

# Midway School Restoration Project

A Livermore Heritage Guild  
Historic Preservation Project

*All photos courtesy of the Livermore Heritage Guild*

Who Is the



?

- ✓ **Livermore's Historical Society for over 50 years**  
80 Active volunteers, Approx. \$100K annual budget
- ✓ **Site Management of City's Historic Hagemann Ranch**  
5 acres, 11 buildings, 2 managed non-profits, public events
- ✓ **Site Management of City's Historic Duarte Garage and Cottage**  
Over 40 years, preservation, restoration, collections, public events
- ✓ **Rolling HistoryMobile of Livermore History**  
Visits Livermore 3<sup>rd</sup> grades every year as part of Local History curriculum. Also conduct associated 3<sup>rd</sup> grade historic downtown walking tours
- ✓ **Downtown History Research Center and Museum**  
Over 10,000 photos, 100+ years of newspapers, 50,000+ items in the collection
- ✓ **Heritage Resource for Livermore**  
Lectures, Tours, Publishing, Research, Advocacy

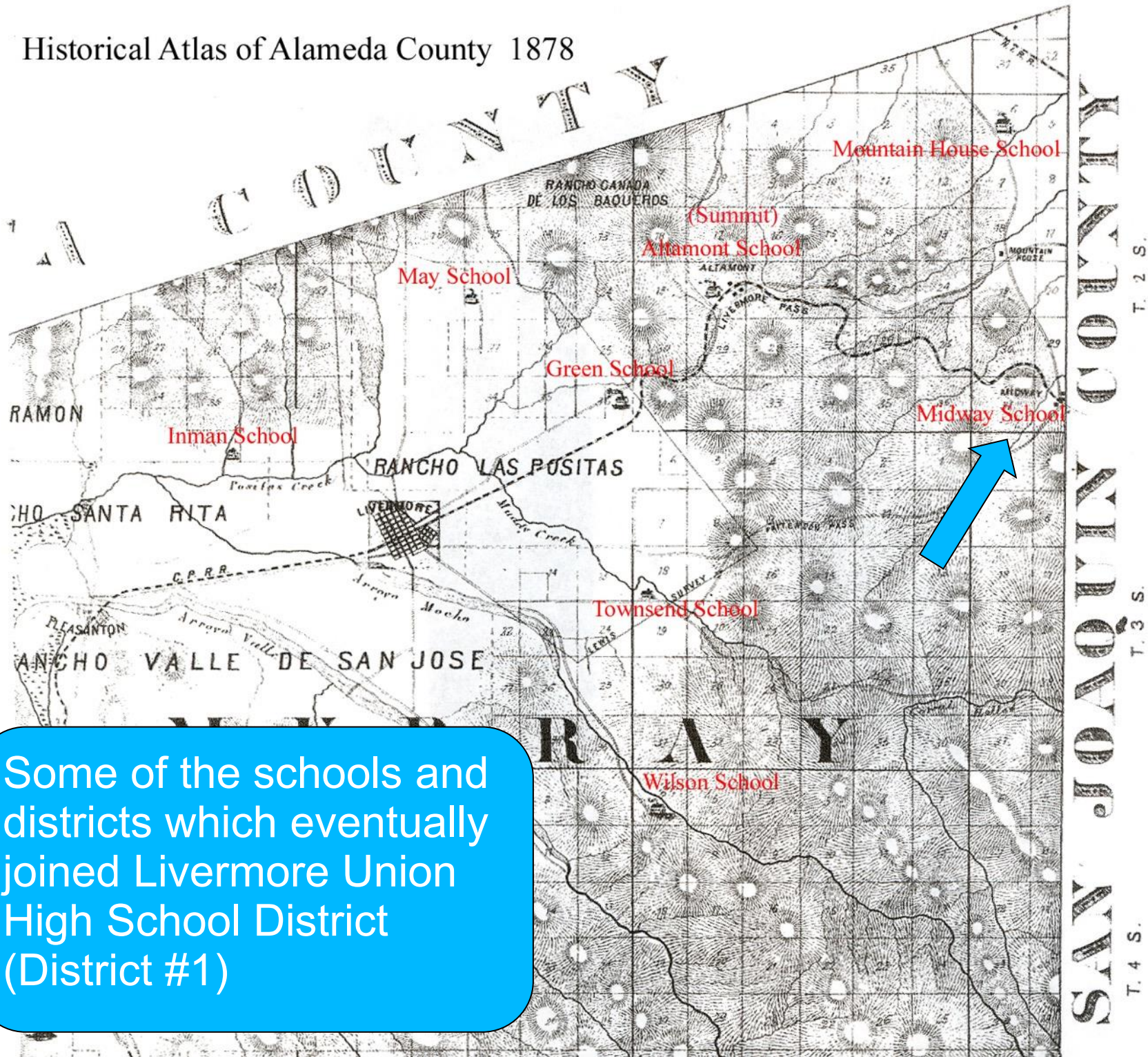


# Project Plan Summary

---

- Relocate Midway one-room school from east edge of Alameda County to suburban park, next to historic Hagemann Ranch.
- Preserve and Restore, per Secretary of the Interior standards, under guidance of Historic Architects.
- Heritage Guild assumes full responsibility for ongoing building maintenance, repairs and programming.
- Operate reenactment program as part of our 3<sup>rd</sup> Grade History program and integrate into other history programs, including ongoing public open-house days at Hagemann Ranch.
- Other community uses as appropriate

Historical Atlas of Alameda County 1878



Some of the schools and districts which eventually joined Livermore Union High School District (District #1)



May School, North Livermore



Inman School, Built 1870

Just North Of Livermore  
Airport



Townsend School, 1875, Tesla Road



**Green School – Built 1875, Corner of Old Altamont, Greenville**



**Mocho, Founded 1875 as Wilson Dist. Renamed Mocho in 1890  
Corner of Mines and Del Valle**



**Highland School, Built 1879, N. Flynn Rd, near Sweet Ranch**



Courtesy of the Livermore Heritage Guild

**Arroyo Valle School? (“Bayay”)**



Summit



# District Spans 73 Years

---

Midway School District  
Established 1873,  
School Built ca1883  
closed in 1946

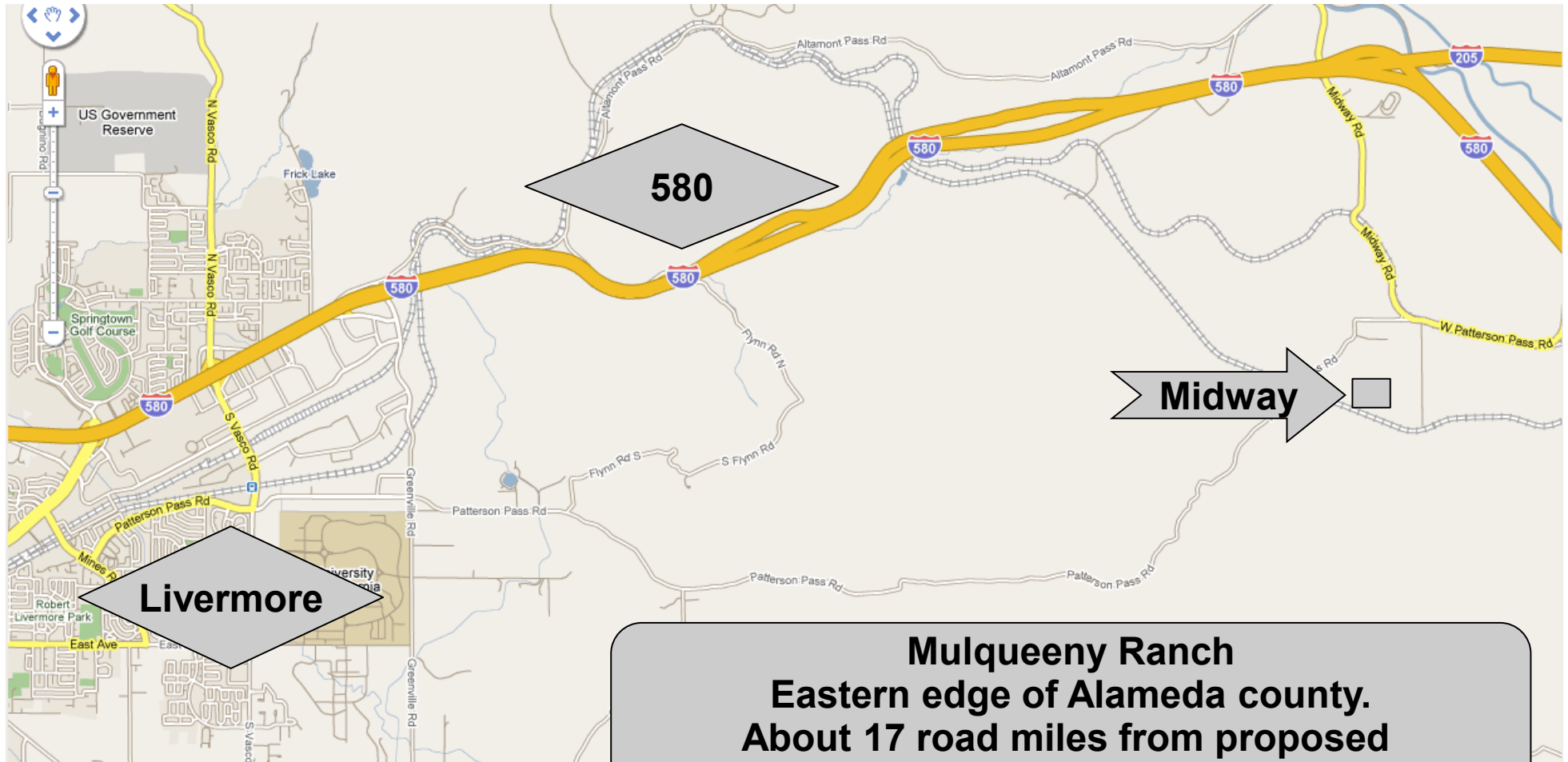
This photo 1941

Existing building has  
had porch removed, two  
windows converted to  
doors, interior  
reconfigured





# Where is it Now?



**Mulqueeny Ranch**  
Eastern edge of Alameda county.  
About 17 road miles from proposed  
Hagemann Park location



# 21<sup>st</sup> Century Photos

---



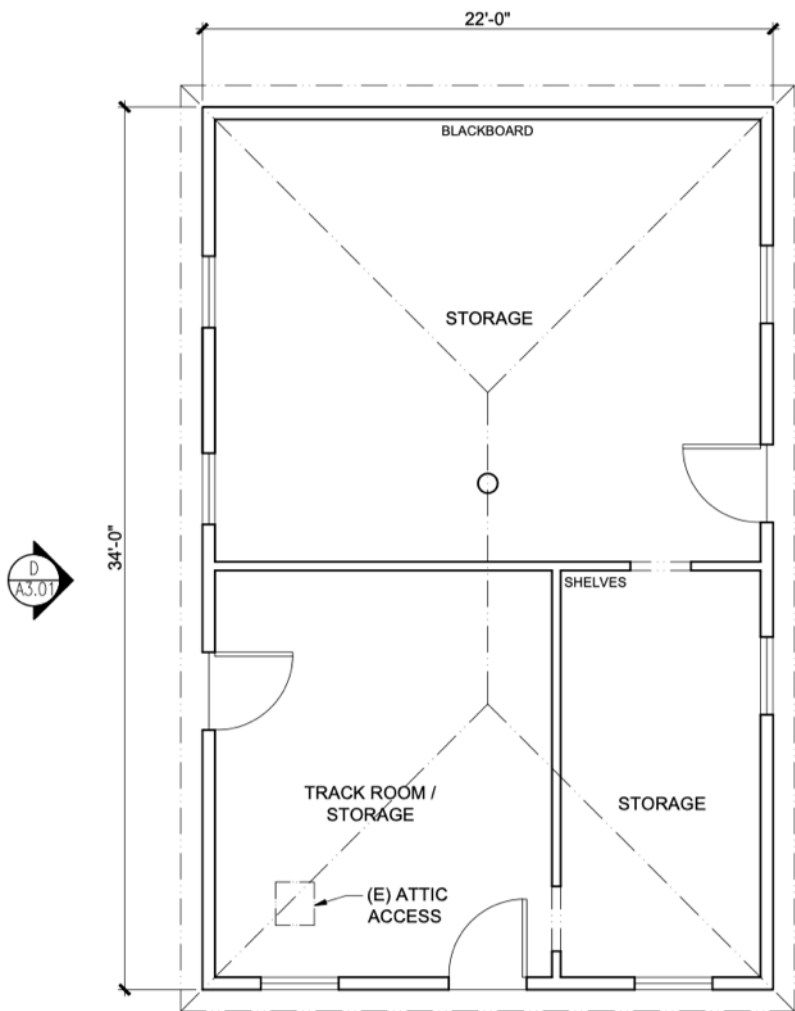
School has since been boarded up for security.





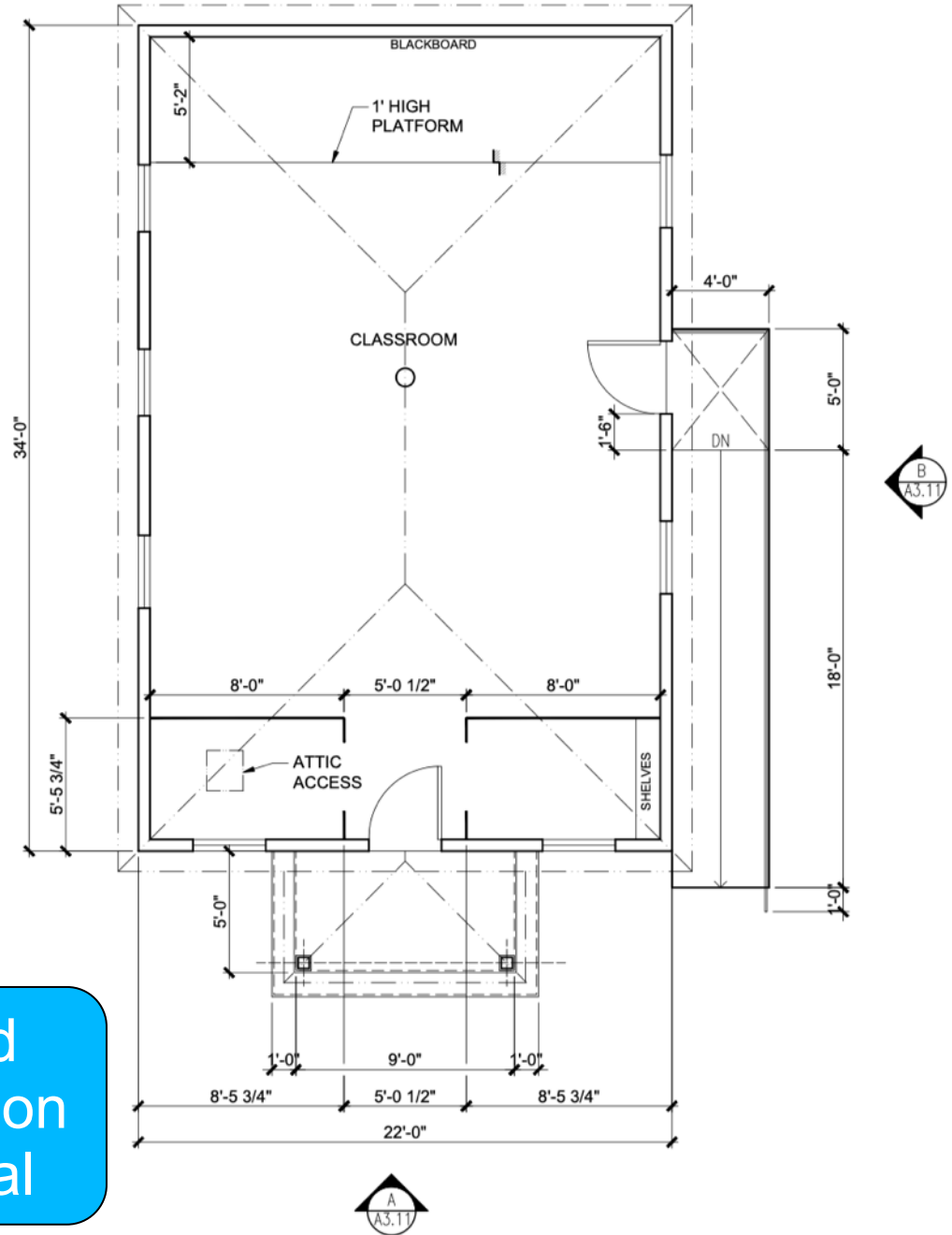


Schools Original Colors



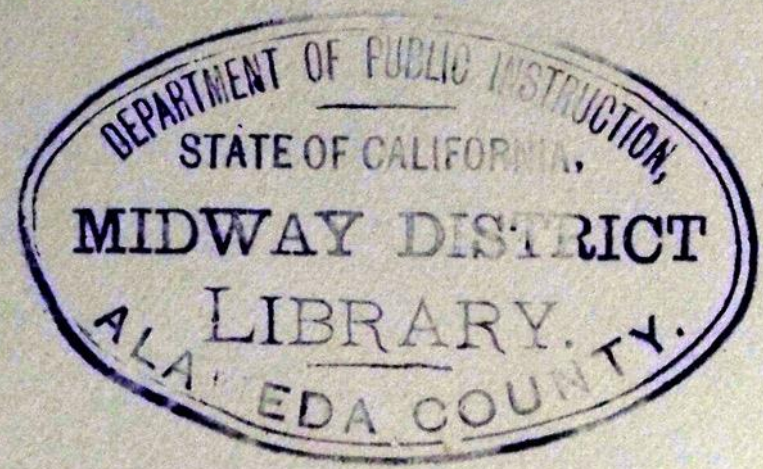
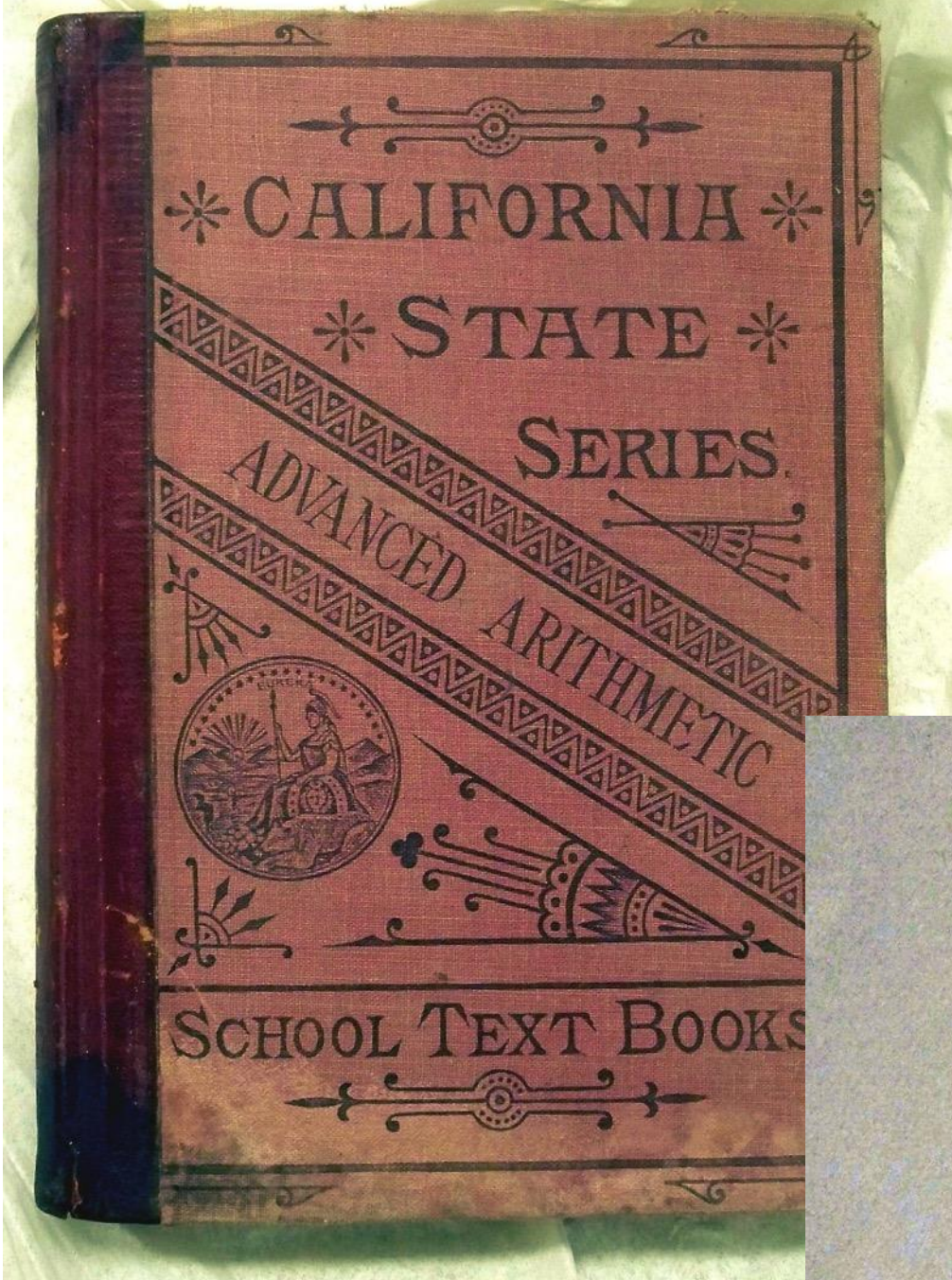
Existing Condition

Proposed Restoration to Original



2 PROPOSED FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"

1 (E) FIRST FLOOR PLAN  
SCALE: 1/4" = 1'-0"



# Site Use Opportunities

---



- ✓ Education, 3rd Grade Required School Programs
- ✓ Extra-curricular and Community History Programs
- ✓ Historic Value

**All uses benefit from synergies with adjacent Historic Hagemann Ranch!**

# History – Social Science content standard, California Board of Education

---



3rd grade

*“[3.3] Students draw from historical and community resources to organize the sequence of local historical events and describe how each period of settlement left its mark on the land.”*

4rd grade

*“[4.4.8] Describe the history and development of California’s public education system, [...]”*



# Opportunities in Education

---

Perfect resource for historic school-day reenactment and educational history museum.

Immersion in a 19<sup>th</sup> century school environment. As a tactile museum with artifacts, desks and clothing, the school links students with their predecessors a century ago.

Partnership with adjacent Historic Hagemann Ranch creates an environment for portraying life of Livermore settlers at school, ranch and home.

Tassajara and  
Lammersville restored  
one-room schools.

---

San Ramon, Tracy



Active, ongoing 3<sup>rd</sup> grade  
programs as we propose  
for Livermore.



Lammersville (Tracy) School

# Extra-curricular and Community History Programs

---



Anchor Community events, such as a **Heritage Sports Day**  
or **Historic Music in the Park**

Synergies with Hagemann Ranch events include using the  
school as an interpretive exhibit

Hagemann Ranch and Midway school periods of significance  
directly overlap. Joint events would be historically consistent.



# Historic Value

---

However Midway school is used, it also represents the preservation of an important local historical item.

It joins existing touchstones such as the **Carnegie Library**, the **Railway Depot**, **Duarte Garage**, **Hagemann Ranch** and **Ravenswood** in reminding this and future generations of Livermore's heritage.

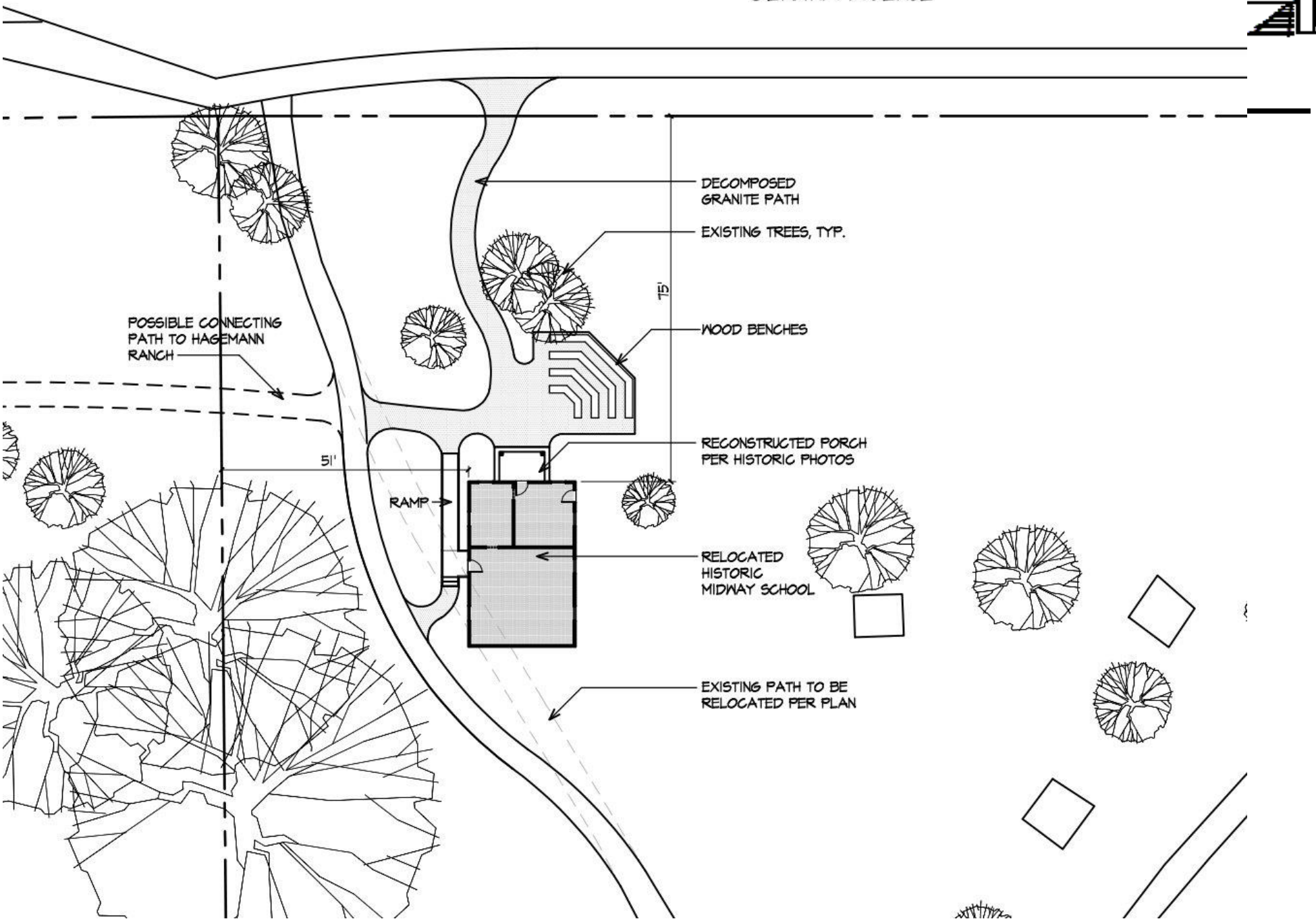
A simple wooden schoolhouse gives perspective to the development in our area from our rural past. To help future generations value Livermore for its character and heritage, we need to give them a context for that appreciation.



On Olivina Ave, near Murrieta Blvd. West Side of Livermore.

Sited in the park, between church and ranch, gives lots of parking, good visibility without encroaching on homes.

OLIVINA AVENUE



POSSIBLE CONNECTING  
PATH TO HAGEMANN  
RANCH

DECOMPOSED  
GRANITE PATH

EXISTING TREES, TYP.

WOOD BENCHES

RECONSTRUCTED PORCH  
PER HISTORIC PHOTOS

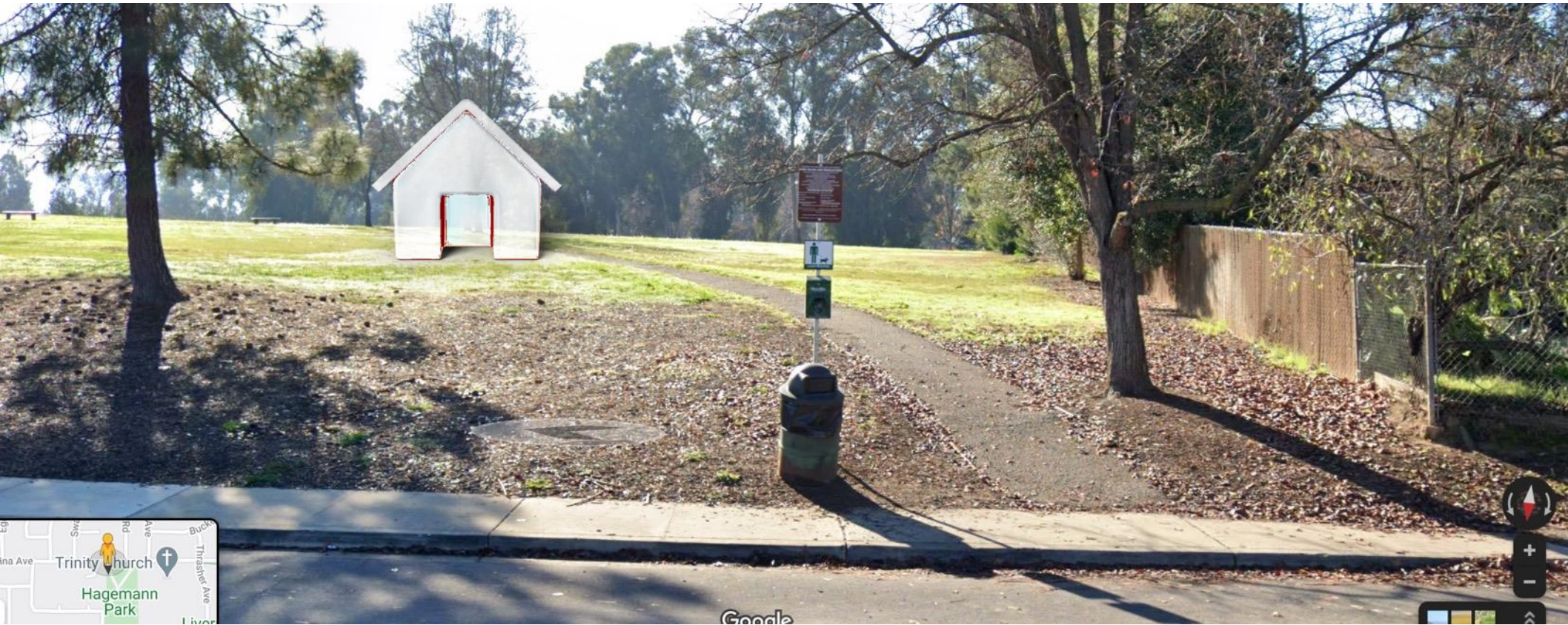
RELOCATED  
HISTORIC  
MIDWAY SCHOOL

EXISTING PATH TO BE  
RELOCATED PER PLAN

RAMP

5'

15'



Street view, not to scale!



# Steps and Recent Progress

---

The school was “discovered” in 2006. The Guild started discussing how to preserve it, but the active effort has been about 5 years.

LHG participated in an Advance Team Meeting with City of Livermore and LARPD to secure permission to submit Site Plan Design Review (SPDR). SPDR submitted in 2024. No known significant blockages, but progress has been slow.

Throughout the project we have responded to many questions, overcome concerns and two rejections. Currently working with Planning department management.

\*\* Property owner asks that the School be removed by end of 2025 to allow ongoing construction to continue.



# Bring in the Experts

---

**Garavaglia Architecture (GA)** created the SPDR and has submitted it to the City of Livermore.

Principal Mike Garavaglia and architect Ambrose Wong have been personally engaged, working with LHG on the submission, project plan and selection of contractors.

# Garavaglia Historic Rehabilitation Projects



- Lorenz Hotel, Redding, CA
- Weaverville Joss House, Weaverville, CA
- Stanford Mansion, Sacramento, CA

---

- Beacon Restoration, Mount Diablo, CA
- Patterson House, Fremont, CA
- Palo Alto History Museum, Palo Alto, CA
- Emmett House Rehabilitation, Belmont, CA
- Historic Chinese Buildings, Fiddletown, CA
- Firehouse 44, San Francisco, CA
- Ukiah Railroad Depot, Ukiah, CA
- Belvedere City Hall, Belvedere, CA
- Moccasin Rehabilitation and Maintenance Plan, Moccasin, CA
- Building #14 Rehabilitation, Forest Home Farms, San Ramon, CA
- Watson School, Sonoma County, CA
- Tomales Regional History Center, Tomales, CA
- City Hall and Civic Center As-Needed Conservation Services, San Francisco, CA
- La Laguna de San Gabriel, San Gabriel, CA
- 320 W Miner Street, "Black's Building", Yreka, CA
- Little Brown Church, Pacifica, CA
- Niles Railroad Depot and Plaza, Fremont, CA
- River Street Historic District, San Jose, CA

# Front page of SPDR



**GARAVAGLIA**  
**GA**  
**ARCHITECTURE**  
 582 MARKET STREET  
 SUITE 1800  
 SAN FRANCISCO, CA 94104  
 T: 415.391.9633  
 F: 415.391.9647  
 www.garavaglia.com

**MIDWAY SCHOOL**  
 RELOCATION &  
 REHABILITATION



# LIVERMORE MIDWAY SCHOOL

## LOCATION MAP

ADDRESS: HAGEMANN PARK, LIVERMORE, CA



## PROJECT INFORMATION

**ADDRESS:** CURRENT: MULQUEENY RANCH, LIVERMORE, CA  
 PROPOSED: HAGEMANN PARK, LIVERMORE, CA

**OCCUPANCY:** A3

**DESCRIPTION:** RELOCATE HISTORIC SCHOOL BUILDING TO EXISTING PUBLIC PARK & REHABILITATE BUILDING FOR INTERPRETATION AND COMMUNITY USE

**CONSTRUCTION TYPE:** TYPE V-B

**PROJECT DATA SUMMARY:**  
 EXISTING BUILDING FOOTPRINT AREA: 748 SF  
 PROPOSED BUILDING FOOTPRINT AREA (WITH RECONSTRUCTED ENTRY PORCH): 814 SF

## CODE INFORMATION

**BUILDING CODE:** 2019 CALIFORNIA HISTORIC BUILDING CODE  
 2019 CALIFORNIA BUILDING CODE  
 2019 CALIFORNIA PLUMBING, MECHANICAL, ELECTRICAL AND ENERGY EFFICIENCY STANDARDS

**FIRE PROTECTION:** FIRE SPRINKLERS ARE REQUIRED (2019 CBC - SECTION 903.2.1.3 GROUP A-3)

**MEANS OF EGRESS:** ONE EXIT REQUIRED (2019 CBC - SECTION 1006.2)  
 TWO EXITS PROVIDED

## PROJECT DIRECTORY

**OWNER:** LIVERMORE HERITAGE GUILD  
 WILL BOLTON - PRESIDENT  
 2155 THIRD STREET  
 LIVERMORE, CA 94551  
 TEL: 925.200.1245  
 EML: will.bolton@aol.com

**ARCHITECT:** MICHAEL GARAVAGLIA AIA  
 GARAVAGLIA ARCHITECTURE, INC.  
 582 MARKET STREET, SUITE 1800  
 SAN FRANCISCO, CA 94104  
 CONTACT: AMBROSE WONG  
 TEL: 415.391.9633  
 FAX: 415.391.9647  
 EML: ambrose@garavaglia.com

## DRAWING INDEX

**ARCHITECTURAL:**  
 A-0.00 COVER SHEET  
 A-2.10 FLOOR PLAN - EXISTING & PROPOSED  
 A-3.01 EXTERIOR ELEVATIONS - EXISTING  
 A-3.11 EXTERIOR ELEVATIONS - PROPOSED

PROGRESS PRINT  
 NOT FOR CONSTRUCTION  
 17 FEB 2022

**COVER SHEET**

PROJ. NO. 2021-006  
 SCALE AS NOTED  
 DATE 30 NOV 2021  
 PHASE SD  
 DRAWN TP  
 CHECKED AW

NO. DATE REVISION



# Reasons for Optimism

---

Initial meetings with both City and LARPD have found no causes for rejection. Individual City and LARPD staffers expressed enthusiasm for the project.

LHG has a very good history of working with the City on their historic properties, including 50 years managing the Duarte Garage, over 40 years as prime tenant at the Carnegie Library, and almost 10 years as lease holder at Hagemann Ranch.

Still, work, focus and determination is required. LHG is committed to making this project a success, but many steps remain ahead.



The  
Beginning,  
not the  
End