Gateway Plaza in Los Gatos (1965).

The School of Nursing Building does not appear to be eligible for listing in the NRHP/CRHR. Although it attests to the growing prestige and strength of the nursing program at UCSF, it is not associated with any specific development in the program. The building is not known to be associated with any other significant trends or events and does not appear to be eligible for the NRHP/CRHR under Criterion A/1. Constructed in 1972 and designed by master architect George Matsumoto, the building does not appear to retain sufficient integrity to be considered historic under Criterion C/3. Notable alterations include the addition of a frameless glass curtain wall on the main façade. This alteration adversely impacts the building's integrity of design, materials, and workmanship, key elements of architectural significance.

Continuation of B12. References:

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

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Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: Surge

P1. Other Identifier:

***P2. Location:** ☐ Not for Publication ☒ Unrestricted

***a. County:** San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad:** San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. **B.M.**

c. Address: 90 Medical Center Way

City: San Francisco

Zip: 94131

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1966, this two-story-over-basement office building has an irregular plan and stands on a steeply sloping site heavily wooded with Eucalyptus trees. The building features an exposed steel frame with wood shingle cladding and clerestory windows. The primary window type is fixed aluminum sash, with some casement operators. The flat roof features a wood screen that conceals mechanical equipment. The main entry opens on the south elevation and features a wood double door with a large single pane widow in each door and sidelights. Because of the slope, a short pedestrian bridge provides access to the parking lot to the east.

***P3b. Resource Attributes:** HP6. 1-3 commercial building; HP41. Hospital

***P4. Resources Present:** ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking north; December 9, 2009.

***P6. Date Constructed/Age and Sources:**
☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1966. Courtesy of UCSF records.

***P7. Owner and Address:**

University of California, San Francisco
San Francisco, CA 94143

***P8. Recorded by:**

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

***P9. Date Recorded:**

May 21, 2010

***P10. Survey Type:**

Intensive

***P11. Report Citation:** Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

***Attachments:** ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 4S

*Resource Name or # Surge

B1. Historic Name:

B2. Common Name:

B3. Original Use: Offices

B4. Present Use: Offices

*B5. **Architectural Style:** Second Bay Region Tradition

*B6. **Construction History:** Constructed in 1966.

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:**

Original Location:

*B8. **Related Features:** none

B9a. Architect: Marquis & Stoller

b. Builder: None

*B10. **Significance: Theme:** Hospital Architecture

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1966

Property Type: Hospital

Applicable Criteria: 3

Surge appears to be eligible for listing in the NRHP/CRHR under Criterion C/3 (Design/Construction) as an innovatively designed research laboratory and as the work of master architects Marquis & Stoller. Path-breaking research and educational programs contributed to UCSF's meteoric rise to the top ranks of the nation's medical schools during the postwar period and these research and educational programs demanded state-of-the-art facilities. Surge received significant attention for its ingenuity and flexibility of design. Indeed, the architectural press referred to Surge as the "flexible laboratory." Located on a steeply-sloped, heavily wooded hillside, Surge's exposed steel frame on reinforced concrete foundations consisted of open vierendeel trusses on a series of ten-foot modules. This structural form allowed for the gypsum board partitions to be framed below the trusses, pipes, ducts, etc. to run horizontally through the trusses, and vertical pipes and ducts to be exposed along the corridors, which feature open wells. Laboratories, which maximized natural light and ventilation, could be expanded as needed with this structural system, accommodating whatever research needs its occupants had. The predominantly glass and steel building is almost purely functional, but brown shingle cladding lends makes it an unusual example of an institutional structure completed in the Second Bay Region Tradition.

Surge was designed by prominent local architect Claude Stoller, Robert Marquis (1927-1995) and Claude Stoller (1921-)

B11. Additional Resource Attributes:

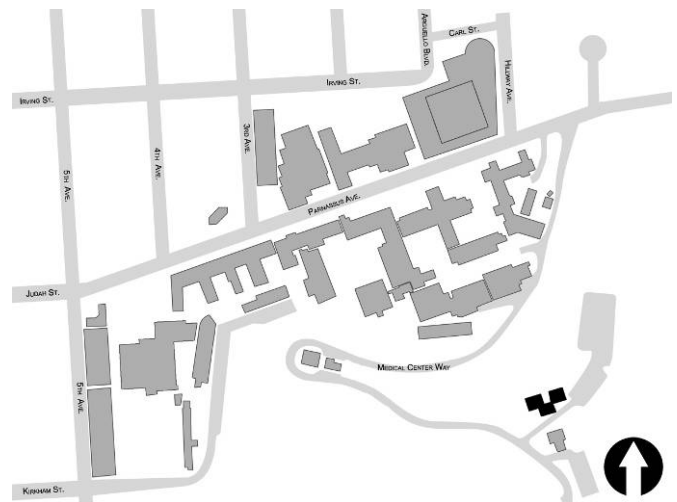
*B12. **References:**

See continuation sheet.

B13. Remarks:

*B14. **Evaluator:** Carey & Co., Inc.

***Date of Evaluation:** July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

formed the architectural firm of Marquis & Stoller Architects in San Francisco in 1956. Marquis was born in Stuttgart, Germany, and studied architecture at the Accademia delle Belle Arti in Florence, Italy, and at the University of Southern California before relocating to San Francisco. Stoller was born and raised in the Bronx, New York. He studied architecture at Black Mountain College after seeing some work from that exhibition represented at the 1928 Bauhaus exhibition at the Museum of Modern Art in New York. He also studied at the Harvard Graduate School of Design and at the University of Florence. After teaching at Washington University in St. Louis, Missouri, for a short period, Stoller relocated to San Francisco. A year later, he teamed up with Marquis. The firm engaged in projects of all types, from residential to religious, commercial, and institutional, and won many awards. Among the firm's projects were St. Francis Square, a low to moderate-income housing project; the Petaluma campus of Santa Rosa Junior College, the Albany Library and Community Center, the San Francisco International Airport south terminal modernization; the Primate Center at the San Francisco Zoo, and the Rosa Parks Senior Apartments in San Francisco. Stoller also remained active in education, running workshops in Berkeley and eventually establishing the Continuing Education in Environmental Design program for University of California Extension. He also served on planning commissions and other public and profession committees.

Surge is 44 years old, 6 year shy of the required 50-year threshold typically required for NRHP/CRHR eligibility. When it becomes 50 years old, it is likely that Surge will be eligible for listing in the NRHP/CRHR under Criterion C/3 as the "work of a master" (Claude Stoller), as a work that possesses "high artistic values," and as an excellent and well-preserved example of the Second Bay Region Tradition. As demonstrated, Stoller was an important figure in the architectural community of the Bay Region Tradition. Claude Stoller was best known as a practitioner of a regional variety of modernism called the Second Bay Region Tradition. Overall, the building retains integrity displaying the character defining features of the style and possesses the aspects of design, materials, and workmanship, location, setting, feeling and association.

Continuation of B12. References:

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

State of California — The Resources Agency
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Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 4

*Resource Name or #: University House

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 66 Johnstone Drive

City: San Francisco

Zip: 94131

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1966, this two-story residential building is L-shaped in plan with a detached garage. It stands on the thickly wooded ridge of a steep hill, with numerous rock outcroppings. Access to the site is through a mechanically operated gate that leads to a parking lot and the detached garage. Wood steps lead up from the parking lot and follow a curvilinear path between rock outcroppings to a small courtyard formed by the two wings of the main building. Wood shingles cover the house's exterior walls. The primary window type is fixed, wood sash with some casement operators. A low-pitched, hipped roof covers the northeast wing, and a flat roof covers the southeast wing. Both roofs feature overhanging eaves with no soffit. The southeast wing contains a verandah supported by wood posts that leads to the main entry. The steeply-sloped site drops off to expose the first floor one story below grade, and a wide wood bridge leads from the courtyard to four wood, glazed doors on the northeast wing. The northeast and southeast elevations both feature balconies. The detached garage features a flat roof and wood shingle cladding.

*P3b. Resource Attributes: HP2. Single family property

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking northeast; December 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1966. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type:

Intensive

*P11. Report Citation: Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

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*NRHP Status Code 4S

*Resource Name or # University House

B1. Historic Name:

B2. Common Name:

B3. Original Use: Single-family residence

B4. Present Use: Single-family residence

*B5. **Architectural Style:** Second Bay Tradition

*B6. **Construction History:** Constructed in 1966.

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:**

Original Location:

*B8. **Related Features:** landscape designed by Robert Royston, et al.

B9a. Architect: Clark & Beuttler, with George Rockrise

b. Builder: Unknown

*B10. **Significance: Theme:** Residential Architecture

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1966

Property Type: Residential

Applicable Criteria: A/1, C/3

University House appears to be eligible for listing in the NRHP/CRHR under Criterion A/1 and C/3. It is directly linked to the establishment of UCSF as an independent and separate campus within the University of California system, and it stands as an excellent example of mid-century Bay Tradition design, designed principally by master Bay Area architect, George Rockrise. University House was constructed in 1966. At that time John B. de C. M. Saunders became the first chancellor of the new university, a position that required housing for personal use and official university functions. UCSF hired George Rockrise, who designed UCSF Aldea San Miguel Married Student Housing complex and the pavilion at the Dewey Donnell Garden in Sonoma County, to design the residential space. Rockrise executed the design in the Second Bay Tradition style and the firm of Royston, Hanamoto, Mayes, and Beck served as landscape architects.

Born in 1917 in New York City to Agnes and Thomas Rockrise, a successful architect, George T. Rockrise earned his undergraduate degree from Syracuse University in 1930. After working in several small architectural and construction firms, Rockrise was awarded a University Fellowship at Columbia University in 1940. He graduated with an M.S. in

B11. Additional Resource Attributes:

*B12. **References:**

See continuation sheet.

B13. Remarks:

*B14. **Evaluator:** Carey & Co., Inc.

***Date of Evaluation:** July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

architecture from Columbia in 1941. After a stint with the Panama Canal Service, Rockrise worked with Edward Stone in New York City, followed by Skidmore, Owings, & Merrill where Rockrise met and worked with such Modernist superstars as Le Corbusier, Niemayer, and Markelius. Thomas Church, the San Francisco Bay Area's preeminent modernist landscape architect persuaded Rockrise to relocate to San Francisco in 1947. There, Rockrise worked with Lawrence Halprin and June Meehan. He also started lecturing at Stanford University and UC Berkeley. In 1949 Rockrise established his own practice. Among the notable accomplishments to emerge from his office were the U. S. Consulate in Fukuoka, Japan, and "What to Do About Market Street," a collaborative project with Lawrence Halprin and L. Livingston. Rockrise also contributed to the Andea San Miguel married housing accommodations in 1960, and he designed University House between 1964 and 1966. He remodeled the latter in 1969, at which point he also designed the carport. With the addition of partners Robert Odermatt, Robert Mountjoy, and James Amis in 1968, Rockrise's practice became known as ROMA. In addition to building a distinguished architectural practice, Rockrise engaged in significant public service; he was a consultant to the U. S. State Department for diplomatic buildings in Germany, South America, and the Middle East; served as an advisor to the Department of Housing and Urban Development. Rockridge also won several awards, including a Fulbright Scholarship in 1978, and several grants from the National Endowment for the Arts. (ENVI)

The Second Bay Region Tradition, a regional movement centered on the area around the San Francisco Bay, combines modernism with the earlier Bay Region Tradition. Generally it is associated with the joining of inside and outside space through the use of large window walls that frame the views of the outdoors, less defined interior spaces, strong geometric lines, and the use of rustic, unvarnished wood cladding, such as redwood, Douglas fir, or cedar. The design of the building was generally derived from the particular conditions of the site and region including steep hillsides and views of the water, and a temperate climate. Keeping the client's needs and budget in mind, the buildings were usually modest, but well planned, redwood-clad houses designed to blend in with the surrounding landscape rather than stand out and are integrated with the garden and natural features of the site.

Typical of the Second Bay Region Tradition, the site defined the shape of the University House. It is an L-shaped building perched atop a peak on Mount Sutro. A large courtyard, lined with benches that overlook a steep canyon, welcomes visitors. Large glass windows dominate the north and south elevations, which host the public spaces of the house; they look onto the courtyard to the south and to sweeping views of the Golden Gate Bridge and San Francisco Bay to the north.

Robert Royston, et al. created a subtle landscaped garden through such measures as limiting the amount of grading and cutting stairways through pre-existing boulders. The overall effect of the building and landscape design is one in which nature and the built environment intermingle and enhance one another. In this way, University House stands as a classic example of mid-century Bay Tradition design.

Robert Royston was born in San Francisco in 1918, but grew up on his father's walnut farm in Morgan Hill, in Santa Clara County. While studying landscape architecture in the School of Agriculture at the University of California, Berkeley, Royston began working part-time for pioneering modernist landscape architect Thomas Church. He became a full-time employee after graduating from Berkeley in 1940, and he could have rejoined the firm as a partner following World War II, but Royston decided to team with friend and contemporary Garret Eckbo. Together, Royston and Eckbo contributed to the modernist revolution in landscape architectural design, with Eckbo overseeing the Los Angeles office, and Royston managing the San Francisco office. Partners changed over the years, with the last incarnation known as Royston, Hanamoto, Alley & Abey, or RHAA.

Whether he was designing small residential gardens or large public playground, Royston was more interested in the utilitarian nature of space and the feeling that spaces created rather than aesthetics. Thus, Royston commonly

*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

employed ample hardscape – wooden decks, concrete patios, pavers – covered with benches, shade structures, and playgrounds to create useable space for everybody from children to the elderly. Plantings were minimal and created texture rather than color. Inspired by such artists as John Miro, Royston's minimalist designs were known to be whimsical and playful too. Among the hundreds of landscapes that Royston designed in such far flung places as Venezuela, Chile, Mexico, Canada, Singapore, and Malaysia, are St. Mary's Square and Portsmouth Square in San Francisco; Mitchell Park and Bowden Park in Palo Alto; Central Park in Santa Clara; and Vallejo's Civic Center.

Royston could boast of many professional honors when he retired in 1998. According to an obituary at the time of Royston's death in 2008, he earned over 70 design awards over the course of his career, and received "Fellow of the American Society of Landscape Architects; the American Institute of Architects Medal [the highest honor in the field]; the Award of Honor in Landscape architecture of the City of San Francisco Art Commission; Honorary Fellow of the Australian Institute of Landscape Architect; and the American Society of Landscape Architects Medal, the highest award of that professional organization." University House retains a high degree of integrity of location, design, setting, materials, workmanship, feeling and association.

Constructed to accommodate the first chancellor of the newly established University of California, San Francisco, medical school and hospital, University House is directly related to major developments at the university and therefore appears eligible for the NRHP/CRHR under Criterion A/1. It also appears eligible under Criterion C/3, as an excellent example of the Second Bay Tradition, designed by master architect George Rockrise in collaboration with master landscape architect Robert Royston. The building is not significant for its association with people important to our past and is unlikely to yield information that is significant to history or prehistory; thus, it does not appear to be eligible for the NRHP/CRHR under Criteria B/2 or D/4.

The house retains excellent integrity. It has not been moved and has undergone few alterations. The immediate surroundings have not changed either. Thus the building retains excellent integrity in all seven categories: location, setting, design, materials, workmanship, feeling, and association.

Continuation of B12. References:

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: Woods

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 100 Medical Center Way

City: San Francisco

Zip: 94131

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Built in 1962, this two-story, rectangular-plan building stands on a steeply-sloping site, which is heavily forested with eucalyptus trees. The exposed steel foundation framing rests on concrete caissons, and the building's flat roof features a projecting eave. The structure features four bays on its north and south elevations and two bays on its east and west elevations. Each bay contains casement windows typically arranged into rows. Cement panels with wood battens cover the exterior walls, with wider battens marking the location of structural columns. A partial understory sits beneath the building on wood posts supported by concrete piers. Because of the slope, the primary entrance is on the south elevation's second story, and a pedestrian bridge provides access from a parking lot. The north elevation's second story features a projecting overhang, which is two bays wide with floor-to-ceiling glass and wood mullions.

*P3b. Resource Attributes: HP41. Hospital

*P4. Resources Present: ☒ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking south; December 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1962. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type: Intensive

*P11. Report Citation: Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 6Z

*Resource Name or # Woods

B1. Historic Name:

B2. Common Name:

B3. Original Use: Offices

B4. Present Use: Offices

*B5. **Architectural Style:** Second Bay Region Tradition

*B6. **Construction History:** Constructed in 1962.

*B7. **Moved?** ☒No ☐Yes ☐Unknown **Date:**

Original Location:

*B8. **Related Features:** none

B9a. Architect: Gillis, Forell & Merrill

b. Builder: Unknown

*B10. **Significance: Theme:** Hospital Architecture

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1962

Property Type: Offices

Applicable Criteria: N/A

Woods was designed by Gillis, Forell & Merrill and constructed in 1962 in the Second Bay Region Tradition, a regional movement centered on the area around the San Francisco Bay that combines modernism with the earlier Bay Region Tradition. Generally it is associated with the joining of inside and outside space through the use of large window walls that frame the views of the outdoors, less defined interior spaces, strong geometric lines, and the use of rustic, unvarnished wood cladding, such as redwood, Douglas fir, or cedar. The design of the building was generally derived from the particular conditions of the site and region including steep hillsides and views of the water, and a temperate climate. Keeping the client's needs and budget in mind, the buildings were usually modest, but well planned, redwood-clad houses designed to blend in with the surrounding landscape rather than stand out and are integrated with the garden and natural features of the site.

B11. Additional Resource Attributes:

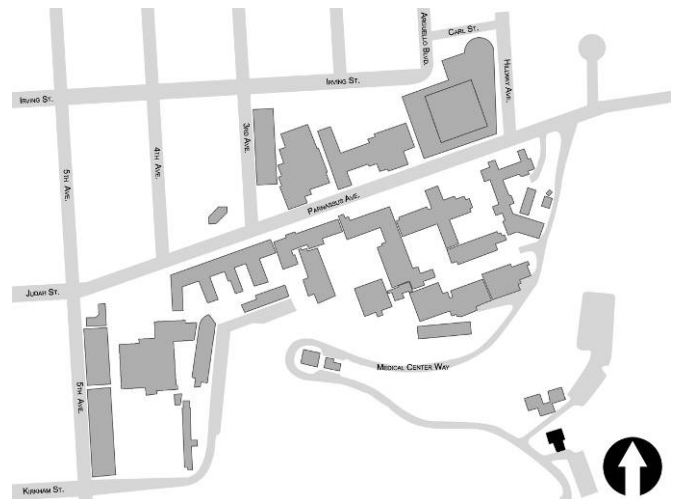
*B12. **References:**

See continuation sheet.

B13. Remarks:

*B14. **Evaluator:** Carey & Co., Inc.

***Date of Evaluation:** July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

Nick Forell was born in Germany in 1923 and immigrated to the United States as a teenager to escape Nazi Germany (his father was partly Jewish). After a brief stint at the City College of New York, Forell enlisted in the United States Army, through which he was able to study engineering briefly at the University of Pittsburgh. He eventually completed a degree in structural engineering from Brown University through the GI Bill. Upon graduating from Brown, Forell found employment through the Bureau of Reclamation in Denver, but after vacationing in San Francisco he decided to move to the Pacific Coast. Forell secured a position with the engineering firm of Sverdrup and Parcel. Later he worked in the engineering department in the architectural firm John Lyon Reid, under the supervision of Dr. Alexander T. Tarics. In 1958 he partnered with architect William M. Gillis, a fellow John Lyon Reid alumnus, to form Gillis & Forell, Architect & Structural Engineer. Gillis was born in Vancouver, Washington, on December 15, 1920. He was educated at the University of California, Berkeley, receiving his M.A. in 1943, and served in the military from 1943-1946. He worked as a draftsman for several firms including Reynolds & Chamberlin from 1947-1948, Henry Hill from 1948-1950, and John Lyon Reid from 1950-1953. Gillis became a partner in the latter firm in 1953. He was a lecturer at the University of California from 1947-1948.

Gillis and Forell, Architect and Engineer, lasted only a few years. Forell went on to partner with Eric Elsesser to form Forell/Elsesser Engineers. This firm played an integral role in several prominent projects, including Lafayette-Orinda Presbyterian Church, the IBM St. Teresa Programming Center, the San Francisco Museum of Modern Art, and the Life Sciences Building addition at the University of California, Berkeley. Forell also served on a number of committees for various state and national engineering groups. Little is known about the career of William Gillis after parting ways with Forell. One of his more prominent projects included alterations to International House at the University of California, Berkeley, in the late 1970s.

Woods does not appear to be significant or eligible for the NRHP/CRHR under any of the criteria. The building does not appear to be associated with events or historic themes of significance under Criterion A/1, nor does it appear to be associated with the life of a significant person under Criterion B/3. While Nick Forell rose to the ranks of most prominent structural engineers in the San Francisco Bay, heading a practice that pursued work in the international area, this building does not appear to be associated with any significant aspect of that career and is not a good example of notable feats in engineering. William Gillis does not appear to have achieved much significance and the design, though typical of its era, does not rise to the level of a sophisticated work that embodies high artistic values. Thus, this building does not appear to be eligible for the NRHP/CRHR under Criterion C/3.

Continuation of B12. References:

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

Nicoletti, Joseph P., interviewer. "Nicholas F. Forell," in *Connections: The EERI Oral History Series*. Oakland: Earthquake Engineering Research Institute, 2000.

State of California — The Resources Agency
DEPARTMENT OF PARKS AND RECREATION
PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code

Other Listings
Review Code

Reviewer

Date

Page 1 of 3

*Resource Name or #: Saunders Court

P1. Other Identifier:

*P2. Location: ☐ Not for Publication ☒ Unrestricted

*a. County: San Francisco

and (P2b and P2c or P2d. Attach a Location Map as necessary.)

*b. USGS 7.5' Quad: San Francisco North

Date: 1995 T ; R ; ¼ of ¼ of Sec ; M.D. B.M.

c. Address: 513 Parnassus Avenue

City: San Francisco

Zip: 94131

d. UTM: Zone: 10 ; mE/ mN (G.P.S.)

e. Other Locational Data: Parnassus Campus

Elevation:

***P3a. Description:**

Asymmetrical concrete stairs descend from the south and southeast onto a large patch of grass that occupies the center of this gently sloped, square-shaped cultural landscape. Concrete pathways with alternating panels of exposed aggregate and bands of smooth concrete define the rest of the landscape's perimeter, while buildings surround the courtyard on all four sides. Pine trees and a variety of small green shrubs create a largely monochromatic palette of foliage. A low concrete bench runs the length of the southern perimeter, while a variety of temporary/removable benches are located within the landscape as well.

*P3b. Resource Attributes: HP39. Other (campus open space)

*P4. Resources Present: ☐ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☒ Other (cultural landscape)

P5a. Photo or Drawing



P5b. Description of Photo:

View looking southwest; December 9, 2009.

*P6. Date Constructed/Age and Sources:

☒ Historic

☐ Prehistoric ☐ Both

Constructed in 1967. Courtesy of UCSF records.

*P7. Owner and Address:

University of California, San Francisco
San Francisco, CA 94143

*P8. Recorded by:

Carey & Co., Inc.
460 Bush Street
San Francisco, CA 94108

*P9. Date Recorded:

July 31, 2010

*P10. Survey Type: Intensive

*P11. Report Citation: Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.

*Attachments: ☐ NONE ☐ Location Map ☐ Sketch Map ☒ Continuation Sheet ☒ Building, Structure, and Object Record
☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record
☐ Artifact Record ☐ Photograph Record ☐ Other (List):

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

*NRHP Status Code 4S

*Resource Name or # Saunders Court

B1. Historic Name: Saunders Court

B2. Common Name:

B3. Original Use: Open Space

B4. Present Use: Open Space

*B5. Architectural Style: Modernist landscape

*B6. Construction History: Designed and developed in 1967.

*B7. Moved? ☒No ☐Yes ☐Unknown Date:

Original Location:

*B8. Related Features: cornerstone and columns from demolished Medical Sciences Building of the original Affiliated Colleges campus.

B9a. Architect: Robert Royston

b. Builder: Unknown

*B10. Significance: Theme: Campus Development

Area: UCSF Parnassus campus, San Francisco

Period of Significance: 1967

Property Type: Educational

Applicable Criteria: A/1, C/3

Postwar Expansion

At the close of World War II, the University of California Medical School looked remarkably similar to the Affiliated Colleges campus of the 1890s. Some changes had taken place: Most significantly, the massive University of California Hospital (now UC Hall, 533 Parnassus Avenue) had been constructed, creating an imposing mass of institutional architecture right up to the sidewalk of Parnassus Avenue. Several utility buildings and a set of tennis courts had also been constructed, while paved parking lots and roads defined the campus. The surrounding neighborhood had grown up too, such that the University of California Medical School now stood in the middle of rather than on the outskirts of an urban center. Finally, the Langley Porter Neuropsychiatric Institute was constructed in 1943. This modernist building heralded a new age of architecture and medical research at the medical school.

(See Continuation Sheet)

B11. Additional Resource Attributes:

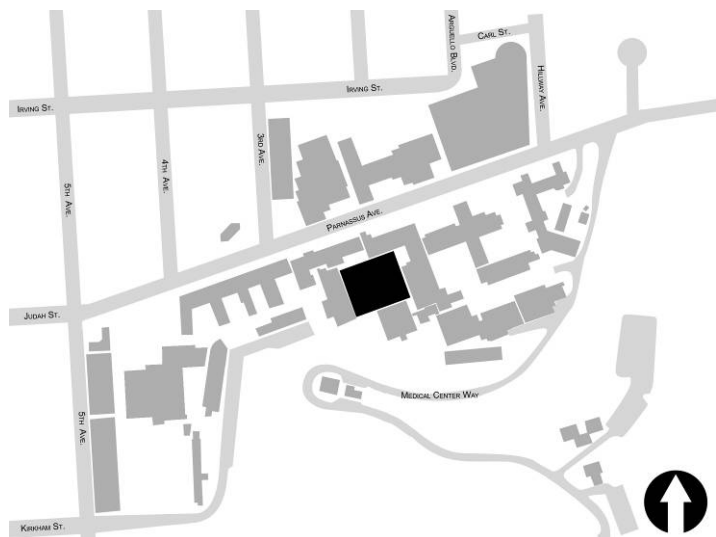
*B12. References:

See continuation sheet.

B13. Remarks:

*B14. Evaluator: Carey & Co., Inc.

*Date of Evaluation: July 31, 2010



*Recorded by: Carey & Co., Inc.

*Date: July 31, 2010

☒ Continuation ☐ Update

Continuation of B10. Significance:

A number of issues compelled the university to expand its campus significantly during the postwar period. Chronic overcrowding combined with increased demand for patient space, consolidation of the medical school's curriculum, an increasing emphasis on specialization, and a rigorous research program all rendered the extant campus inadequate and oftentimes obsolete. Between 1943, when the Langley Porter Neuropsychiatric Institute was completed, and 1980, when the School of Dentistry Building opened, UCSF embarked on an ambitious building program that included the demolition of all of the original buildings of the Affiliated Colleges.

The new emphasis on research, functionality, economy, and a growing preference across multiple groups for the International Style, significantly changed the aesthetics of hospital buildings. The Medical Sciences Building, Moffitt Hospital, and Long all exemplify this principle. They are tall boxes constructed with industrial materials; glass dominates the facades, which feature little or no decorative ornament. David Charles Sloane summarized the aesthetic shift: "By midcentury, the hospital had been transformed into the familiar efficient, bland, and impersonal place," or, to put a more positive spin on it, "the buildings represented medicine's scientific application and efficient success."

Path-breaking research and educational programs contributed to UCSF's meteoric rise to the top ranks of the nation's medical schools during the postwar period, and these research and educational programs demanded state-of-the-art facilities. Several buildings, including Health Sciences Instruction (HSIR) East and West, received particularly significant attention for their ingenuity and flexibility.

With the completion of the Health Sciences Instruction & Research building in 1967, the old Medical Sciences Building was demolished. In its place is Saunders Court, now one of the few open green spaces on campus. Designed by renowned landscape architect Robert Royston, Saunders Court features columns from the old Medical Sciences Building as well as the cornerstone from one of the original Affiliated Colleges buildings from 1898. It is named after John B. De C. M. Saunders (1903-1991), UCSF's first Provost (1958-1964) and first Chancellor (1964-1966).

Saunders Court is currently 43 years old, seven years shy of the fifty-year threshold for resources typically listed on the NRHP/CRHR. It does not appear to meet a level of exceptional importance to be eligible for the NRHP under Criterion G; however it is a significant cultural landscape on the UCSF campus and may become eligible for the NRHP/CRHR under Criteria A/1 and C/3 when it reaches fifty years of age. Saunders Court is the only space on campus that embodies both the original Affiliated Colleges campus and the postwar expansion of the university. Its footprint is that of the old Medical Sciences Building, the last of the original Affiliated Colleges buildings to be demolished, and the courtyard exists because postwar expansion of the campus resulted in dramatic alterations to campus architecture. For these reasons, the courtyard appears to be eligible for the NRHP/CRHR under Criterion A/1. Master landscape architect Robert Royston designed the courtyard. While more research would have to be completed to determine how significant this cultural landscape is within Royston's oeuvre, it may be eligible for the NRHP/CRHR under Criterion C/3 as the work of a master architect. The cultural landscape appears to retain excellent integrity in all seven categories, having undergone few alterations since its creation.

Continuation of B12. References:

Carey & Co., "UCSF Historic Resources Survey, San Francisco, California," December 3, 2010.