

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO
REHEARING REQUEST

Date **BOARD OF APPEALS**
Filed: **APR 27 2018**

San Francisco Arts Commission Dept.
(Name of Requestor) (Indicate Standing: Appellant, Project Sponsor, DR Req. or Dept.)

APPEAL #RR-18-035

seeks a rehearing of the aforementioned appeal which was decided on April 18, 2018

This request for rehearing will be considered by the Board of Appeals on Wednesday,
JUNE 13, 2018 at **5:00** p.m. in **City Hall, Room 416**,
One Dr. Carlton B. Goodlett Place.

Pursuant to Article V, § 9 of the Board Rules, the **RESPONSE** to the written request for rehearing must be submitted by the other party or Department no later than **10 days from the date of filing, on or before** May 7, 2018 and must not exceed six (6) pages in length, with unlimited exhibits. An original and ten (10) copies shall be submitted to the Board office with additional copies delivered to the other parties the same day.

You or your representative **MUST** be present at the hearing. Three (3) minutes of testimony from each party will be allowed. From the Board Rules, Article V, § 9: Except in extraordinary cases, and to prevent manifest injustice, the Board may grant a Rehearing Request only upon a showing that new or different material facts or circumstances have arisen, where such facts or circumstances, if known at the time, could have affected the outcome of the original hearing.

Based on the evidence submitted and the testimony, the Board will make a decision to either grant or deny your request. Four (4) votes are necessary to grant a rehearing. If your request is denied, a rehearing will not be scheduled and the decision of the Board is final, and the written notice of decision and order shall be released. If your request is granted, a rehearing will be scheduled, and the original decision of the Board will be set aside, and after the rehearing, a second decision will be made by the Board.

If you have any questions or concerns, please call this office as soon as possible at 575-6880 during regular business hours.

Address, Tel. & Fax:

White Patterson
Signature of Requestor or Agent

BOARD OF APPEALS, CITY & COUNTY OF SAN FRANCISCO
REHEARING REQUEST

BOARD OF APPEALS
Date
Filed: APR 27 2018
APPEAL # 12R-18-035

Historic Preservation Commission
(Name of Requestor)

Dept
(Indicate Standing: Appellant, Project Sponsor, DR Req. or Dept.)

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If you have any questions or concerns, please call this office as soon as possible at 575-6880 during regular business hours.

Address, Tel. & Fax:


Signature of Requestor or Agent



San Francisco
Planning

sfac san francisco
arts commission

April 27, 2018

Board of Appeals
City and County of San Francisco
1650 Mission Street, Suite 304
San Francisco, California 94103

Re: Appeal No. 18-035 REHEARING REQUEST
Subject Property: Fulton Street Right of Way (Removal to storage of the
bronze "Early Days" sculptural group from
the James Lick Pioneer Monument)

Dear Members of the Board of Appeals:

Together, the Arts Commission and the Historic Preservation Commission ("HPC") respectfully request that the Board of Appeals (the "Board") rehear appeal number 18-035, regarding issuance of a Certificate of Appropriateness ("COA"), HPC Motion No. 0331, Case No. 2017-015491 to remove the "Early Days" portion of the Pioneer Monument ("Early Days"). The Board should rehear this case because (1) this is an extraordinary case and a reversal of the Board's decision will prevent the manifest injustice to the community that will occur if the Early Days portion remains on site, and (2) there are new and different facts and circumstances that, based on Board member comments, if known at the time, could have changed the outcome of the original hearing.

As a threshold matter, Early Days is part of a City-owned statue that the San Francisco Charter places under the Arts Commission's jurisdiction, and the statue is located on City property. The subject of the appeal, then, is a matter of government speech. It is not a question of free speech that may infringe on individual First Amendment rights.

- I. This is an exceptional case and a reversal will prevent a manifest injustice to the community, warranting that the Board rehear the appeal.**

First, the Board's decision places the Board at odds with the elected representatives of the

people of San Francisco. The elected representatives have expressed community values here, in particular in avoiding public sponsorship of monuments in the seat of City government that are racially offensive in their treatment of minority groups, including the Native American community. While the Board seemed to consider how to measure significant community concern as an important factor in its decision, the Board misapplied measurements of community values.

The Board may have been unaware that, on February 9, 2018, the Mayor signed into law Board of Supervisors Ordinance No. 16-18, amending the S.F. Administrative Code to declare the second Monday in October to be Indigenous Peoples Day rather than Columbus Day. (Administrative Code sec. 16.4; copy attached as **Exhibit A**.) In its findings, the ordinance references “the near decimation of the [Muwekma Ohlone] tribe due to European migration” (sec. 16.4(a)(1)); explains that “San Francisco has a responsibility to oppose the systematic racism towards indigenous peoples in the United States” (sec. 16.4(a)(2)); notes further that “San Francisco recognizes the historic discrimination and violence inflicted upon indigenous peoples in the United States, including their forced removal from ancestral lands, and the deliberate and systematic destruction of their communities and culture” (sec. 16.8(a)(3)); and, finally, recognizes that an important purpose served by Indigenous Peoples Day is “to condemn the atrocities that were committed against [indigenous peoples]” (sec. 16(a)(4)).

When the Mayor and the Board of Supervisors speak, through an official enactment such as Ordinance No. 16-18, they express the values of the community as their elected representatives. Further, while Early Days was not then before the Board of Supervisors, the community concerns behind enacting Ordinance No. 16-18 reflect the concerns the public expressed here and that have been at the forefront of the Arts Commission’s decision to remove the sculpture from public view.

Also, the Mayor issued a statement immediately following the Board’s decision saying that he

was “embarrassed” by the Board’s decision and calling for “a resolution to remove the statue from the Pioneer Monument immediately.” (See **Exhibit B.**) And, members of the Board of Supervisors swiftly introduced a resolution urging the Board to rehear this appeal and reverse its decision. (See **Exhibit C.**) The resolution is, at the time of this submission, on calendar for immediate adoption. (See **Exhibit D.**)

Second, this appeal arises in the broader context of a national examination of the naming of public buildings, streets, and schools and the placement of statues and monuments relating to historical figures and events that many people now see as racist, highly offensive and deeply hurtful to minorities who have suffered so much pain rooted in that history. Communities across the country have decided to remove public monuments glorifying leaders of the confederacy because the painful messages they convey as tributes to slavery outweigh their value as works of art or historical references. And even if these statues were to remain with an accompanying plaque or pamphlet explaining that they are under today’s values and community mores racist and offensive to minorities, the power of art is such that explanatory words can only do so much to salve the pain the art causes. And the harm is magnified when it appears the government, through its ownership of the art, is sponsoring that hurtful message.

Bringing the point home, the City cannot relieve the pain that Native American and other community members feel when they pass by Early Days by telling them, in effect, “Don’t be hurt, it’s just history,” or “Sorry this hurts your feelings, but we have to place this in your way, in this prominent public square, because it’s history,” or “Don’t be hurt, this nicely designed and well-worded plaque accompanying the sculpture explains that it is not meant to glorify the events portrayed.” In a city that prides itself on sensitivity to the pain and civil rights violations that have been inflicted on minority groups over the course of American history, including in our state and city, the Board, in evaluating the

materials from a character-defining window in Samsung Hall to create a doorway did not result in damage to the historic feature. It found that while historic materials would be removed, the retention of the remainder of the historic elements and the use of compatible materials were acceptable alterations, in conformance with the Standards.

Bill Graham Civic Auditorium/Exposition Auditorium Public Art Installation (Case No. 2017-011911COA; HPC hearing date December 6, 2017 [See HPC Resolution and Case Report, attached as **Exhibit J**].) The project proposed to install a neon-lit artwork spanning the brick portion of the western (Polk Street) façade and a small portion of the southern (Hayes Street) façade of the Bill Graham Civic Auditorium, a contributor to the Civic Center Historic District. With regard to Standard 2, the HPC determined that,

The historic character of the property would be retained with no distinctive materials, architectural elements, or spaces that characterize the property being altered. Although all exterior elevations of the subject building are finished, the majority of Revival style ornamentation is located on the north (Grove Street) façade. The remaining elevations are clad with face brick and simplified water table, string coursing, frieze, and cornice detail to articulate the overall tri-partite arrangement of the subject building.

In its approval of the COA, the HPC determined that the attachments required by the proposed art installation to the finished, public-facing elevations of Polk and Hayes Street were reversible and would not damage historic masonry.

The COA cases discussed above illustrate that the HPC's decision to approve the issuance of the COA in this case, to remove the "Early Days" assemblage from the Pioneer Monument, a contributing feature of the Civic Center Historic District, was in conformance with the Standards, specifically Standard 2, and consistent with its review of other COAs for other properties within its purview, both within and outside the Civic Center Historic District. The proposed alteration to the District is reversible, is limited to a small contributing feature of the District, and does not affect the

hurt-versus-history calculus as it relates to public art, may not have appreciated the pain that a statue in our public square causes some of the residents in our community.

Also, the community members who have advocated for removing Early Days are not isolated ideologues or members of a fringe organization. They are an intrinsic part of the diversity that this City values. And there is no equivalency here, moral, legal or otherwise, between removing Early Days as the Arts Commission seeks to do here, and, for example, a hypothetical situation removing the City's Holocaust Memorial from the grounds of the Legion of Honor at the request of the Ku Klux Klan.

Here we must recognize and value the pain our own City government has caused to Native Americans through City-owned art in a location that most symbolizes the heart of City government: the Civic Center Plaza area. A rehearing will give the Board an opportunity to reverse its decision, rectifying this manifest injustice to the community.

Third, unlike most appeals the Board hears, the particular facts and circumstances here present an issue of whether the Board's decision is consistent with the City's Charter. The Arts Commission followed the requirements of Article 10, Sections 1005 and 1006 of the Planning Code because the project involved work on a structure in a historic district. Arts Commission staff had obtained permits from the Department of Public Works ("DPW") for the work required to remove the sculptural group. But removing Early Days presents a potential conflict between the Arts Commission's core Charter functions and authority, on the one hand, and the requirement for a COA issued by the HPC, on the other.

Charter Section 5.103 provides in relevant part that the Arts Commission *shall*:

Approve the design and location of all works of art before they are acquired, transferred or sold by the City and County, or are placed upon or removed from City and County property, or are altered in any way; maintain and keep an inventory of works of art owned by the City and County; and maintain the works of art owned by the City and County.

As this language makes clear, approving the removal of works of art from City property and alteration

of art in the City's collection, as is the case here, are core Charter functions of the Arts Commission.

The HPC, by issuing the COA, avoided the Charter conflict. If it is possible for the Board to do so, it should too. If the Board does not reverse its decision, the Arts Commission could find that the Board is preventing it from carrying out its core Charter functions and that the Arts Commission has the authority under the Charter to proceed with removing the portion of the statue as it has proposed and as the HPC has approved.

The Board's decision is exceptional in one final sense. To our knowledge, it is the first time that the Board has simultaneously displaced the decisions of both the Charter body responsible for historic preservation and the Charter body responsible for public art. The decision is an unusually broad attempt to exercise the Board's authority, which, along with the other considerations outlined above, are grounds for the Board to reconsider and reverse its decision.

II. New facts and circumstances that were not presented at the appeal hearing also warrant a rehearing.

In addition to supporting a rehearing based on extraordinary circumstances and preventing a manifest injustice, Board of Supervisors Ordinance No. 16-18 renaming the Columbus Day holiday as Indigenous Peoples Day, and the legislative findings in that ordinance, as well as the Mayor's critical statements after the Board made its decision, and the introduction of a Board of Supervisors resolution urging the reversal of the Board's decision (as described in Part I above), are new facts and circumstances warranting a rehearing.

These new facts and circumstances were not considered at the hearing of this appeal, because the issues to which they pertain – whether the HPC's decision granting the COA was inconsistent with its past decisions, and whether it had improperly applied the Secretary of Interior Standards for the Treatment of Historic Properties ("Standards") – were raised only by the Board's statement of its

decision and there was no deliberation or opportunity for the HPC to refute those assertions at the hearing.

Section 1006.6(b) of the Planning Code states that, when the HPC reviews a COA application, the “proposed work shall comply with the Secretary of the Interior's Standards for the Treatment of Historic Properties for individual landmarks and contributors within historic districts, as well as any applicable guidelines, local interpretations, bulletins, or other policies.” The Standards are a list of ten principles authored by the National Park Service and applied in many forms by municipalities throughout the United States. The Standards are not prescriptive and may be interpreted to address specific circumstances at the local level, such as property type, site conditions, and practical and economic feasibility. Depending on the scope of a project, not all ten principles may apply. Review for conformance with the Standards is therefore limited to only those applicable. Application of the Standards is also influenced by the significance of the property under review. For instance, the Standards are generally applied through a fine-grain lens for a single property that is individually designated as a landmark and a broader lens for a district that is made up of many properties and features, as in this case -- an important distinction the Board may not have appreciated. This is because the district does not rely on any single property to demonstrate its significance. Rather, it is the collection of properties as a whole that justify a historic district's distinction. (See United States Department of the Interior, National Park Service, *The Secretary of the Interior Standards for the Treatment of Historic Properties, with Guidelines for Preserving, Rehabilitating, Restoring and Reconstructing Historic Buildings*, available online at <https://www.nps.gov/tps/standards/treatment-guidelines-2017.pdf>.)

The HPC applies the Secretary of the Interior's Rehabilitation Standards for all work to properties within its purview. In pertinent part, the Rehabilitation Standards state, “Rehabilitation is

defined as the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical or cultural values.” (See National Park Service, *The Secretary of the Interior Standards for Rehabilitation, Introduction to the Standards*, attached as **Exhibit E**) Standard 2 specifically states, “The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.” While the flexibility of the Standards can be the subject of discussion and sometimes confusion, the Rehabilitation Standards do not prohibit alterations to historic properties. The Rehabilitation Standards provide guidance on how historic properties can change and can be altered while retaining the features that make them distinct and worth preserving. (*Id.*)

An absolutist reading of Standard 2 would suggest that the removal or alteration of any character-defining feature cannot meet the intent of this Standard. However, in practice, and as supported by the guidance from the National Park Service cited above, this is not the case. Conformance with Standard 2 does not dictate an absolutist application of the standard. Compliance may be achieved if the proposed alterations balance the retention of historic materials with compatible changes. Consider, for example, the alterations that the HPC approved in 2006 to the New Mission Theater, an individual landmark. (See HPC Resolution and Case Report, attached as **Exhibit F**.) The project involved exterior and interior alterations and a change in use from a single-screen theater into a five-screen theater/restaurant. While the landmark designating ordinance emphasized the theater’s architectural significance as a single-screen movie theater by master architect Timothy Pflueger, the interior of the main auditorium was converted into five theaters by constructing new interior walls between the main auditorium and balcony levels. With regard to Standard 2, the HPC determined, in

pertinent part:

Although the volume of the auditorium would be reduced by the extension of the lower balcony and the insertion of the new theaters, the project maintains a sense of the auditorium's triple-height space and also retains important characteristics of this interior, ... Within the lower balcony theaters, the existing historic ceiling would be mothballed, repaired and encapsulated behind a new ceiling, thus preserving original historic materials. Other alterations ... appear to be appropriate, since this alteration is reversible and would not impact the historic character of this space.

Taking into account the overall intent of the proposed project, the desire to reactivate a long-vacant and derelict landmark structure, and its precedents in applying the Standards, the HPC issued the COA for the proposed alterations. Afterwards, the project received the 20% Federal Rehabilitation Tax Credit administered by the National Park Service – a financial incentive granted only to projects that comply with the Standards. (See Exhibit F.) The fact that both the HPC and the National Park Service found the removal and alteration of the lower balcony's features to be in conformance with the Standards illustrates that character-defining features of a landmark or landmark district may be altered and removed, if the historic character of the overall resource is preserved. Compliance with the Standards is, in sum, a case-specific and context-specific evaluation, and is not governed by an absolutist rejection of alterations.

Here, in the COA application regarding removal of the Early Days statue, the resource identified was the Civic Center Historic District as a whole. The resource at issue was not the Early Days statue, nor the larger Pioneer Monument, which is not an individual landmark, but just one of the many contributing features of a district that includes many other prominent features such as the Civic Center, the Asian Art Museum, the War Memorial Complex, and the Bill Graham Civic Auditorium. (See *Civic Center Historic District Cultural Landscape Inventory*, available online at <http://commissions.sfplanning.org/hpcpackets/2014.1383U.pdf>, p. 74, describing the Pioneer Monument as a “small feature” and a character defining feature of the district.) In a district of superlative examples of art and architecture, no particular feature can properly be evaluated in

isolation. Instead, all contributing features, and their respective character-defining features, must be seen in the context of the Civic Center Historic District as a whole.

The Board's conclusion that the HPC's issuance of the COA was inconsistent with past practice is not supported by evidence in the administrative record and is contradicted by the City's past practices. The HPC approved the following COA applications from 2012-2017, for different projects proposing alterations to the Civic Center Historic District. These approvals show that the HPC has consistently applied the Standards, based on its careful evaluation of each proposed project and its relationship to the features the district, and that there is nothing inconsistent about its issuance of the COA here.

Veterans Memorial in War Memorial Courtyard (Case No. 2012.0361A; HPC hearing date August 15, 2012. [See HPC Resolution and Case Report, attached as **Exhibit G**].) The proposed project involved the installation of a Veterans memorial, ADA curb cuts, bench seating, and some re-grading and reconfiguration of the lawn, paving and hedges of the Thomas Church Garden located in the Memorial Court between the Veterans Building and the Opera Building. The Memorial Court is a contributing feature of the Civic Center Historic District. In order to accommodate the memorial and to meet circulation and accessibility requirements, a portion of the historic hedges, curbing and walkway paving at the east end of the courtyard was removed and reconfigured. With regard to Standard 2, the HPC determined,

The proposed alterations maintain nearly all of the existing historic fabric with the exception of the removal and reconfiguration of curbing and hedges at the east end of the site. The project also includes work that is restorative in nature, such as removal of the non-historic hedge that currently blocks the west entrance into the courtyard. The remaining work is additive in nature and does not destroy historic materials, features or spatial relationships that characterize the property... Therefore, the proposed project complies with Rehabilitation Standard 2.

In other words, the HPC found it appropriate to introduce alterations to the site that altered approximately 20% of the character-defining concrete curbing, paving and hedges, and maintained the

historic character of the Memorial Court and the surrounding Civic Center Historic District.

Civic Center Plaza Playgrounds (Case No. 2015-005727COA. HPC hearing date June 15, 2015 [See HPC Resolution and Case Report, attached as **Exhibit H**].) The project involved the replacement of the two existing playgrounds at the Joseph L. Alioto Performing Arts Piazza (aka Civic Center Plaza), including new play equipment, plantings, site furnishings, and lighting. Civic Center Plaza, its configuration, use, materials, and axial relationship to its context is a contributing feature to the Civic Center Historic District. This project within Civic Center Plaza was found to not alter features or spaces that characterize the district because the new playgrounds featured a cohesive materials palette in neutral colors, and landscaping that was found to be consistent with the character of the district. The HPC's action on this COA illustrates the importance of the overall character-defining visual axial relationships.

Asian Art Museum Expansion (Case No. 2016-016257COA; HPC hearing date July 19, 2017 [See HPC Resolution and Case Report, attached as **Exhibit I**].) This project proposed alterations to the exterior and interior of the Asian Art Museum, a contributory element to the Civic Center Historic District. In the exterior, the construction of a one story vertical addition with a programmed roof terrace on top of an existing one story conservation studio along Hyde Street was proposed to create a large, clear-span exhibit hall. Interior alterations included a new doorway within the large, arched window in Samsung Hall. Samsung Hall's features are character-defining to the building and the Civic Center Historic District. With regard to Standard 2, the HPC determined,

The historic character of the former library building will be preserved, as the exterior scope is limited to removal of brick and glass wall sections on secondary elevations that are not character-defining to the subject property or the surrounding district. Interior work will also not damage character-defining features of significant interior spaces. Therefore the project complies with Standard 2.

Specifically, the HPC agreed with staff's analysis that the alteration and removal of historic

other character defining features of the District, nor the axial relationship between the Pioneer Monument and City Hall.

For the reasons explained in this petition, the Arts Commission and the Historic Preservation Commission respectfully request that the Board grant a rehearing of appeal number 18-035.

Respectfully submitted,



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Request for Rehearing Re Appeal No. 18-035

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EXHIBIT A

San Francisco Administrative Code

SEC. 16.4. INDIGENOUS PEOPLES DAY.**(a) Findings.**

(1) Indigenous nations have lived upon this land since time immemorial. The City and County of San Francisco recognizes that the original inhabitants of the area now known as San Francisco were the Muwekma Ohlone tribe. Despite the near decimation of the tribe due to European migration, descendants of the tribe continue to live in the Bay Area. The City recognizes the campaign of the Muwekma Ohlone to become federally recognized. In 2002, the Board of Supervisors passed Resolution 489-02 urging the federal government to formally recognize the tribe. The City values the progress our society has accomplished through Native American technology, thought, and culture.

(2) San Francisco has a responsibility to oppose the systematic racism towards indigenous peoples in the United States, which perpetuates high rates of poverty and income inequality, exacerbating health, education, and social crises among Native Americans.

(3) San Francisco recognizes the historic discrimination and violence inflicted upon indigenous peoples in the United States, including their forced removal from ancestral lands, and the deliberate and systematic destruction of their communities and culture.

(4) In the late 1970's, a movement began to replace the Columbus Day holiday with a celebration known as Indigenous Peoples Day to recognize and commemorate the contribution of indigenous peoples to the United States and to condemn the atrocities that were committed against them. Many cities and states have since chosen to recognize Indigenous Peoples Day on the same date as, and in lieu of, Columbus Day.

(5) The San Francisco Human Rights Commission adopted and published a report titled "Discrimination by Omission," written by a Native American Taskforce in 2007, that called for the City to recognize Indigenous Peoples Day.

(6) In 2011, the Affiliated Tribes of Northwest Indians, representing 59 Tribes from Washington, Oregon, Idaho, Northern California, Western Montana, and Alaska, passed Resolution #11-57 expressing "Support to Change Columbus Day (2nd Monday of October) to Indigenous Peoples' Day."

(b) The second Monday in October each year shall be known as Indigenous Peoples Day. All official City communications, notices, calendars, and other publications, whether electronic or paper, shall refer to that day as Indigenous Peoples Day rather than Columbus Day.

(c) Within 30 days of the effective date of the ordinance enacting this Section 16.4, the City Administrator shall notify all City boards, commissions, committees, and other bodies, and all City departments, of the requirements of this Section.

(d) This Section 16.4 does not affect the recognition or non-recognition of the second Monday in October as a holiday for City departments and employees.

(e) Nothing in this Section shall prohibit the City from providing funds or support to events that commemorate or celebrate the holiday using the name Columbus Day or other descriptors.

(Added by Ord. 16-18, File No. 171138, App. 2/9/2018, Eff. 3/12/2018)

(Former Sec. 16.4 by Ord. No. 6896(1939), Sec. 1; amended by Ord. 287-96, App. 7/12/96; Ord. 438-96, App. 11/8/96; Ord. 149-00, File No. 000696, App. 6/30/2000; redesignated as Sec. 16.3 by Ord. 16-18, File No. 171138, App. 2/9/2018, Eff. 3/12/2018)

EXHIBIT B



Friday April 27, 2018

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SF mayor 'embarrassed' by Board of Appeals vote to block removal of offensive statue



Efforts to remove the "Early Days" statue due to its racist depiction of Native Americans have been blocked by a Board of Appeals vote. (Jessica Christian/S.F. Examiner)

By Joshua Sabatini on April 20, 2018 5:37 pm

Mayor Mark Farrell said Friday he was "embarrassed" by a Board of Appeals vote to block the removal of a statue in the Civic Center depicting Native Americans in a demeaning manner and called for "a resolution to remove this statue from the Pioneer Monument immediately."

After decades of trying, Native Americans and their advocates had seemingly prevailed in having the statue, entitled "Early Days," removed from a larger monument which sits next to the Main Public Library in the Civic Center. The statue, which dates back to 1894, depicts a Native American cowering on the ground before a mission padre and a vaquero, who tower over him.

But then on Wednesday, a Petaluma attorney's appeal of a Historic Preservation Commission's vote to allow for the statue's removal was approved by the Board of Appeals in a 5-0 vote, blocking its removal.

The Arts Commission, which voted to remove the statue last month and place it in storage, said it was "extremely troubled" by the board's decision and is now working on filing a request within 10 days to ask for a re-vote on the decision. It would take four votes of the five-member board to approve a re-vote.

Three of the Board of Appeals members, Commissioners Darryl Honda and Ann Lazarus and President Frank Fung, are mayoral appointees, and two, Vice President Rick Swig and Commissioner Bobbie Wilson, are appointed by the Board of Supervisors' president.



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EXHIBIT C



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SF mayor 'embarrassed' by Board of Appeals vote to block removal of offensive statue



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Tent encampments cleared out in Mission District

Citing high costs, developer drops plans for retail project at Pier 29

SB 827 Postmortem: Let's build more housing the right way

Cannabis industry surges with snakes in the grass

Farrell said Friday that the statue "is a symbol of oppression that runs counter to the ideals and values that we champion in San Francisco."

"It has no place in our city," he continued. "We need to find a resolution to remove this statue from the Pioneer Monument immediately. I am embarrassed by the Board of Appeals decision and embarrassed for the people of San Francisco."

The appeal was filed by Petaluma attorney Frear Stephen Schmid, who said he had deep roots to San Francisco, including a great great grandfather who was president of the second vigilante committee in the 1850s. His grandfather, mother and three kids were all born in The City.

"We do not burn books. We do not destroy art," Schmid said at Wednesday's Board of Appeals hearing. "It's like taking the lips off the Mona Lisa."

"We are not the Taliban. We do not go and tear down ancient Buddha Temples," Schmid added.

Barbara Mumby, of Native American descent, called for the statue's removal at the hearing.

"Mr. Schmid has denounced the removal of this statute as a form of Fascism. This entire monument is a tribute to Fascism. It is a prime example of how propaganda being allowed to exist in such a prominent location can distort history and alter the way individuals are viewed," she said.

But Swig argued removing the statue would set “a dangerous precedent. “Yes it’s despicable, yes it’s horrible. But by taking it away, for me, it suppresses thought,” Swig said. He also questioned if there was widespread support among residents for the statue’s removal.

The commission determined that the Historic Preservation Commission, in allowing the statue' removal, was inconsistent with its usual review of historic pieces.

"In my opinion HPC did not act appropriately. They have consistently looked at issues related to anything that's in excess of 50 years old and not allowed any changes to it," Fung said. "I don't see how they could support this."

Honda said that "taking it down is not going to remove history." And he said that "It's amazing how we don't remove a window from a house that's 50 years old but we are going to take the oldest statue out of City Hall."

A day after the vote, Mumby sent a letter to Swig.

"Just like Mr. Schmid, you have no regard for the people you are supposed to represent – the most disenfranchised people of this community who suffer the most when we are disregarded and dismissed in community processes," she wrote. "This is called systematic racism. Your actions indicate that is what you represent."

The Arts Commission is focused on seeking the re-vote on the appeal. But that may not be the only way to remove the statue.

"The Arts Commission is working with the City Attorney, the Mayor and the Board of Supervisors to explore other legal avenues to remove the sculpture and remains committed to seeing this through to its rightful outcome," the Arts Commission said in a statement Thursday.

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EXHIBIT C

1 [Supporting the Removal of the Pioneer Monument's "Early Days" Sculpture - Urging the
2 Board of Appeals to Rehear the Appeal Regarding the Pioneer Monument]

3 **Resolution supporting the San Francisco Arts Commission's (SFAC) determination to**
4 **remove the "Early Days" sculptural group of the Pioneer Monument and the Historic**
5 **Preservation Commission's (HPC) approval of a Certificate of Appropriateness under**
6 **Article 10 of the Planning Code for such removal; urging the Board of Appeals to hear**
7 **the rehearing requests of the SFAC and HPC; and directing the Clerk of the Board to**
8 **transmit this Resolution to the Board of Appeals, Arts Commission and Historic**
9 **Preservation Commission upon final passage.**

10
11 WHEREAS, On October 2, 2017, at a meeting of the full San Francisco Arts
12 Commission (SFAC), Commissioners voted unanimously to pass Resolution No. 1002-17-
13 251, which initiated the review process to remove the "Early Days" sculptural group from the
14 Pioneer Monument, and which is hereby declared to be a part of this resolution as if set forth
15 fully herein; and

16 WHEREAS, At a hearing of the Historic Preservation Commission (HPC) on
17 February 21, 2018, Commissioners voted unanimously to pass Case No. 2017-015491COA,
18 approving the Certificate of Appropriateness for the removal of the "Early Days" sculptural
19 group from the Pioneer Monument, finding it consistent with Article 10 of the Planning Code,
20 the Secretary of the Interior's Standards for Rehabilitation, and the General Plan, contingent
21 on placement of a plaque explaining the removal at the site, and which is hereby declared to
22 be a part of this resolution as if set forth fully herein; and

23 WHEREAS, On March 5, 2018, at a meeting of the full SFAC, Commissioners voted
24 unanimously (12-0) to pass Resolution No. 035-18-057, authorizing the removal and
25 placement in storage of the "Early Days" sculptural group upon determination that removal of

1 the artwork is appropriate under the Guidelines based on the criteria of "significant adverse
2 public reaction over a consistent and extended period of time"; and

3 WHEREAS, The SFAC Guidelines define "consistent" as "five years or more", and calls
4 for the removal of the "Early Days" sculpture date back to at least 2007 at the Human Rights
5 Commission, among other formal public policy conversations; and

6 WHEREAS, The SFAC heard extensive public comment demanding the removal of the
7 "Early Days" sculpture over the course of its public hearings, and is in receipt of a petition to
8 remove signed by over 1,000 San Francisco residents; and

9 WHEREAS, The "Early Days" sculptural grouping has been a decades' long point of
10 concern for the community, including extensive debates at the Arts Commission, the Planning
11 Commission, and the Library Commission back in 1990-1996 when the Pioneer Monument
12 was relocated to its current site in order to make way for the construction of the new Main
13 Library; and

14 WHEREAS, Mayor Edwin M. Lee supported the removal the "Early Days" sculptural
15 group in a 2017 KQED interview before his passing, saying, "Certainly on the streets of San
16 Francisco, there ought to be symbols that don't oppress people or remind them of oppression.
17 That symbol continues to be a symbol that bothers [Native Americans], and it bothers all of us
18 if it bothers them"; and

19 WHEREAS, Frear Stephen Schmid, a Petaluma-based attorney, appealed the Historic
20 Preservation Commission's decision, on the grounds that the decision was inconsistent with
21 the city's standards for removing or altering historic artifacts; and

22 WHEREAS, On April 18, 2018, at a meeting of the Board of Appeals, the Board
23 Members voted unanimously to uphold Mr. Schmid's appeal, in contravention of the Board's
24 mandate to reverse acts of manifest injustice and uphold just decisions; and
25

1 WHEREAS, The SFAC and HPC have filed a request to have the Board of Appeals re-
2 hear the appeal of the HPC determination; now, therefore, be it

3 RESOLVED, That the Board of Supervisors of the City and County of San Francisco
4 supports the SFAC's determination to remove the "Early Days" sculptural group of the Pioneer
5 Monument, as well as the HPC's approval of a Certificate of Appropriateness for such removal
6 under Article 10 of the Planning Code, based on the facts that the removal of the sculpture will
7 not change the Pioneer Monument's historic character and that the general public have
8 demonstrated significant and extended opposition to the offensive nature of the sculpture's
9 representation of Native Americans; and, be it

10 FURTHER RESOLVED, That the Board of Supervisors of the City and County of San
11 Francisco urges the Board of Appeals to hear the re-hearing requests of the Arts Commission
12 and Historic Preservation Commission; and, be it

13 FURTHER RESOLVED, That the Board of Supervisors directs the Clerk of the Board
14 to transmit this Resolution to the Board of Appeals, Arts Commission and Historic
15 Preservation Commission upon final passage.

EXHIBIT D

Details

File #: 180431 Version: 1

Type: Resolution

Title: Resolution supporting the San Francisco Arts Commission's (SFAC) determination to remove the "Early Days" sculptural group of the Pioneer Monument and the Historic Preservation Commission's (HPC) approval of a Certificate of Appropriateness under Article 10 of the Planning Code for such removal; urging the Board of Appeals to hear the rehearing requests of the SFAC and HPC; and directing the Clerk of the Board to transmit this Resolution to the Board of Appeals, Arts Commission and Historic Preservation Commission upon final passage.

Mover: Secondar:

Result:

Agenda note:

Minutes note:

Action: REFERRED FOR ADOPTION WITHOUT COMMITTEE REFERENCE AGENDA AT THE NEXT BOARD MEETING

Action text: REFERRED FOR ADOPTION WITHOUT COMMITTEE REFERENCE AGENDA AT THE NEXT BOARD MEETING to the Board of Supervisors

Votes (0:0)

0 records

Person Name	Vote
No records to display.	

Exhibit E

Technical Preservation Services

Standards

Standards

Guidelines

Masonry

Wood

Metals

Roofs

Windows

Entrances/Porches

Storefronts

Structural Systems

Spaces/Features/Finishes

Mechanical Systems

Site

Setting

Energy

New Addition

Accessibility

Health/Safety

The Secretary of the Interior's Standards for Rehabilitation

Introduction to the Standards

The Secretary of the Interior is responsible for establishing standards for all programs under Departmental authority and for advising Federal agencies on the preservation of historic properties listed in or eligible for listing in the National Register of Historic Places.

The Standards for Rehabilitation (codified in 36 CFR 67 for use in the Federal Historic Preservation Tax Incentives program) address the most prevalent treatment. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."



Credits

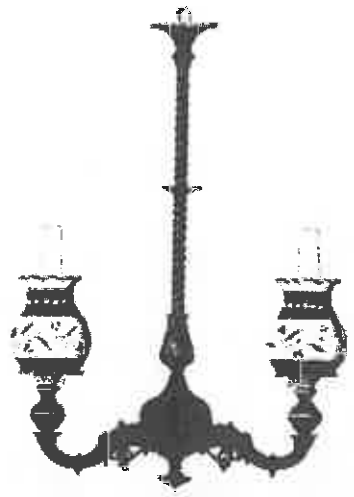
"Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Initially developed by the Secretary of the Interior to determine the appropriateness of proposed project work on registered properties within the Historic Preservation Fund grant-in-aid program, the **Standards for Rehabilitation** have been widely used over the years--particularly to determine if a rehabilitation qualifies as a Certified Rehabilitation for Federal tax purposes. In addition, the Standards have guided Federal agencies in carrying out their historic preservation responsibilities for properties in Federal ownership or control; and State and local officials in reviewing both Federal and nonfederal rehabilitation proposals. They have also been adopted by historic district and planning commissions across the country.

The intent of the Standards is to assist the long-term preservation of a property's significance through the preservation of historic materials and features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and interior of the buildings. They also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction. To be certified for Federal tax purposes, a rehabilitation project must be determined by the Secretary to be consistent with the historic character of the structure(s), and where applicable, the district in which it is located.

As stated in the definition, the treatment "rehabilitation" assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. For example, certain

treatments—if improperly applied—may cause or accelerate physical deterioration of the historic building. This can include using improper repointing or exterior masonry cleaning techniques, or introducing insulation that damages historic fabric. In almost all of these situations, use of these materials and treatments will result in a project that does not meet the Standards. Similarly, exterior additions that duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure will fail to meet the Standards.



The Secretary of the Interior's Standards for Rehabilitation

The Standards (Department of Interior regulations, 36 CFR 67) pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior, related landscape features and the building's site and environment as well as attached, adjacent, or related new construction. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

- 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.**
- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.**
- 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.**
- 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.**
- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.**
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.**
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.**
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.**
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the**

The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

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

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EXHIBIT F



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: DECEMBER 19, 2012

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

Filing Date: April 13, 2006
Case No.: 2006.0494A
Project Address: 2554 MISSION STREET (NEW MISSION THEATER)
Historic Landmark: Landmark No. 245
Zoning: Mission St NCT (Neighborhood Commercial Transit) Zoning District
85-X Height and Bulk District
Block/Lot: 3616/007
Applicant: Andrew J. Junius, Reuben & Junius
One Bush Street, Ste. 600
San Francisco, CA 94104
Staff Contact Richard Sucre - (415) 575-9108
richard.sucre@sfgov.org
Reviewed By Timothy Frye - (415) 575-6822
tim.frye@sfgov.org

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROPERTY DESCRIPTION

2554 MISSION STREET (NEW MISSION THEATER) is located on an irregular mid-block parcel on the west side of Mission Street between 21st and 22nd Streets (Assessor's Block 3616 Lot 007). Originally constructed in 1910, the New Mission Theater is a three-story, single-screen theater distinguished with a 70-ft tall pylon sign and marquee, which fronts onto Mission Street. The building rests upon a concrete foundation and features an unreinforced brick masonry vestibule and lobby, and a reinforced concrete auditorium. The building is capped by a series of flat and low-pitched gable roofs, and a side-facing stepped parapet wall. In 1916, noted theater architects, the Reid Brothers enlarged and renovated the theater. Their work included adding the three-story main auditorium along Bartlett Street and renovating the interior with Neo-Classical Revival details. Later, in 1932, another noted architect, Timothy Pflueger of Miller & Pflueger, renovated the promenade lobby and Mission Street façade of the theater in an Art Deco style. Since 2003, the building has been vacant. Per Article 10 of the San Francisco Planning Code, the New Mission Theater is designated as Landmark No. 245, and includes designated features within the interior and exterior of the subject property.

PROJECT DESCRIPTION

The proposed project includes exterior and interior alterations and a change in use from a single-single theater into a five-screen theater/restaurant (d.b.a. Alamo Drafthouse Cinema). The scope of work includes: seismic strengthening; accessibility upgrades; subdivision of the main auditorium and balconies into one theater in the main auditorium (Auditorium No. 1), three theaters in the lower balcony (Auditorium Nos. 2, 3, and 4), and one theater in the upper balcony (Auditorium No. 5); and, a number of mechanical, electrical and plumbing upgrades. Additionally, the proposed project would repair,

rehabilitate, and maintain the exterior and interior architectural features that convey the building's historic significance.

Exterior

On the exterior, the proposed project would: install a new roof; repair/restore the blade sign and marquee; install new painted metal panels with reveals at existing pilasters (replacement-in-kind of existing historic feature); and, install new anodized bronze drop-down grille over existing vestibule opening along Mission Street. Along Bartlett Street (west façade) and the other secondary facades (north and south), the project would repaint and patch existing concrete walls, as required and infill existing window openings and abandoned exit doors. On the north façade, the project would: remove the non-complying, non-historic staircase on the north façade; install a new code-compliant egress stairs from balcony level to ground level on the north façade; install new recessed exit doors and a concrete wall providing egress at the sidewalk; and, install new roof overhang over the new egress stair.

Interior: Vestibule & Promenade Lobby

Within the vestibule and promenade lobby, the proposed project would: remove non-historic features, including the 1960s ticket booth, tile walls and dropped acoustical ceiling; remove historic decorative plaster walls and trim to accommodate the seismic upgrade¹; install full-height shotcrete walls (approximately 8-in thick) and steel moment frame as part of the seismic strengthen scheme; reconstruct decorative plaster work; patch and repair plaster trim and details within the ceiling; restore the coffered ceiling designed by Reid Brothers (currently obscured by a dropped acoustic ceiling); restore the decorative ceiling designed by Timothy Pflueger; reconstruct plaster walls and trim within the entry vestibule to match proportions of Reid Brothers design based upon documentary evidence and original architectural drawings; install two new rows of doors in same location as existing doors; construct a new ticket counter and concession stand; salvage and display of selected murals on-site²; and, retain and restore the Pflueger ornamental railings on the mezzanine level.

Interior: Main Auditorium

Within the main auditorium, the proposed project would convert the existing single-screen theater into five theaters by constructing new interior walls between the main auditorium and balcony levels, which would subdivide the lower balcony from the main auditorium. This alteration would create one auditorium on the first floor (Auditorium No. 1), three new auditoriums on the lower balcony (Auditoriums Nos. 2, 3, and 4), and one new auditorium on the upper balcony (Auditorium No. 5). Within Auditorium No. 1, the proposed project would: retain the existing historic half walls between main auditorium and lobby; install a new full height interior wall behind the existing historic half walls; install a new projection room and restrooms within the main auditorium; construct new tiered platforms for new seating over the existing sloped floor; expand the stage to follow the curve of existing orchestra pit; and, install a new beer cooler room in location of the boiler room. Throughout the main auditorium, the project would retain, repair or restore all decorative plaster work, especially the proscenium, denticulated cornice, frieze with garlands and urns, moldings, and plaster relief wall panels. On the

¹ Prior to removal, the historic plaster would be documented, measured, and photographed.

² A qualified architectural conservator would conduct an investigation of the murals to determine the existing condition and shall prepare a plan for salvage and relocation.

coffered ceiling of the main auditorium, the project would repair any damaged plaster, and would repair and rewire historic light fixtures.

Interior: Projection Booth

The proposed project would convert the original projection room on the first floor into a bar for theater patrons. This alteration would entail removal of portions of the projection booth walls below the decorative plaster trim/reliefs, which would be retained and preserved. The new openings would occur on the north, east and south walls of the existing projection booth walls.

Interior: Patron's Lounge

Adjacent to the projection booth is the patron's lounge, which would be subdivided and reduced in size to accommodate the new commercial kitchen and new projection booth bar. All ornamental plaster features in this area would be retained, preserved in place, and repaired, as would the adjacent historic staircase that leads up to the mezzanine level. A new partial height interior wall would be constructed between the patron's lounge and new commercial kitchen.

Interior: Women's Lounge

Adjacent to the projection booth and patron's lounge is the former women's lounge, which would be converted to a new commercial kitchen and support spaces for the new restaurant/bar. As part of the kitchen conversion, the existing women's restroom would be removed, as would the lower portion of the historic walls for new openings within the kitchen area. The historic plaster and trim on the ceiling and upper portion of the walls would be retained, repaired, and protected. Underneath the adjacent historic staircase, a new cooler room would be installed.

Interior: Mezzanine

On the mezzanine level, the existing restrooms would be documented and replaced with new modern restrooms. At this level, all decorative plaster trim would be retained and repaired. The non-historic egress doors would be removed and infilled.

Interior: Balcony

At the balcony level on the second floor, the proposed project would create four theaters: three theaters within the lower balcony (Auditorium Nos. 2, 3 and 4) and one theater within the upper balcony (Auditorium No. 5). A new interior wall covered with a fabric curtain would be constructed from the lower balcony to the ceiling of the main auditorium, in order to subdivide the main auditorium from the balcony levels. The project would form a new corridor between the lower balcony and upper balcony, and also construct new restrooms and an accessibility lift to the upper balcony on the second floor. The project would construct another interior wall between this new corridor and the upper balcony to form the upper balcony theater. To create the new theaters, the project would construct new tiered platforms for seating over the existing sloped floor in the four newly-created balcony theaters. Throughout the second floor, the project would retain and repair all decorative plasterwork, particularly the proscenium, denticulated cornice, frieze with garlands and urns, moldings, and plaster relief wall panels.

To accommodate the balcony conversion, the lower balcony would be extended by approximately 15-ft. The scalloped edge on the existing lower balcony would be documented and removed, and reconstructed

on the extended lower balcony edge. On the underside of the lower balcony (or the ceiling exposed underneath the lower balcony), the original historic balcony edge would be demarcated and physically noted. On the north and south ends, the lower balcony extension would be setback from the walls of the main auditorium. Within the lower balcony theaters, the decorative plaster ceilings and decorative cast metal grilles would be encapsulated and mothballed behind a new dropped ceiling. Within Auditorium No. 2, the south wall would remain exposed, so as to reveal the original plaster decoration and design. Similarly, within Auditorium No. 4, the north wall would remain exposed, so as to reveal the original plaster decoration and design.

Within the upper balcony, the project would repair and rehabilitate the domed ceiling, including the historic oval plaster design, and all of the decorative ceiling plaster, which will remain exposed. The project would construct two new staircases from the second floor corridor to the upper balcony theater, as well as a new accessibility lift.

Interior: Utilitarian Upgrades

The proposed project includes a number of utilitarian upgrades, including: installation of a new fire suppression system; installation of new equipment lift in the basement and new walls to support the new stage; and, installation of a new elevator for access to the balcony level.

OTHER ACTIONS REQUIRED

The proposed work requires a Conditional Use Authorization for a Formula Retail Use from the Planning Commission, as well as a Building Permit.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a historic district, the Historic Preservation Commission must find that the proposed work is in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

Standard 1: A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

The proposed project would maintain the subject property's historic use as a theater. The subject property functioned continuously and exclusively as a movie theater until 1993. The proposed project would increase the number of screens from one to five. Although the conversion from one screen to five screens would introduce new elements into the original auditorium, it would be done in a manner that respects the building's distinctive materials, features, and spaces. Despite the sub-division of the main auditorium into five theaters, the project would maintain the sense of the volume within the main auditorium, would retain the historic balcony and its scalloped edge in a new location, and would preserve all distinctive character-defining features of the interior and exterior, so as to not impact the overall integrity of the landmark.

Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed project maintains the historic character of the subject property, as defined by its character-defining features (see below). The project would retain the historic character of the New Mission Theater and would not remove distinctive materials nor alter features, spaces, or spatial relationships that characterize the property.

Exterior: On the exterior, the proposed project does not include any major exterior additions and would retain, preserve and restore the exterior character-defining features, including the marquee, pylon sign, and parapet. No historic materials or features would be removed from the exterior. The exterior work is focused on non-historic or non-significant areas on the secondary or rear facades.

Main Auditorium: To accommodate the subdivision, the lower balcony would be extended by 15ft-6in, and the scalloped edge would be reconstructed on the balcony extension. To demarcate the location of the original balcony, the project includes a reveal and curved detail on the underside of the lower balcony. On the lower balcony, the ceilings of the new theaters are sloped to maintain the sense of the original size and scale of the main auditorium and to avoid damaging historic plaster ornamentation on the main auditorium ceiling. Although the volume of the auditorium would be reduced by the extension of the lower balcony and the insertion of the new theaters, the project maintains a sense of the auditorium's triple-height space and also retains important characteristics of this interior, including the over-scaled Neoclassical and Renaissance

architectural elements, monumental proscenium arch flanked by a pair of gilded and fluted Corinthian columns and Composite pilasters, shallow niches containing urn-shaped floodlights, cast plaster medallions, ornamental plaster moldings and raised panels on the side walls, decorative frieze of urns and garlands, denticulated cornice, and coffered ceiling with deep reveals. All of the historic decorative features within the interior of the main auditorium would be retained and repaired, or reconstructed, where deterioration is extensive. The decorative plaster work on the west and east walls would be minimally impacted by the extension of the balcony. The west and east ends of the extended lower balcony would feature a return to avoid impacting the highly decorative plaster panels. Other alterations to the main auditorium, including the construction of new interior walls between the main auditorium and lobby and the extension of the stage to align with the orchestra pit, appear to be appropriate, since the auditorium would retain its historic character, character-defining features, sense of original volume, and materials.

Projection Booth: All decorative plasterwork and trim, including the ornate swags, cornices, and panels, would be retained and repaired. The new openings would be cut below the frieze panels. Further, the elevated floor and interior walls of the projection booth would be removed. All of this work retains the primary characteristics of the projection booth and would not impact the overall historic character of this space.

Women's Lounge and Patron's Lounge: The project would reduce the size of the patron's lounge, which would be subdivided into a lounge area for theater patrons and a commercial kitchen. The women's lounge would be converted and reconfigured into space for the commercial kitchen and a new wall would be constructed between the lobby and the kitchen (to the west of the projection booth). All decorative plasterwork and trim within these areas would be retained and repaired. Within the commercial kitchen, portions of the existing historic wall will be removed below the frieze panels. The staircase leading up to the mezzanine level would be retained and preserved, though a portion of the staircase would only be accessible from the kitchen area. Portions of the promenade lobby murals would be on display on the new wall between the lobby and the kitchen. Overall, the project would retain the important character-defining features of the women's lounge and patron's lounge, thus avoiding removal of historic materials and features. Further, the new work would be reversible and would not impact the historic character of these spaces.

Balcony: All decorative plasterwork and trim within the upper balcony, including the highly decorative oval ceiling, would be repaired and preserved. The new staircases and elevator lift to the upper balcony appear to be appropriate and compatible with the historic character of this area in material and design, since the new design draws from the architectural vocabulary of the theater and is simple in expression. Within the lower balcony theaters, the existing historic ceiling would be mothballed, repaired and encapsulated behind a new ceiling, thus preserving original historic materials. Other alterations, including the construction of the tiered platforms for seating within the lower balcony, appear to be appropriate, since this alteration is reversible and would not impact the historic character of this space.

Ultimately, this new construction would not remove any identified interior character-defining features and would maintain the historic character of the interior.

Therefore, the proposed project complies with Rehabilitation Standard 2.

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

The proposed project does not include the addition of conjectural elements or architectural features from other buildings. New work does not create a false sense of historical development and would be contemporary in character or based upon historic documentation.

Therefore, the proposed project complies with Rehabilitation Standard 3.

Standard 4: Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

The proposed project does not involve alterations to the subject building, which have acquired significance in their own right. Both the original design by the Reid Brothers and subsequent alterations by Timothy Pflueger are considered significant and contribute to the building's historic character and significance. Other alterations, including the concealment of the Reid Brothers-designed vestibule with ceramic wall tiles and dropped acoustic ceiling panels, occurred in the 1960s, and not significant. The concealed historic ceiling will be retained and repaired, and reconstructed, if heavily deteriorated. Similarly, the decorative plaster ceiling designed by Timothy Pflueger would be retained and repaired.

Therefore, the proposed project complies with Rehabilitation Standard 4.

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

The proposed project would preserve distinctive features, finishes and construction techniques, including the distinctive pylon sign, marquee, interior plaster ornamentation, and other interior character-defining features. Within the interior, the project would seismically upgrade the unreinforced masonry walls of the vestibule and promenade lobby with new shotcrete walls and a steel moment frame. To accommodate this work, the interior plaster ornamentation and detailing would be documented, removed and reconstructed back in place. The new shotcrete walls would add approximately eight inches to the thickness of the vestibule and promenade lobby walls, and would impact the decorative ceiling and existing decorative plasterwork. Prior to the removal of these decorative features, all plaster work and decorative elements (which are severely deteriorated) will be documented and/or salvaged, including the existing historic mirrors. All of the historic decorative elements will be restored and reconstructed based upon photographic and documented physical evidence, including plaster molds and high resolution photography; therefore, these elements will be preserved. Ultimately, the project would retain the interior character-defining features including: double-height ceiling with mezzanine at rear, inclusive of

the Pflueger-designed ceiling; Art Deco-style ornamental metalwork at balustrades; stylized decorative plaster detailing throughout lobby; Plaster moldings imprinted with a Greek key motif; stacked lozenge-shaped mirrors; cast plaster cornice moldings in a series of patterns including stylized floral motifs and the faces of Greek muses; ceiling ornament of stylized floral motifs including tulips, pineapples, and daisies; plaster zigzag patterned ceiling moldings recall Maya temple detailing; recessed "light coves" below lobby ceiling; ceiling medallions; and etched glass panel doors to auditorium inscribed with Art Deco-style motifs. Many of these elements will be restored, reconstructed, and/or reinstalled back in place, based upon photographic and documented physical evidence. Further, the project would salvage the murals in the promenade lobby and display them adjacent to the original projection booth and within the mezzanine of the promenade lobby.

Therefore, the proposed project complies with Rehabilitation Standard 5.

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

The New Mission Theater has been vacant for nearly a decade and many historic features are severely deteriorated, and are in need of repair. The proposed project includes a program of extensive repair of these deteriorated features, and would employ a strategy of repair over replacement; where the replacement of distinctive features is required due to severe deterioration, new elements will match the old. On the exterior, the Mission Street façade would be cleaned and re-painted, and the pylon sign and marquee would be repaired and restored. Within the interior, decorative plaster element would be repaired, restored or reconstructed depending on the condition of the plaster. Within the vestibule, the concealed historic ceiling would be uncovered, revealed, and repaired, and new decorative plaster walls would be restored in this area based on the original Reid Brothers design. Other deteriorated historic features in the auditorium, patrons' lounge, and balcony would be cleaned, repaired, repainted, and restored, as necessary. The repair program would be guided by a qualified architectural conservator and the specifications included within the project description. Overall, the project follows an ethos of repair over replacement, and reconstruction in-kind, thus preserving the building's historic character and integrity.

Therefore, the proposed project complies with Rehabilitation Standard 6.

Standard 7: Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

The proposed project does not include any chemical or physical treatments that may cause damage to historic materials. If the project calls for chemical and physical treatments, they shall be applied using the gentlest means possible, and would require further review by Planning Department

Preservation Staff. However, to date, the project does not identify any chemical or physical treatments as part of the proposed project.

Therefore, the proposed project complies with Rehabilitation Standard 7.

Standard 8: Significant archaeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures will be undertaken.

The proposed project does not include any major excavation work, and no archaeological resources are expected to be encountered. Some foundation work associated with the seismic strengthening that is to be completed, and a new equipment lift will be installed in the orchestra pit. If any archaeological material should be encountered during this project, construction will be halted and proper mitigation undertaken.

Therefore, the proposed project complies with Rehabilitation Standard 8.

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

The proposed project does not include any new additions.

Along Mission Street, exterior alterations would be limited to repair and restoration of the exterior façade elements, such as repair of the pylon sign and marquee, and installation of a new metal security grille. This new metal security grille would be designed to match with the historic character of the exterior in material and finish. Along Bartlett Street, exterior alterations would include the installation of code-compliant egress stairs and a concrete wall providing egress at the sidewalk. These alterations occur on secondary, unadorned facades; would not destroy historic materials, features, or spatial relationships; and would not be visible from any immediate public right of way.

In the interior, the proposed project would construct two full-height shotcrete shear walls and a steel seismic moment frame in the vestibule/promenade lobby as part of the seismic retrofit. These shear walls would be resurfaced to match the original plaster elements. This treatment would differentiate the seismic improvements from the historic materials, since the reconstructed elements would be located approximately four inches from their original location. Similarly, the design of the lower balcony extension would be differentiated from the historic building by exposing the original location of the balcony edge and by hanging a curtain on the auditorium side of the new wall. Care has been taken at the new walls and dropped ceiling of the lower balcony to conceal the connection points at the historic walls and ceiling as seen from the main auditorium below, thereby limiting disruptions to the building's significant interior volume. At the upper balcony, a new wall would enclose the auditorium and would be constructed below an

existing dropped beam and away from the highly ornamental domed ceiling, thereby preserving the character-defining features and volume of the upper balcony. New tiered platforms for seating in all five auditoriums would be additive and would be constructed over the existing trays or sloped floor. Generally, most of the new work is additive in nature and does not involve the removal of historic materials or finishes.

Overall, the proposed project maintains the historic integrity of the subject property and introduces elements which are compatible with the property's overall size, scale and architectural features. New work is undertaken sensitively and is designed to be compatible with the existing historic features.

Therefore, the proposed project complies with Rehabilitation Standard 9.

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

The proposed project does not include any new exterior additions. The proposed project includes new construction of full-height shotcrete shear walls and a steel seismic moment frame in the promenade lobby. In order to preserve the ornate interior spaces, the seismic retrofit component have been designed to affect as little historic fabric as possible. The proposed seismic scheme is necessary to prevent the further deterioration of the building and is an acceptable treatment. Typically, seismic retrofits are not considered reversible alterations, but are necessary for life safety. All other alterations, including the new auditoriums, kitchen, bar, and new amenities, are designed in such a manner that if removed in the future, the essential form and integrity of the subject property would be unimpaired. This new construction preserves the exterior and interior character-defining features of the subject property, and would not impact the overall integrity of the landmark.

Therefore, the proposed project complies with Rehabilitation Standard 10.

Summary: The Department finds that the overall project is consistent with the *Secretary of the Interior Standards for Rehabilitation*.

PUBLIC/NEIGHBORHOOD INPUT

As of December 12, 2012, the Department has received three letters in support of the theater rehabilitation (see attached).

ISSUES & OTHER CONSIDERATIONS

Constructed in 1910, the New Mission Theater at 2554 Mission Street (also addressed as 2550 Mission Street) is located on the west side of Mission Street between 21st and 22nd Streets (Assessor's Block 3616, Lot 007). The New Mission Theater is designated as City Landmark No. 245 in Article 10 of the San

Francisco Planning Code, and is also listed in the National Register of Historic Places (National Register). The New Mission Theater is significant under National Register Criterion C (Design/Construction) as the best surviving example of an early twentieth century movie palace in the Mission District and one of only a handful of surviving in San Francisco with any degree of integrity. In addition, the property is significant as the work of two regionally significant architectural firms: the Reid Brothers and Miller & Pflueger (Timothy Pflueger). Finally, as noted within the designating ordinance (Ordinance No. 87-04), the New Mission Theater is significant under National Register Criterion A (Events) for its association with the establishment and evolution of the Mission District's vaudeville and movie house district during the first half of the twentieth century.

As noted within the landmark designation ordinance, the character-defining features include:

Exterior

- Art Deco façade
- Free-Standing 70-foot pylon sign with neon tubes spelling out "New Mission"
- Cantilevered marquee
- Streamlined parapet

Interior-Promenade Lobby

- Double-height ceiling with mezzanine at rear
- Art Deco-style ornamental metalwork at balustrades
- Stylized decorative plaster detailing throughout lobby
- Plaster moldings imprinted with a Greek key motif
- Stacked lozenge-shaped mirrors
- Cast plaster cornice moldings in a series of patterns including stylized floral motifs and the faces of Greek muses
- Ceiling ornament of stylized floral motifs including tulips, pineapples, and daisies
- Plaster zigzag patterned ceiling moldings recall Maya temple detailing
- Recessed "light coves" below lobby ceiling
- Ceiling medallions
- Etched glass panel doors to auditorium inscribed with Art Deco-style motifs³

Interior-Auditorium

- Auditorium with over-scaled Neoclassical and Renaissance architectural elements
- Monumental proscenium arch flanked by a pair of gilded and fluted Corinthian columns and Composite pilasters
- Projection booth
- Shallow niches containing urn-shaped floodlights
- Cast plaster medallions
- Ornamental plaster moldings and raised panels on the side walls
- Decorative frieze of urns and garlands
- Denticulated cornice

³ The Project Architect reported that one pair of historic doors remains in place and the other two pairs of doors are missing. It is believed that the doors remain at the project site.

- Coffered ceiling with deep reveals

Interior-Patrons' Lounge

- Ornate Corinthian pilasters with decorative classical frieze and cornice
- Coffered ceiling
- Venetian Renaissance Revival arcade along the north wall

Interior-Balcony

- Parapet adorned with a frieze consisting of garlands and urns
- Suspended plaster domed ceiling with heavily decorated ribs and decorative cast metal grilles
- Scalloped parapet along the south edge of the balcony

As part of the project's environmental review, the Architectural Review Committee (ARC) reviewed the proposed project on February 15, 2012. On April 19, 2012, the Architectural Review Committee provided a memo to the Project Sponsor outlining their comments and recommendations (see attached). The Project Sponsor has responded to these comments and has incorporated most of their recommendations into the proposed project, as described below.

STAFF ANALYSIS

Included as an exhibit are architectural drawings (plans, elevations and sections, dated December 11, 2012) of the existing building and the proposed project. Based on the requirements of Article 10 and the *Secretary of Interior's Standards*, staff has determined the following:

Exterior:

The proposed project would maintain and restore the character-defining elements on the exterior, including the Art Deco façade; free-standing pylon sign with neon tubes spelling out "New Mission;" cantilevered marquee; and streamlined parapet. As part of the repair and preservation of the exterior, the project would repaint the sheet metal elements on the exterior, including the pylon sign and marquee, as well as repair and repaint the exterior concrete walls. The repair and repainting treatment calls for hand-scraping of any loose paint, cleaning with a mild detergent, application of a rust inhibiting primer coat, and application of a finish coat. The repair of the concrete walls would include sealing small hairline cracks, repairing larger concrete cracks, and repainting the exterior walls. The repair and repainting of the exterior appears to be appropriate, since this treatment would not impact or damage any character-defining features or call for inappropriate means or methods. Further, the project would restore existing neon tubes and fixtures, and update the historic pylon sign to working condition. [See Drawing Sheet A-5.1, A-5.2, A-5.3]

To ensure this work is consistent with *Secretary of the Interior's Standards for Rehabilitation* and other applicable preservation guidelines, the Department recommends the following conditions of approval:

- As part of the Architectural Addendum, the Project Sponsor shall provide a mock-up of the neon lighting restoration and paint scheme for marquee and pylon sign for review and approval by Planning Department Preservation Staff. The restoration of the neon lighting and exterior paint

scheme should be based upon historical precedent, and accurately reflect the theater's period of significance.

- As part of the Architectural Addendum, the Project Sponsor shall submit detailed specifications for repair, maintenance, restoration and reconstruction of the character-defining features for review and approval by Planning Department Preservation Staff. The detailed specifications shall clearly identify the proposed treatments and methods for repair, restoration and reconstruction. Due to the current state and condition of the interior, many of the project's character-defining features require special treatment. To ensure that the outlined treatment is consistent with national, state and local guidelines, Planning Department Preservation Staff shall review and approval the specifications for the proposed project.

On the exterior, the only new exterior features will be a new metal security grille located along Mission Street. The new metal security grilles will consist of a drop down anodized aluminum grille. This new security grille would allow for visibility into the promenade lobby and would feature a compatible material and finish. Overall, the new security grille would not impact any character-defining features on the exterior, and would not detract from the theater's overall architectural feature. [See Drawing Sheets A-2.1, A-3.1, A-7.1,]

Most of the other alterations on the exterior occur on non-historic portions or secondary facades, which are not visible and/or are currently unadorned. In particular, the alterations on the north and west (Bartlett Street) façades, including the removal and replacement of exterior stairs and doors, do not impact the building's overall historic character and do not remove character-defining features. These alterations are compatible with the overall historic character of the landmark, since they occur on non-visible facades and are consistent with the materials and finishes of these facades. [See Drawing Sheets A-1.1, A2.2, A-3.1]

Overall, the Department finds the exterior alterations to be compatible with the landmark and its character-defining features, since the project would preserve and repair exterior character-defining features and restore important exterior elements to working condition.

Interior – Vestibule/Promenade Lobby:

The proposed project includes a seismic upgrade to the interior unreinforced masonry walls of the vestibule and promenade lobby through new shotcrete walls and a steel moment frame, as well as a repair, rehabilitation and reconstruction scheme for the interior finishes and features. To accommodate this work, the interior finishes within the vestibule/promenade lobby would be removed, including the non-historic ceramic tile floor, the non-historic dropped acoustic ceiling, and the historic plaster ornamentation and detailing located on the walls. The concealed historic plaster on the ceiling would remain in place, and be repaired or restored, if necessary. The new shotcrete walls would add approximately eight inches to the thickness of the vestibule and promenade lobby walls, and would impact the decorative ceiling and existing decorative plasterwork. However, all of the historic and character-defining plaster ornamentation and decorative features/finishes on the walls would be reconstructed and/or reinstalled, including the stylized decorative plaster detailing, plaster moldings imprinted with a Greek key motif, and stacked lozenge-shaped mirrors. Prior to the removal of these decorative features, all plaster work and decorative elements will be documented and/or salvaged,

including the existing historic mirrors and ceiling. The Department recognizes the constraints entailed with the seismic upgrade of this feature and the efforts to achieve an appropriate restoration and reconstruction of these architectural features—many of which are severely deteriorated. This aspect of the project appears appropriate, since all of the historic decorative elements will be repaired, restored and/or reconstructed based upon photographic and documented physical evidence, including plaster molds and high resolution photography. [See Drawing Sheets A-1.1, A-1.2, A-1.4, A-6.1, A-7.2]

To ensure this work is consistent with *Secretary of the Interior's Standards for Rehabilitation* and other applicable preservation guidelines, the Department recommends the following conditions of approval:

- Prior to approval of the Site Permit, the Project Sponsor shall provide detailed information on the salvage and documentation plan for the vestibule, promenade lobby, main auditorium and balcony for review and approval by Planning Department Preservation Staff. Specifically, the Project Sponsor shall provide photographs and detailed measurements of the plaster elements to be removed and reconstructed within the vestibule, promenade lobby, main auditorium and balcony. The Project Sponsor shall also provide a detailed conditions assessment to record the existing condition of the plaster elements.
- As part of the Architectural Addendum, the Project Sponsor shall provide a sample mock-up of the various reconstructed plaster elements for review and approval by Planning Department Preservation Staff. The reconstructed plaster elements shall include the reconstructed scalloped balcony edge, and a sampling of deteriorated plaster trim/features from the vestibule/promenade lobby and the main auditorium. The Department shall determine the adequacy and appropriate number of plaster mock-ups.
- As part of the Architectural Addendum, the Project Sponsor shall provide detailed information on the interior light fixtures/lighting plan for review and approval by Planning Department Preservation Staff. Since many of the historic light fixtures are damaged and/or missing, new light fixtures will need to be recreated and/or reinstalled. The Project Sponsor shall develop a lighting plan, which accommodates for historically-accurate lighting.

As noted above, the proposed project would remove the non-historic finishes within the vestibule, including the dropped acoustic ceiling tile and ceramic tile flooring, and would reconstruct the finishes and ceiling within the vestibule according to the 1916 design by the Reid Brothers. This reconstruction includes new plasterwork and trim based upon original historic drawings by the Reid Brothers. This reconstruction is undertaken with sufficient historical evidence, and would not impact any character-defining features of the New Mission Theater. Further, the new wood doors would be installed between the vestibule and promenade lobby. These new doors are designed to be historically appropriate, and are designed to be compatible and consistent with the architectural vocabulary of the interior. [See Drawing Sheet A-6.1]

To ensure this work is consistent with *Secretary of the Interior's Standards for Rehabilitation* and other applicable preservation guidelines, the Department recommends the following conditions of approval:

- As part of the Architectural Addendum, the Project Sponsor shall provide detailed information on the paint scheme for the vestibule and promenade lobby for review and approval by Planning

Department Preservation Staff. Due to the seismic retrofit, these two areas would be larger reconstructed. The paint scheme should be historically accurate and based upon documentary evidence, as determined by Department staff and a qualified architectural paint conservator.

Other alterations in vestibule/promenade lobby, including the removal of non-historic elements, salvage of the historic murals and mirrors, and the construction of new ticket counters, appear to be appropriate, since these alterations would not impact the overall historic character of these spaces and would be compatible with the overall character and architectural vocabulary of the theater. The salvaged and restored murals from the promenade lobby would be displayed adjacent to the original projection booth and within panels in the mezzanine level of the promenade lobby, thus maintaining proximity to their original location. [See Drawing Sheet A-6.1]

To ensure this work is consistent with *Secretary of the Interior's Standards for Rehabilitation* and other applicable preservation guidelines, the Department recommends the following conditions of approval:

1. As part of the Architectural Addendum, the Project Sponsor shall provide detailed information on the salvage and documentation plan of the promenade lobby murals for review and approval by Planning Department Preservation Staff. For the salvaged murals, the Project Sponsor shall maintain proximity to the original location of the murals within the promenade lobby. The Department shall review the proposed locations.

Overall, the Department finds the seismic upgrade and interior alterations to the vestibule/promenade lobby to be generally compatible with the landmark and its character-defining features, since the project would provide for longer term protection of a landmark through an appropriate seismic upgrade and would retain, repair, restore and/or reconstruct deteriorated character-defining features.

Interior – Main Auditorium:

The proposed project would subdivide the main auditorium into five separate theaters: the main auditorium theater (Auditorium No. 1), three theaters within the lower balcony (Auditorium Nos. 2, 3, and 4), and a theater within the upper balcony (Auditorium No. 5). [See Drawing Sheets A-1.1, A-1.3, A-1.4, A-2.1, A-2.3, A-2.4, A-2.5, A-3.2, A-6.4, A-6.5, A-6.6, A-7.3]

Although the volume of the auditorium would be reduced by the extension of the lower balcony and the insertion of the new theaters, the project maintains a sense of the auditorium's triple-height space and also retains important characteristics of this interior. All of the historic decorative features within the interior of the main auditorium would be retained, repaired, restored and/or reconstructed, if heavily deteriorated. According to the outline specifications, the decorative plaster restoration would include: documentation of the existing molded and cast plaster decorations through photography and measured drawings of cast plaster and molded plaster profiles; repair of cracks, chips, spalls, losses and other deficiencies; and replication of molded decorative plaster elements, which would be either removed for the seismic retrofit or removed due to extensively damage. Along the east and west walls of the main auditorium, the extension of the balcony would have a minimally impact upon the decorative plaster, since this plaster work would be reconstructed in a similar condition as other plaster work on the east and west walls. The west and east ends of the extended lower balcony would feature a return to avoid impacting the highly decorative plaster panels. Overall, these alterations maintain the main auditorium's

historic character by retaining, repair and/or reconstructing character-defining features, and inserting new features, which are compatible with the architectural vocabulary of this space.

At the floor level, the proposed project calls for the removal of the original doors along the south wall of the main auditorium, and the installation of new infill wall. Since this treatment involves the removal of a character-defining feature, the Department has included a condition of approval specifying the retention of these doors in place, removing the door hardware and operation, and installing an alternate fire barrier. [See Drawing Sheet A-5.3, A-7.3]

To ensure this work is consistent with *Secretary of the Interior's Standards for Rehabilitation* and other applicable preservation guidelines, the Department recommends the following conditions of approval:

- Prior to approval of the Site Permit, the Project Sponsor shall revise the architectural drawings to maintain the historic doors on the south wall of the main auditorium. Since these doors are a character-defining feature of the theater, they should be retained and preserved. The Project Sponsor shall review and approve the proposed treatment of these doors with Planning Department Preservation Staff. The Project Sponsor may consider removing the hardware and operation of these doors.

Other alterations, including the construction of new interior walls between the main auditorium and lobby, insertion of new seating, and the extension of the stage to align with the orchestra pit, would not severely impact the historic character of the main auditorium, would not impact any character-defining features, and would be constructed behind the existing half wall. These new walls would be draped with a heavy plush fabric that would be compatible with the overall character of this space. Overall, these alterations assist in maintaining the historic character of the main auditorium, as well as a semblance of the original volume and form. [See Drawing Sheet A-1.4, A-2.1, A3.2]

Overall, the Department finds the treatment of the main auditorium to be compatible with the landmark and its character-defining features, since the project would retain, repair, restore and/or reconstruct interior character-defining features and provide for a clear reading of the auditorium's original spatial configuration and historic character.

Interior – Projection Booth:

The proposed project would convert the existing historic projection booth into a bar, and would cut new openings within the north, east, and south walls. All decorative plasterwork and trim, including the ornate swags, cornices, and panels, would be retained, repaired, restored and/or reconstructed, if heavily deteriorated. The new openings would be cut below the frieze panels. Further, the elevated floor and interior walls of the projection booth would be removed. All of this work retains the primary characteristics of the projection booth, would be compatible with the landmark, and would not impact the overall historic character of this space. [See Drawing Sheets A-2.1, A-3.2, A-6.2]

Overall, the Department finds the treatment of the projection booth to be generally compatible with the landmark and its character-defining features, since the project would retain the projection booth, its spatial relationship to the main auditorium, and its significant ornamentation, including the frieze panels and trim.

Interior – Patron’s Lounge and Women’s Lounge:

The proposed project would reduce the size of the patron’s lounge, which would be subdivided into a lounge area for theater patrons and a commercial kitchen. The women’s lounge would be converted and reconfigured into space for the commercial kitchen and a new wall would be constructed between the lobby and the kitchen (to the west of the projection booth). This new wall would consist of a recessed panel plaster wall with clear glazed panels to allow for view of the adjacent historic stair. Further, this new wall would be open to above and would rise to approximately 8-ft 3-in in height, thus allowing for visual spatial connection between the patron’s lounge and commercial kitchen. All decorative plasterwork and trim within these areas would be retained and repaired. Within the commercial kitchen, portions of the existing historic wall will be removed below the decorative frieze panels, which would be retained and repaired. The outline specifications describe kitchen area protection criteria to ensure that the new commercial kitchen does not impact historic decorative plasterwork within the former patron’s lounge and women’s lounge. Finally, the historic staircase leading up to the mezzanine level would be retained and preserved, though a portion of the staircase would only be accessible from the kitchen area. Portions of the promenade lobby murals would be on display on the new wall between the lobby and the kitchen. [See Drawing Sheets A-2.1, A-5.2, A-6.2, A-6.3]

To ensure this work is consistent with *Secretary of the Interior’s Standards for Rehabilitation* and other applicable preservation guidelines, the Department recommends the following conditions of approval:

- As part of the Architectural Addendum, the Project Sponsor shall submit detailed specifications for repair, maintenance, restoration and reconstruction of the character-defining features for review and approval by Planning Department Preservation Staff. The detailed specifications shall clearly identify the proposed treatments and methods for repair, restoration and reconstruction. Due to the current state and condition of the interior, many of the project’s character-defining features require special treatment. To ensure that the outlined treatment is consistent with national, state and local guidelines, Planning Department Preservation Staff shall review and approval the specifications for the proposed project.

Overall, the Department finds the treatment of the patron’s lounge and women’s lounge to be generally compatible with the landmark and its character-defining features, since interior character-defining features would be preserved, repaired, restored and/or reconstructed, if heavily deteriorated. Further, the new work within this area is sensitive to the historic fabric and provides for a compatible new use and design.

Interior – Mezzanine:

The proposed project would maintain the mezzanine level in its current configuration and would rehabilitate the restrooms on this level. The restrooms finishes and fixtures have not been identified as character-defining features. All decorative plasterwork and trim within this area would be retained and repaired. [See Drawing Sheet A-1.2, A-1.5, A-2.2, A-3.2]

In response to comments from the Architectural Review Committee, the Project Sponsor has prepared documentation of the existing mezzanine restrooms. [See Drawing Sheet A-1.5]

Overall, the Department finds the treatment of the mezzanine to be generally compatible with the landmark and its character-defining features, since the restroom does not possess any character-defining features.

Interior – Balcony:

As noted earlier, the proposed project would extend and subdivide the existing balcony to accommodate four theaters: three theaters on the lower balcony and one theater within the upper balcony.

Within the lower balcony, the project would construct three small theaters (Auditorium No. 2, No. 3 and No. 4), as well as a tiered platform for the new theater seating. The lower balcony would be extended by approximately 15-ft 6-in, and the scalloped edge would be documented, reconstructed and reinstalled on the balcony extension. To demarcate the location of the original balcony, the project includes a reveal and curved detail on the underside of the lower balcony. This detail assists in memorializing the location of the original scalloped balcony edge. The new west wall constructed from the lower balcony to the ceiling would be angled and sloped, so as to minimize contact and avoid damaging historic plaster ornamentation on the main auditorium ceiling. In addition, the angled and sloped ceiling assists in maintaining the sense of the original size and scale of the main auditorium. The existing historic ceiling would be documented, mothballed, repaired and encapsulated behind a new dropped ceiling. The denticulated cornice and other plasterwork would be repaired and left exposed within Auditorium No. 2 and No. 4. Other new interior walls would be constructed on the balcony level between the lower balcony, second floor corridor, and upper balcony. The new interior walls align to existing ceiling beams, and do not impact any historic plasterwork. Overall, this aspect of the project appears to be appropriate, since it accommodates for the new expanded theater use, while also maintaining the theater's historic character and recognizing original features. The project would retain and/or reconstruct character-defining features, and also allow for a reading of the theater's historic character, as evidenced by the exposed walls within Auditoriums Nos. 2 and 4. The new alterations would provide for a longer-term protection of the ceiling through a mothball and encapsulation program. Although the project would alter a character-defining feature, the lower balcony would still contribute to the theater's overall historic character. The balcony reconstruction includes details that memorialize the original scalloped edge and balcony location. [See Drawing Sheets A-1.1, A-1.3, A-1.4, A-2.1, A-2.3, A-2.4, A-2.5, A-3.2, A-6.4, A-6.5, A-6.6, A-7.3]

To ensure this work is consistent with *Secretary of the Interior's Standards for Rehabilitation* and other applicable preservation guidelines, the Department recommends the following conditions of approval:

- As part of the Architectural Addendum, the Project Sponsor shall provide a sample mock-up of the various reconstructed plaster elements for review and approval by Planning Department Preservation Staff. The reconstructed plaster elements shall include the reconstructed scalloped balcony edge, and a sampling of deteriorated plaster trim/features from the vestibule/promenade lobby and the main auditorium. The Department shall determine the adequacy and appropriate number of plaster mock-ups.

The project would also re-open the staircase from the second floor to the mezzanine level of the promenade lobby. In addition, the project would construct new elements within the newly formed second floor corridor, such as new staircases and accessibility lift to the upper balcony theater

(Auditorium No. 5), new restrooms and a new elevator. All decorative plasterwork and trim within the upper balcony, including the highly decorative oval ceiling, would be retained, repaired, restored and/or reconstructed, if heavily deteriorated. The new staircases and elevator lift to the upper balcony would be compatible with the historic character of this area in material and design. Overall, these alterations are consistent and compatible with the landmark, since they are simple in design, draw from the architectural vocabulary of the theater, and allow for a clear reading of the upper balcony and other character-defining features of the second floor. The upper balcony treatment retains the important character-defining features, such as the decorative plasterwork on the walls and ceilings. Further, the balconies would be altered in such a manner, which would recognize their original condition and design, while providing for a new compatible use that is respectfully of important historic materials and finishes. [See Drawing Sheets A-1.3, A-2.3, A-3.2, A-6.3, A-6.5]

Overall, the Department finds the treatment of the balcony to be generally compatible with the landmark and its character-defining features. The balcony treatment would preserve, repair, restore or reconstruct deteriorated features on the walls and ceilings, while providing for new construction that is compatible with the materials and style of historic features.

Interior – Utilitarian Upgrades:

The proposed project includes a number of utilitarian upgrades, including the installation of a new equipment lift in the basement, construction of new walls to support the new stage in the main auditorium, installation of a new elevator for access to the balcony level, and installation of a new fire suppression system. The location of the new elevator appears to be appropriate and will not impact any interior character-defining features. Further, the equipment lift and new basement walls do not appear to impact any of the landmark's character-defining features. Information on the fire suppression system and the location of sprinkler heads has not been determined; however, the system shall be designed by a qualified professional with experience with historic theaters, who shall work closely with the Preservation Architect and Architect of Record. [See Drawing Sheets A-5.2, E/M-1, E/M-2, E/M-3]

To ensure this work is consistent with *Secretary of the Interior's Standards for Rehabilitation* and other applicable preservation guidelines, the Department recommends the following conditions of approval:

- As part of the Architectural Addendum, the Project Sponsor shall provide additional information on the mechanical, electrical and plumbing upgrades, as well as the new fire suppression systems. These new upgrades shall be designed to be minimally invasive and to avoid removal of original plaster ornamentation or other character-defining features, as determined by Planning Department Preservation Staff, in consultation with a qualified historic resource consultant with demonstrated experience in theater rehabilitation. The Department shall only review these documents for landmarks purposes only.

Overall, Department finds the treatment of the utilitarian upgrades to be generally compatible with the landmark and its character-defining features, since no character-defining features are impacted by the proposed work. However, Department staff has included a condition of approval to ensure that the new utilitarian upgrade do not impact character-defining features of the landmark.

Summary:

With the recommended conditions, Department staff finds that proposed work will be in conformance with the *Secretary's Standards* and requirements of Article 10, as the proposed work shall not adversely affect the special character or special historical, architectural, or aesthetic interest or value of the landmark and its site.

CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

- Prior to approval of the Site Permit, the Project Sponsor shall provide detailed information on the salvage and documentation plan for the vestibule, promenade lobby, main auditorium and balcony for review and approval by Planning Department Preservation Staff. Specifically, the Project Sponsor shall provide photographs and detailed measurements of the plaster elements to be removed and reconstructed within the vestibule, promenade lobby, main auditorium and balcony. The Project Sponsor shall also provide a detailed conditions assessment to record the existing condition of the plaster elements.
- Prior to approval of the Site Permit, the Project Sponsor shall revise the architectural drawings to maintain the historic doors on the south wall of the main auditorium. Since these doors are a character-defining feature of the theater, they should be retained and preserved. The Project Sponsor shall review and approve the proposed treatment of these doors with Planning Department Preservation Staff. The Project Sponsor may consider removing the hardware and operation of these doors.
- As part of the Architectural Addendum, the Project Sponsor shall provide a mock-up of the neon lighting restoration and paint scheme for marquee and pylon sign for review and approval by Planning Department Preservation Staff. The restoration of the neon lighting and exterior paint scheme should be based upon historical precedent, and accurately reflect the theater's period of significance.
- As part of the Architectural Addendum, the Project Sponsor shall provide detailed information on the salvage and documentation plan of the promenade lobby murals for review and approval by Planning Department Preservation Staff. For the salvaged murals, the Project Sponsor shall maintain proximity to the original location of the murals within the promenade lobby. The Department shall review the proposed locations.
- As part of the Architectural Addendum, the Project Sponsor shall provide a sample mock-up of the various reconstructed plaster elements for review and approval by Planning Department Preservation Staff. The reconstructed plaster elements shall include the reconstructed scalloped balcony edge, and a sampling of deteriorated plaster trim/features from the vestibule/promenade lobby and the main auditorium. The Department shall determine the adequacy and appropriate number of plaster mock-ups.
- As part of the Architectural Addendum, the Project Sponsor shall provide detailed information on the paint scheme for the vestibule and promenade lobby for review and approval by Planning Department Preservation Staff. Due to the seismic retrofit, these two areas would be larger

reconstructed. The paint scheme should be historically accurate and based upon documentary evidence, as determined by Department staff and a qualified architectural paint conservator.

- As part of the Architectural Addendum, the Project Sponsor shall provide detailed information on the interior light fixtures/lighting plan for review and approval by Planning Department Preservation Staff. Since many of the historic light fixtures are damaged and/or missing, new light fixtures will need to be recreated and/or reinstalled. The Project Sponsor shall develop a lighting plan, which accommodates for historically-accurate lighting.
- As part of the Architectural Addendum, the Project Sponsor shall submit detailed specifications for repair, maintenance, restoration and reconstruction of the character-defining features for review and approval by Planning Department Preservation Staff. The detailed specifications shall clearly identify the proposed treatments and methods for repair, restoration and reconstruction. Due to the current state and condition of the interior, many of the project's character-defining features require special treatment. To ensure that the outlined treatment is consistent with national, state and local guidelines, Planning Department Preservation Staff shall review and approval the specifications for the proposed project.
- As part of the Architectural Addendum, the Project Sponsor shall provide additional information on the mechanical, electrical and plumbing upgrades, as well as the new fire suppression systems. These new upgrades shall be designed to be minimally invasive and to avoid removal of original plaster ornamentation or other character-defining features, as determined by Planning Department Preservation Staff, in consultation with a qualified historic resource consultant with demonstrated experience in theater rehabilitation. The Department shall only review these documents for landmarks purposes only.

ENVIRONMENTAL REVIEW STATUS

On November 21, 2012, a Preliminary Mitigated Negative Declaration (PMND), Initial Study and Community Plan Exemption for the proposed project was prepared and published for public review. The PMND, Draft Initial Study, and Community Plan Exemption was available for public comment until December 11, 2012.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation* and requirements of Article 10.

ATTACHMENTS

Draft Motion

Exhibits, including Parcel Map, Sanborn Map, Zoning Map, Aerial Photos, and Site Photos

Landmark Designation Ordinance

Excerpts from Page & Turnbull, *Historic Resource Evaluation: New Mission Theater* (February 6, 2012)

Architectural Drawings

Architectural Review Committee (ARC) Memorandum (April 19, 2012)

Certificate of Appropriateness
December 19, 2012

Case Number 2006.0494A
2554 Mission Street (New Mission Theater)

Project Sponsor Response to ARC Memorandum
Documentation & Paint Analysis, New Mission Theatre: Promenade Entrance (February 2007)
Public Correspondence
Preliminary Mitigated Negative Declaration, Initial Study & Community Plan Exemption (Electronic Copy)

RS: G:\Documents\Certificate of Appropriateness\2006.0494A 2554-58 Mission St - New Mission Theater\CofA Case Report_2554 Mission St.doc



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: DECEMBER 19, 2012

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

Reception:
415.558.6378

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415.558.6409

Planning
Information:
415.558.6377

Filing Date: April 13, 2006
Case No.: **2006.0494A**
Project Address: **2554 MISSION STREET (NEW MISSION THEATER)**
Historic Landmark: Landmark No. 245
Zoning: Mission St NCT (Neighborhood Commercial Transit) Zoning District
85-X Height and Bulk District
Block/Lot: 3616/007
Applicant: Andrew J. Junius, Reuben & Junius
One Bush Street, Ste. 600
San Francisco, CA 94104
Staff Contact: Richard Sucre - (415) 575-9108
richard.sucre@sfgov.org
Reviewed By: Timothy Frye - (415) 575-6822
tim.frye@sfgov.org

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY DESIGNATED AS LANDMARK NO. 245 LOCATED ON LOT 007 IN ASSESSOR'S BLOCK 3616, WITHIN THE MISSION ST NCT (NEIGHBORHOOD COMMERCIAL TRANSIT) ZONING DISTRICT AND 85-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on April 13, 2006, Andrew Junius of Reuben & Junius on behalf of Gus Murad & Associates, LLC c/o Dean Givas of Oyster Development Corp. (Property Owner) filed an application with the San Francisco Planning Department (Department) for a Certificate of Appropriateness for a change of use and exterior and interior alterations to the subject property located on Lot 007 in Assessor's Block 3616.

WHEREAS, the Project underwent environmental review for the California Environmental Quality Act (CEQA) through a Preliminary Mitigated Negative Declaration, Initial Study and Community Plan Exemption. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on December 19, 2012, the Commission conducted a duly noticed public hearing on the current project, Case No. 2006.0494 (Project) for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants a Certificate of Appropriateness with conditions, in conformance with the project information dated December 11, 2012 and labeled Exhibit A on file in the docket for Case No. 2006.0494A based on the following findings:

CONDITIONS OF APPROVAL

To ensure that the proposed work is undertaken in conformance with this Certificate of Appropriateness, staff recommends the following conditions:

- Prior to approval of the Site Permit, the Project Sponsor shall provide detailed information on the salvage and documentation plan for the vestibule, promenade lobby, main auditorium and balcony for review and approval by Planning Department Preservation Staff. Specifically, the Project Sponsor shall provide photographs and detailed measurements of the plaster elements to be removed and reconstructed within the vestibule, promenade lobby, main auditorium and balcony. The Project Sponsor shall also provide a detailed conditions assessment to record the existing condition of the plaster elements.
- Prior to approval of the Site Permit, the Project Sponsor shall revise the architectural drawings to maintain the historic doors on the south wall of the main auditorium. Since these doors are a character-defining feature of the theater, they should be retained and preserved. The Project Sponsor shall review and approve the proposed treatment of these doors with Planning Department Preservation Staff. The Project Sponsor may consider removing the hardware and operation of these doors.
- As part of the Architectural Addendum, the Project Sponsor shall provide a mock-up of the neon lighting restoration and paint scheme for marquee and pylon sign for review and approval by Planning Department Preservation Staff. The restoration of the neon lighting and exterior paint scheme should be based upon historical precedent, and accurately reflect the theater's period of significance.
- As part of the Architectural Addendum, the Project Sponsor shall provide detailed information on the salvage and documentation plan of the promenade lobby murals for review and approval by Planning Department Preservation Staff. For the salvaged murals, the Project Sponsor shall maintain proximity to the original location of the murals within the promenade lobby. The Department shall review the proposed locations.
- As part of the Architectural Addendum, the Project Sponsor shall provide a sample mock-up of the various reconstructed plaster elements for review and approval by Planning Department Preservation Staff. The reconstructed plaster elements shall include the reconstructed scalloped balcony edge, and a sampling of deteriorated plaster trim/features from the vestibule/promenade lobby and the main auditorium. The Department shall determine the adequacy and appropriate number of plaster mock-ups.

- As part of the Architectural Addendum, the Project Sponsor shall provide detailed information on the paint scheme for the vestibule and promenade lobby for review and approval by Planning Department Preservation Staff. Due to the seismic retrofit, these two areas would be larger reconstructed. The paint scheme should be historically accurate and based upon documentary evidence, as determined by Department staff and a qualified architectural paint conservator.
- As part of the Architectural Addendum, the Project Sponsor shall provide detailed information on the interior light fixtures/lighting plan for review and approval by Planning Department Preservation Staff. Since many of the historic light fixtures are damaged and/or missing, new light fixtures will need to be recreated and/or reinstalled. The Project Sponsor shall develop a lighting plan, which accommodates for historically-accurate lighting.
- As part of the Architectural Addendum, the Project Sponsor shall submit detailed specifications for repair, maintenance, restoration and reconstruction of the character-defining features for review and approval by Planning Department Preservation Staff. The detailed specifications shall clearly identify the proposed treatments and methods for repair, restoration and reconstruction. Due to the current state and condition of the interior, many of the project's character-defining features require special treatment. To ensure that the outlined treatment is consistent with national, state and local guidelines, Planning Department Preservation Staff shall review and approval the specifications for the proposed project.
- As part of the Architectural Addendum, the Project Sponsor shall provide additional information on the mechanical, electrical and plumbing upgrades, as well as the new fire suppression systems. These new upgrades shall be designed to be minimally invasive and to avoid removal of original plaster ornamentation or other character-defining features, as determined by Planning Department Preservation Staff, in consultation with a qualified historic resource consultant with demonstrated experience in theater rehabilitation. The Department shall only review these documents for landmarks purposes only.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of Landmark No. 245 as described in Article 10 of the Planning Code.

- That the exterior alterations would preserve the exterior character-defining elements, and would rehabilitate and restore deteriorated features, including the neon lighting, pylon sign, and marquee.

- That interior alterations to character-defining features would respect the overall historic character of the theater and be appropriately retained, repaired, restored and/or reconstructed according to national, state and local guidelines.
- That reconstructed features, including the scalloped balcony edge and plaster trim/ornamentation in the vestibule, promenade lobby and main auditorium, are based upon documentary evidence or historic photographs.
- That the subdivision of the main auditorium, lower balcony and upper balcony from one theater into five theaters appropriately maintains the historic character of the interior, and provides for minimal impact upon important interior character-defining features.
- That new interior elements are compatible and sensitive to the historic character and architectural design of the historic theater, as identified within the landmark designation ordinance.
- That the essential form and integrity of the landmark and its environment would be unimpaired if the alterations were removed at a future date.
- That the proposal respects the character-defining features of Landmark No. 245.
- The proposed project meets the requirements of Article 10.
- The proposed project meets the *Secretary of the Interior's Standards for Rehabilitation*, including:

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 5.

Distinctive features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property will be preserved.

Standard 9.

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

Standard 10.

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

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the Landmark No. 245 for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The theater rehabilitation project will not have any impact on any existing neighborhood serving retail uses. Currently, the theater is vacant and does not possess any retail use.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The theater rehabilitation project will strengthen neighborhood character by respecting the character-defining features of Landmark No. 245 in conformance with the Secretary of the Interior's Standards for Rehabilitation.

- C) The City's supply of affordable housing will be preserved and enhanced:

The theater rehabilitation project will have no impact to housing supply.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The theater rehabilitation project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking. The theater rehabilitation project does not include any parking, and the surrounding area is well-served by public transportation.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The theater rehabilitation project will enhance the area's service sector jobs by providing for new employment opportunities with the new theater. The theater will draw new visitors to the neighborhood, who may frequent nearby restaurants, bars and other businesses.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is unaffected by the proposed work. The theater rehabilitation project includes a seismic upgrade, which will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The theater rehabilitation project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards for Rehabilitation.

H) Parks and open space and their access to sunlight and vistas will be protected from development:

The theater rehabilitation project will not impact the access to sunlight or vistas for parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the *Secretary of Interior's Standards for Rehabilitation*, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS WITH CONDITIONS a Certificate of Appropriateness** for the property located at Lot 007 in Assessor's Block 3616 for proposed work in conformance with the project information dated December 11, 2012, labeled Exhibit A on file in the docket for Case No. 2006.0494A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors, such as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission **ADOPTED** the foregoing Motion on December 19, 2012.

Jonas P. Ionin
Acting Commission Secretary

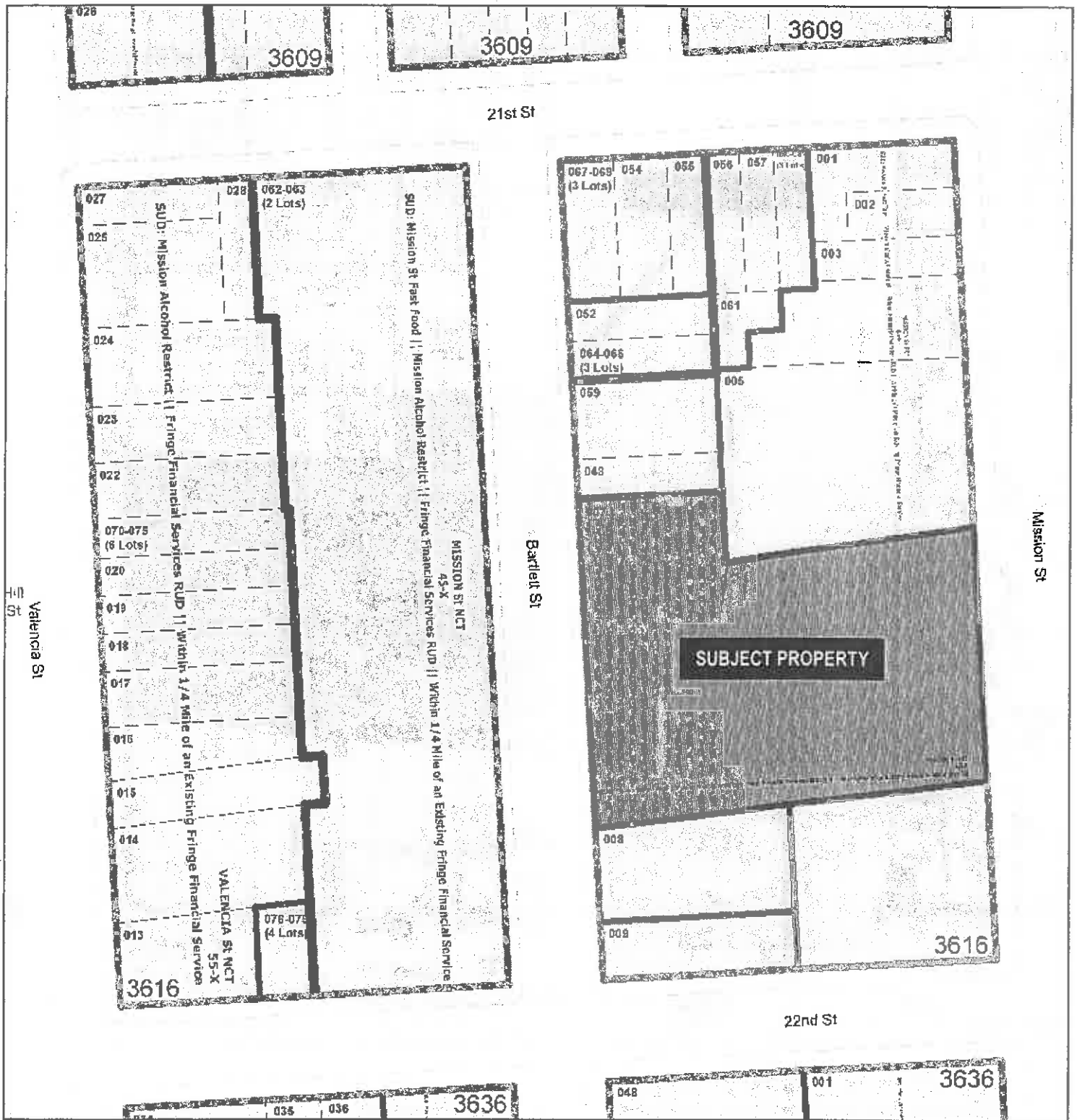
AYES:

NAYS:

ABSENT:

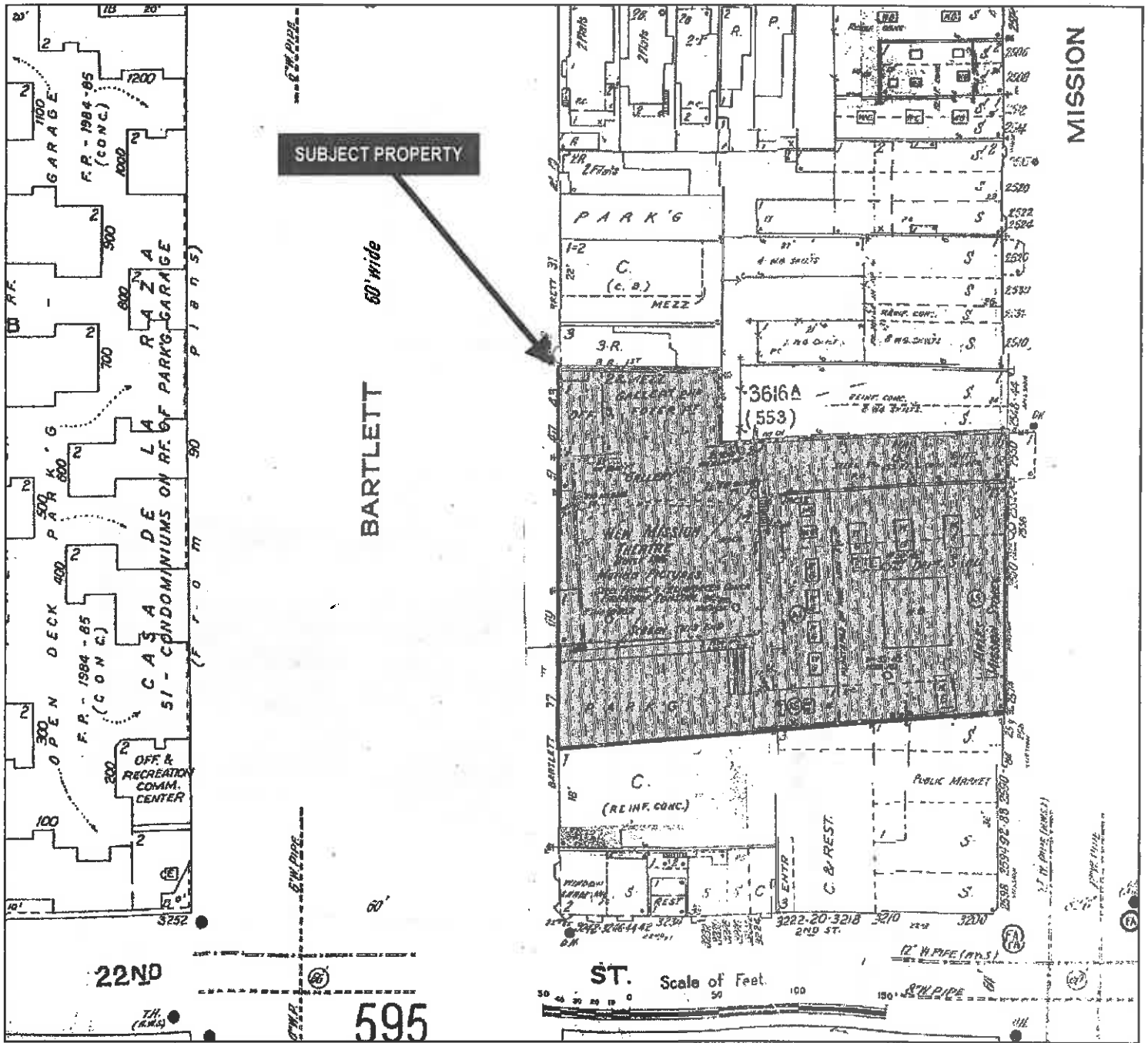
ADOPTED: December 19, 2012

Parcel Map



Certificate of Appropriateness Hearing
Case Number 2006.0494A
New Mission Theater, 2554 Mission Street

Sanborn Map*

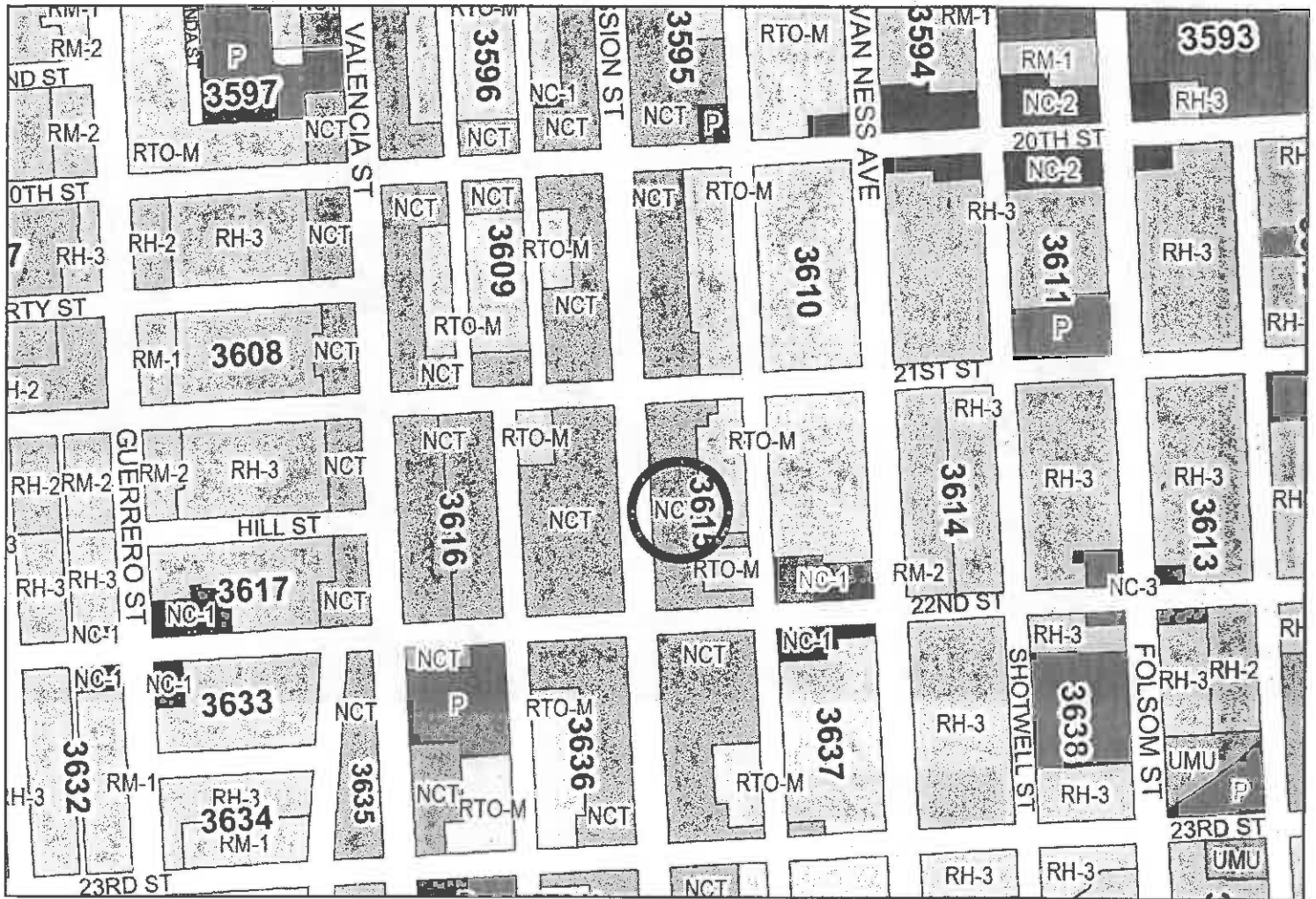


**The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.*



Certificate of Appropriateness Hearing
Case Number 2006.0494A
 New Mission Theater, 2554 Mission Street

Zoning Map



Certificate of Appropriateness Hearing
 Case Number 2006.0494A
 New Mission Theater, 2554 Mission Street

Aerial Photo

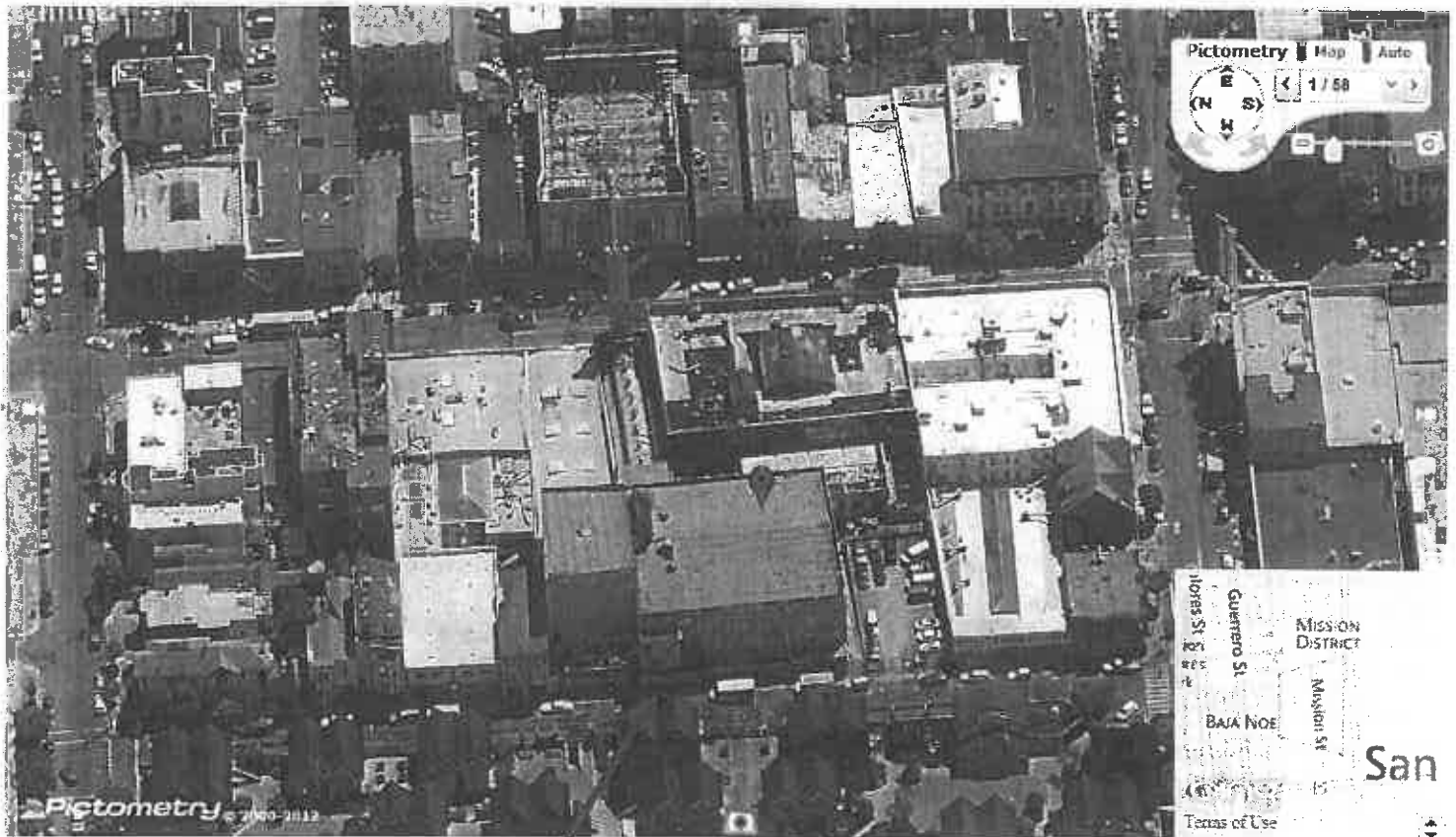


SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2006.0494A
New Mission Theater, 2554 Mission Street

Aerial Photo

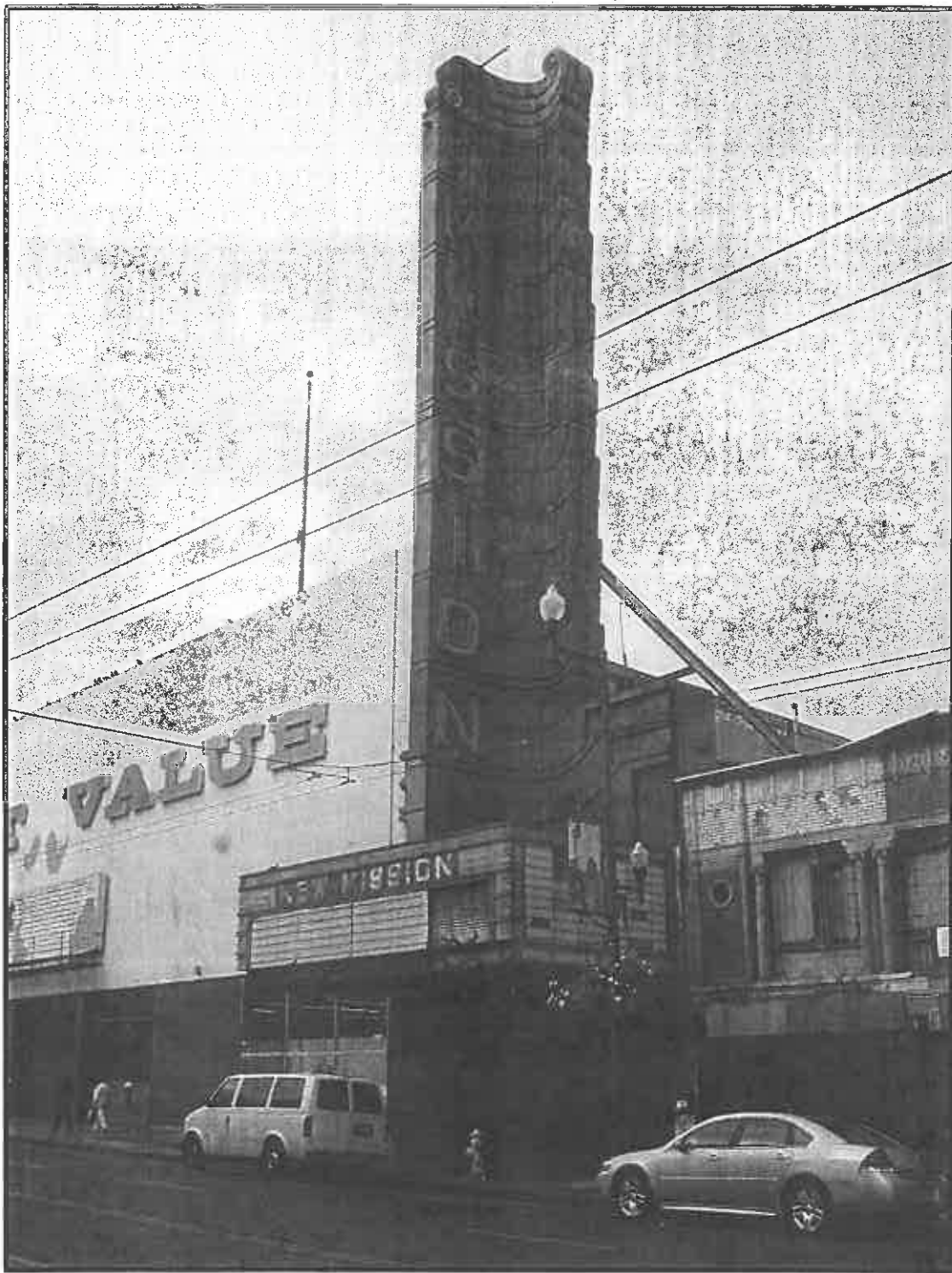


SUBJECT PROPERTY



Certificate of Appropriateness Hearing
Case Number 2006.0494A
New Mission Theater, 2554 Mission Street

Site Photo



New Mission Theater, 2554 Mission Street, View along Mission Street
(Source: Planning Department, September 2011)

Certificate of Appropriateness Hearing
Case Number 2006.0494A

New Mission Theater, 2554 Mission Street

Site Photo



New Mission Theater, View along Mission Street looking south
(Source: Planning Department, September 2011)

Certificate of Appropriateness Hearing
Case Number 2006.0494A
New Mission Theater, 2554 Mission Street

Site Photo



New Mission Theater, View along Mission Street looking north
(Source: Planning Department, September 2011)

Certificate of Appropriateness Hearing
Case Number 2006.0494A
New Mission Theater, 2554 Mission Street

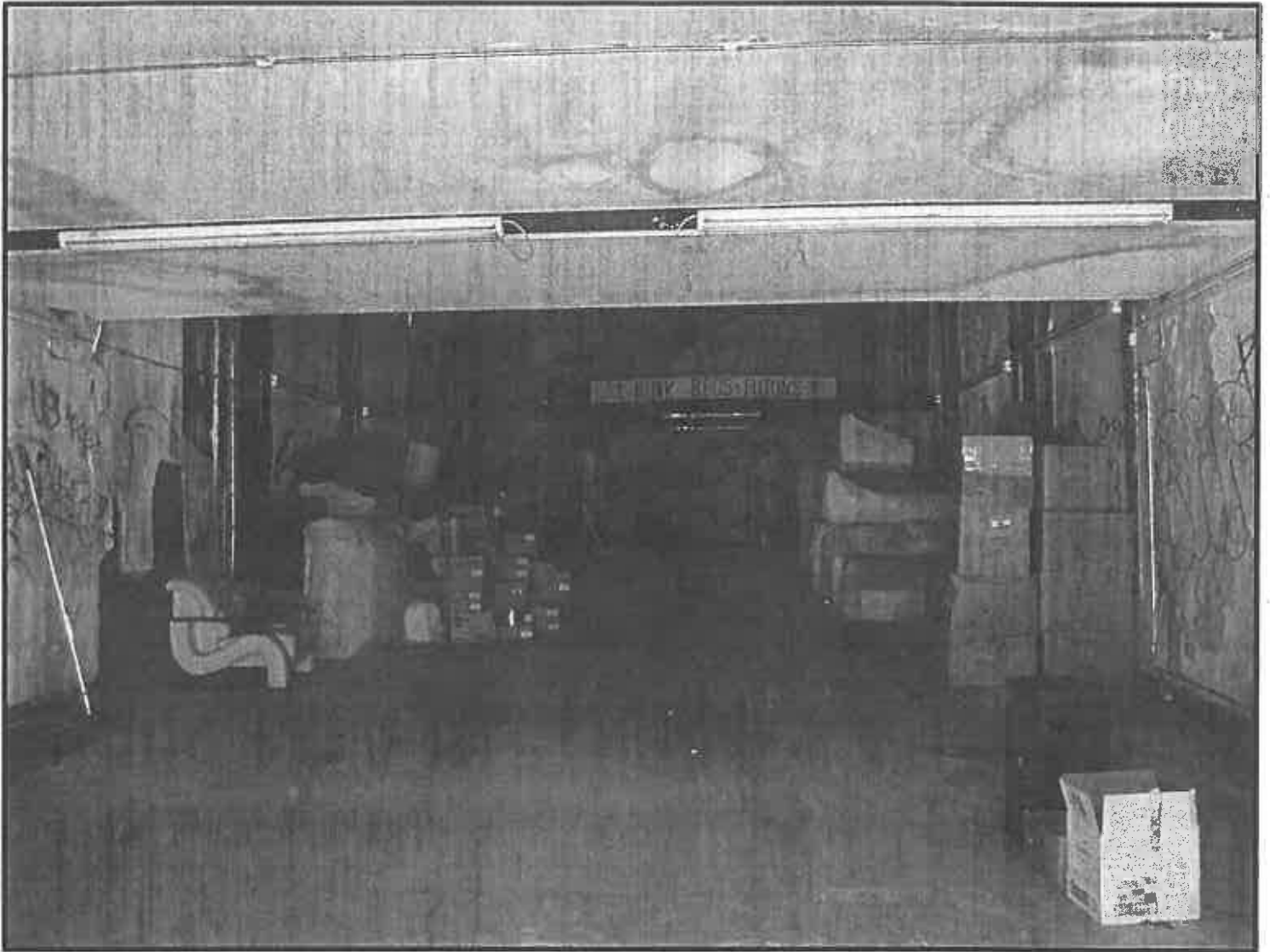
Site Photo



New Mission Theater, Rear Façade, View along Bartlett Street
(Source: Planning Department, September 2011)

Certificate of Appropriateness Hearing
Case Number 2006.0494A
New Mission Theater, 2554 Mission Street

Site Photo



New Mission Theater, Interior, View of Promenade Lobby
(Source: Planning Department, September 2011)

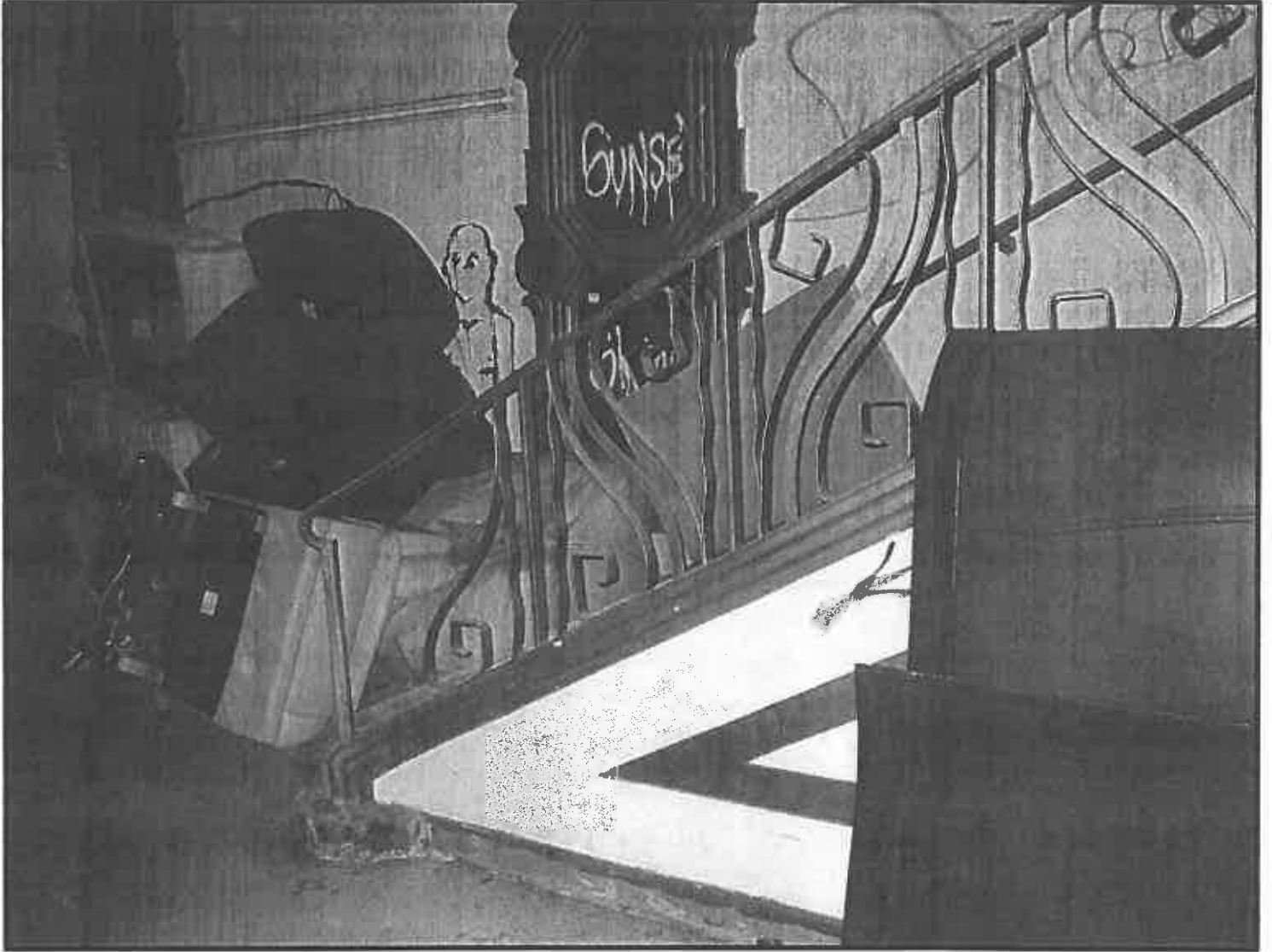
Certificate of Appropriateness Hearing
Case Number 2006.0494A
New Mission Theater, 2554 Mission Street

Site Photo



New Mission Theater, Interior, View of Promenade Lobby Ceiling & Wall
(Source: Planning Department, September 2011)

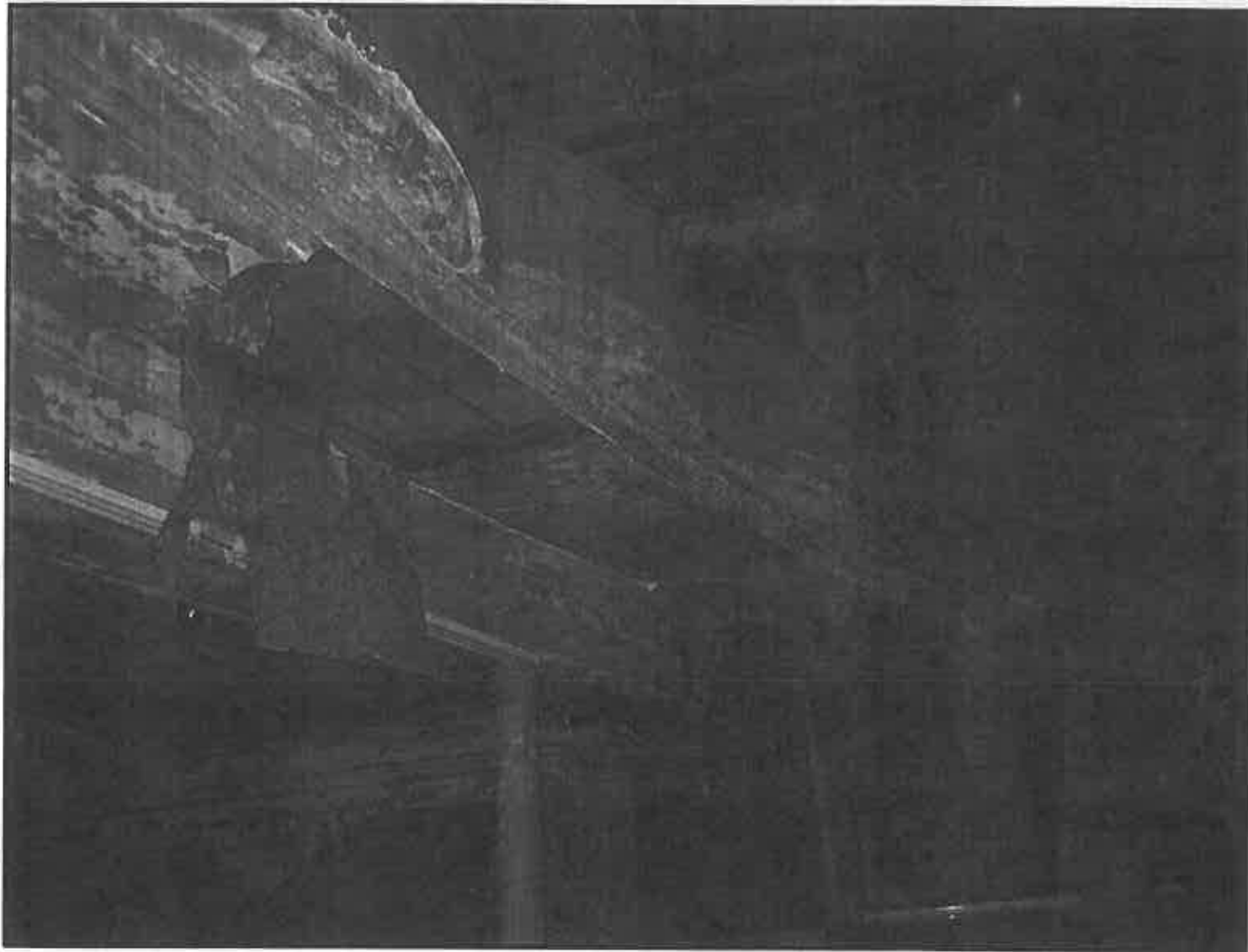
Site Photo



New Mission Theater, Interior, View of Promenade Lobby Handrail
(Source: Planning Department, September 2011)

Certificate of Appropriateness Hearing
Case Number 2006.0494A
New Mission Theater, 2554 Mission Street

Site Photo



New Mission Theater, Interior, View of Main Auditorium Scalloped Lower Balcony
(Source: Planning Department, September 2011)

Site Photo



New Mission Theater, Interior, View of Main Auditorium Lower Walls
(Source: Planning Department, September 2011)

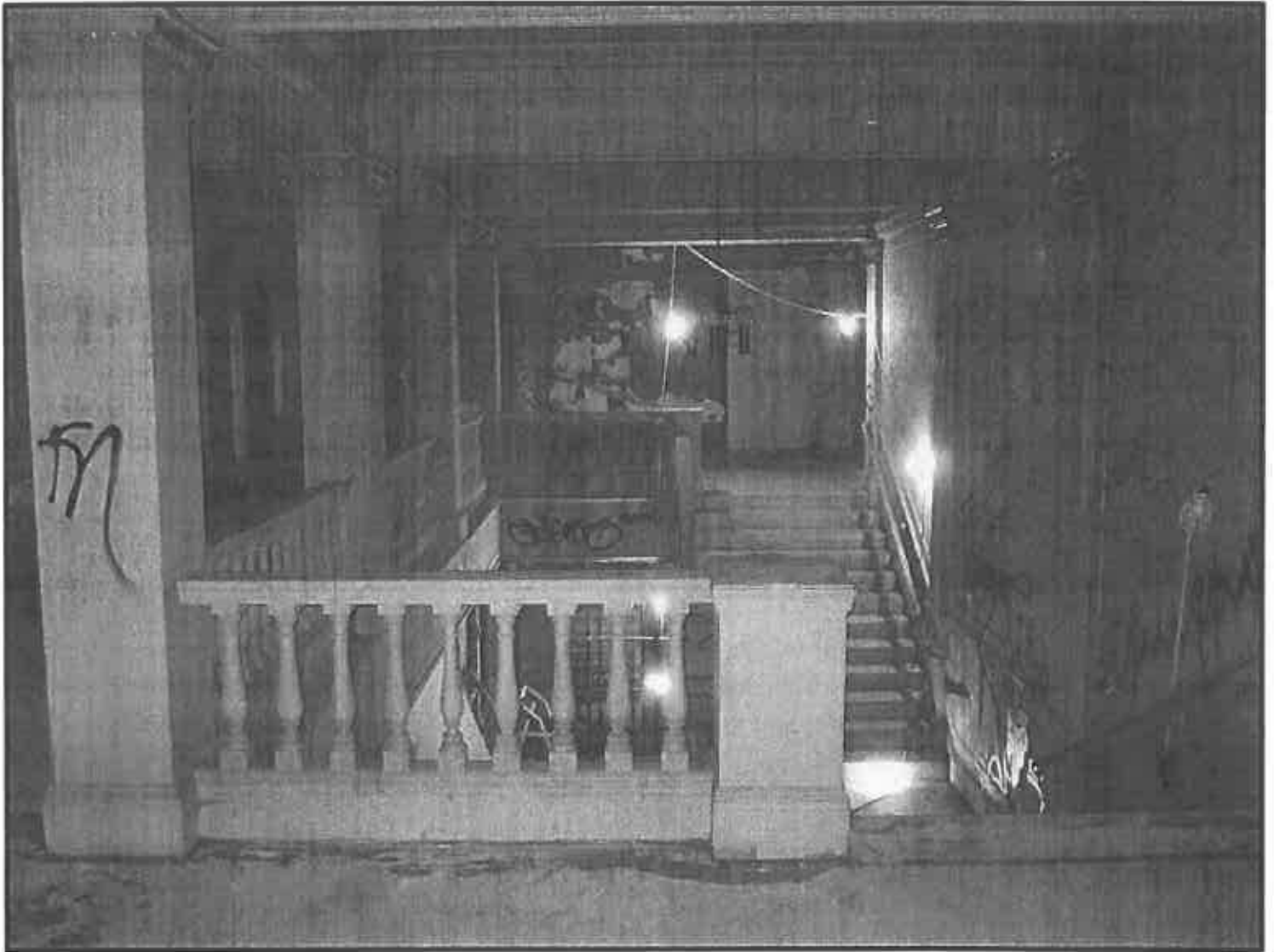
Site Photo



New Mission Theater, Interior, View of Staircase to Mezzanine
(Source: Planning Department, September 2011)

Certificate of Appropriateness Hearing
Case Number 2006.0494A
New Mission Theater, 2554 Mission Street

Site Photo



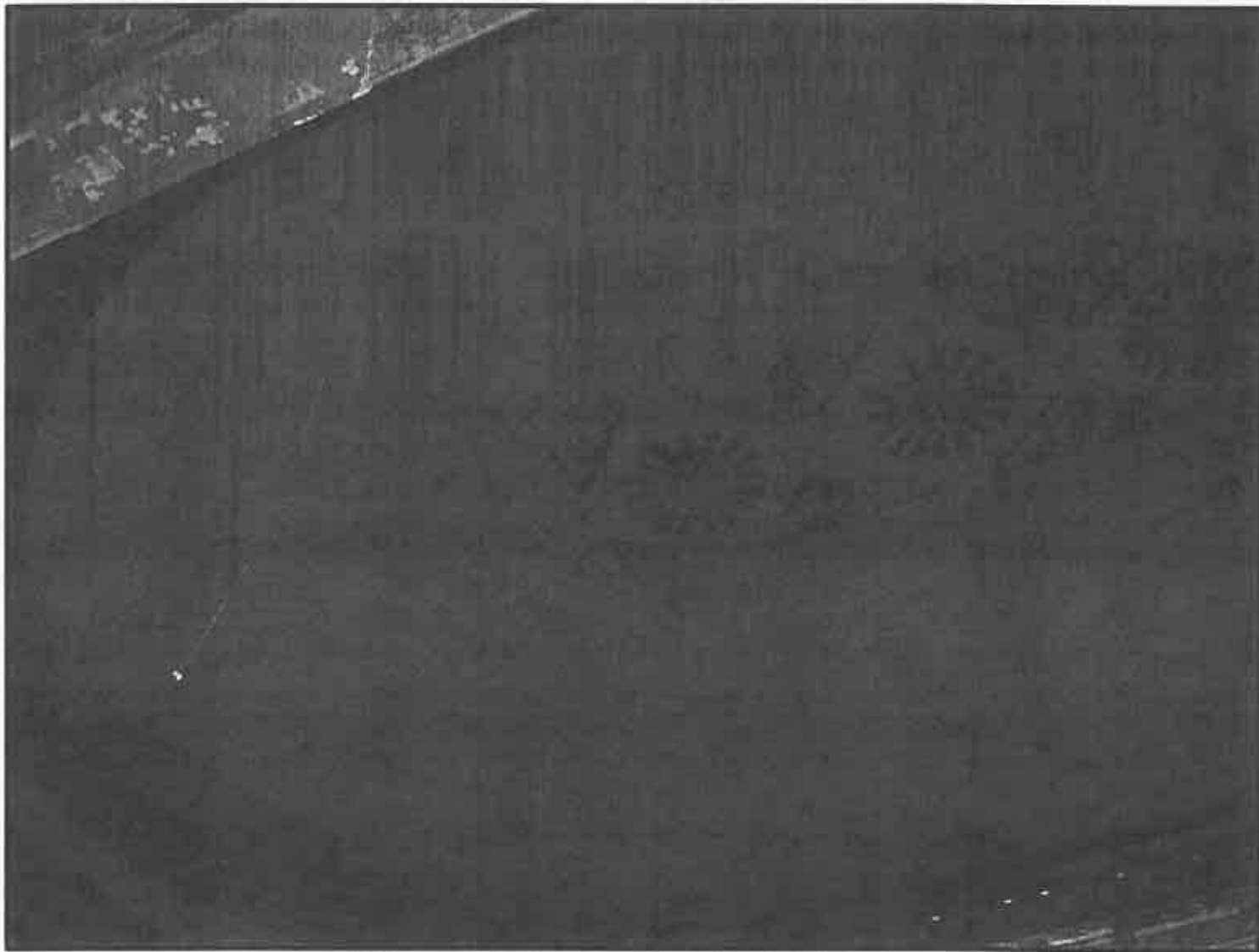
New Mission Theater, Interior, View of Mezzanine Level
(Source: Planning Department, September 2011)

Site Photo

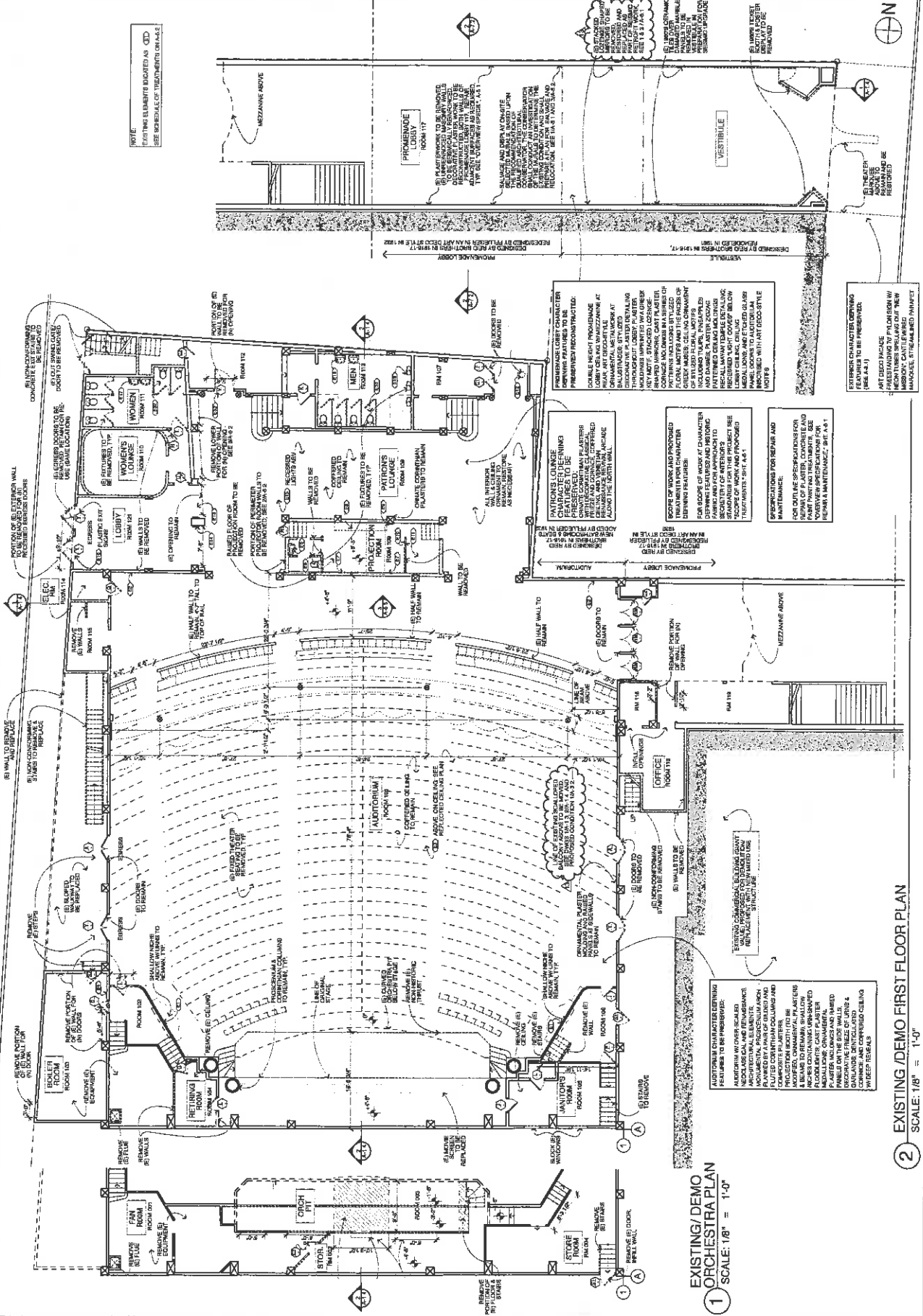


New Mission Theater, Interior, View of Upper Balcony
(Source: Planning Department, September 2011)

Site Photo



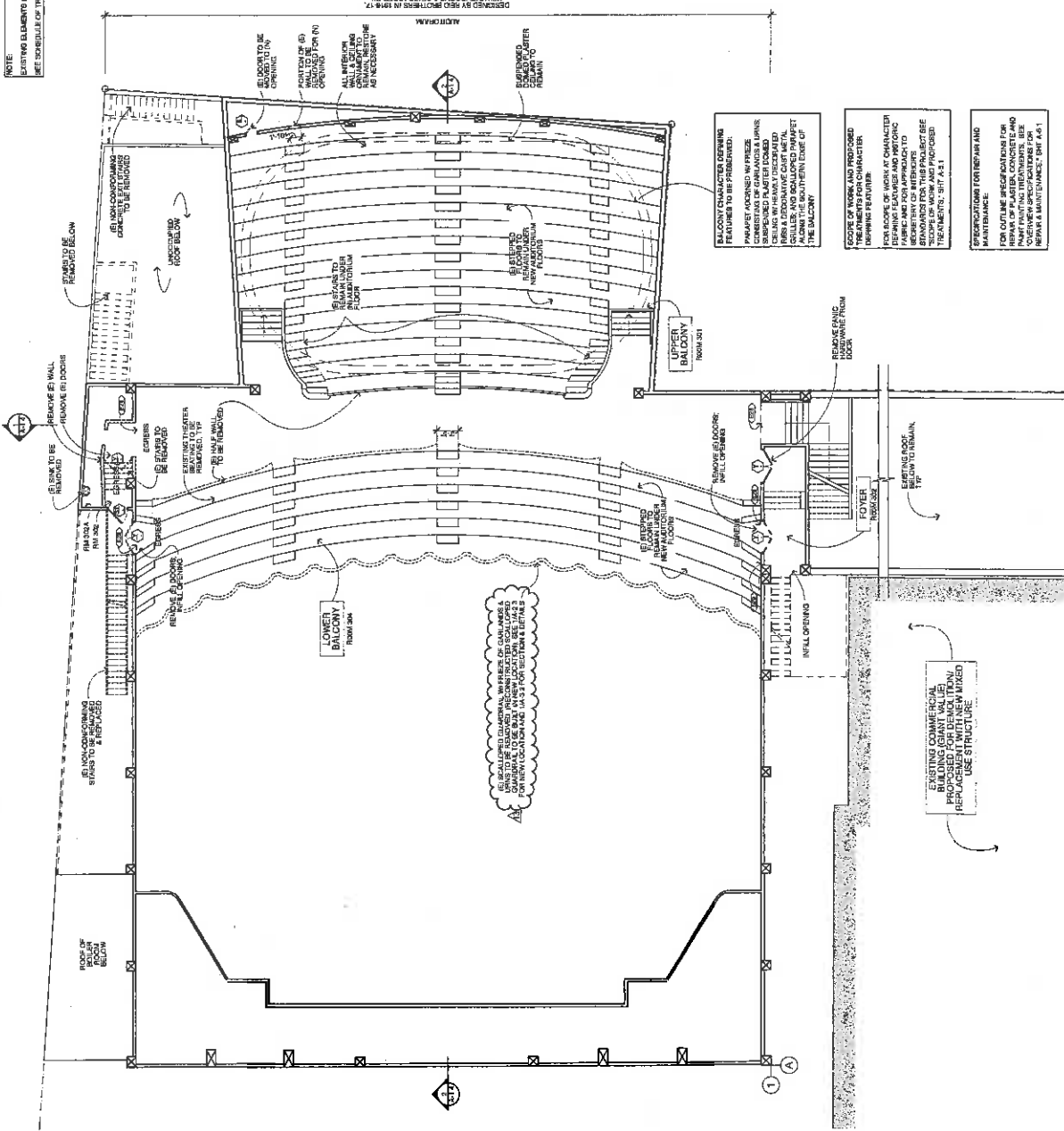
New Mission Theater, Interior, View of Upper Balcony Ceiling
(Source: Planning Department, September 2011)



2 EXISTING/DEMO FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

1 EXISTING/DEMO ORCHESTRA PLAN
SCALE: 1/8" = 1'-0"

NOTE:
EXISTING ELEMENTS INDICATED AS 
SEE SCHEDULE OF TREATMENTS ON A-52



**BALCONY CHARACTER DEFINING
FEATURES TO BE PRESERVED:**

**PARAPET ACQUIRED W/ PRIZE
CONSISTING OF GARLANDS & LAMP
SUSPENDED PLASTER DOMED
CEILING W/ HEAVILY DECORATED
RIBS & DECORATIVE CAST METAL
GRILLER; AND SCALLOPED PARAPET
ALONG THE SOUTHERN EDGE OF
THE BALCONY**

SCOPE OF WORK AND PROPOSED TREATMENTS FOR CHARACTER DETERMINING FEATURE:

FOR OUTLINE SPECIFICATIONS FOR REPAIR OF PLASTER, CONCRETE AND PAINTING TREATMENTS, SEE OVERVIEW SPECIFICATIONS FOR REPAIR & MAINTENANCE: * SHT A-5-1

1 EXISTING/ DEMO BALCONY PLAN
SCALE: 1/8" = 1'-0"

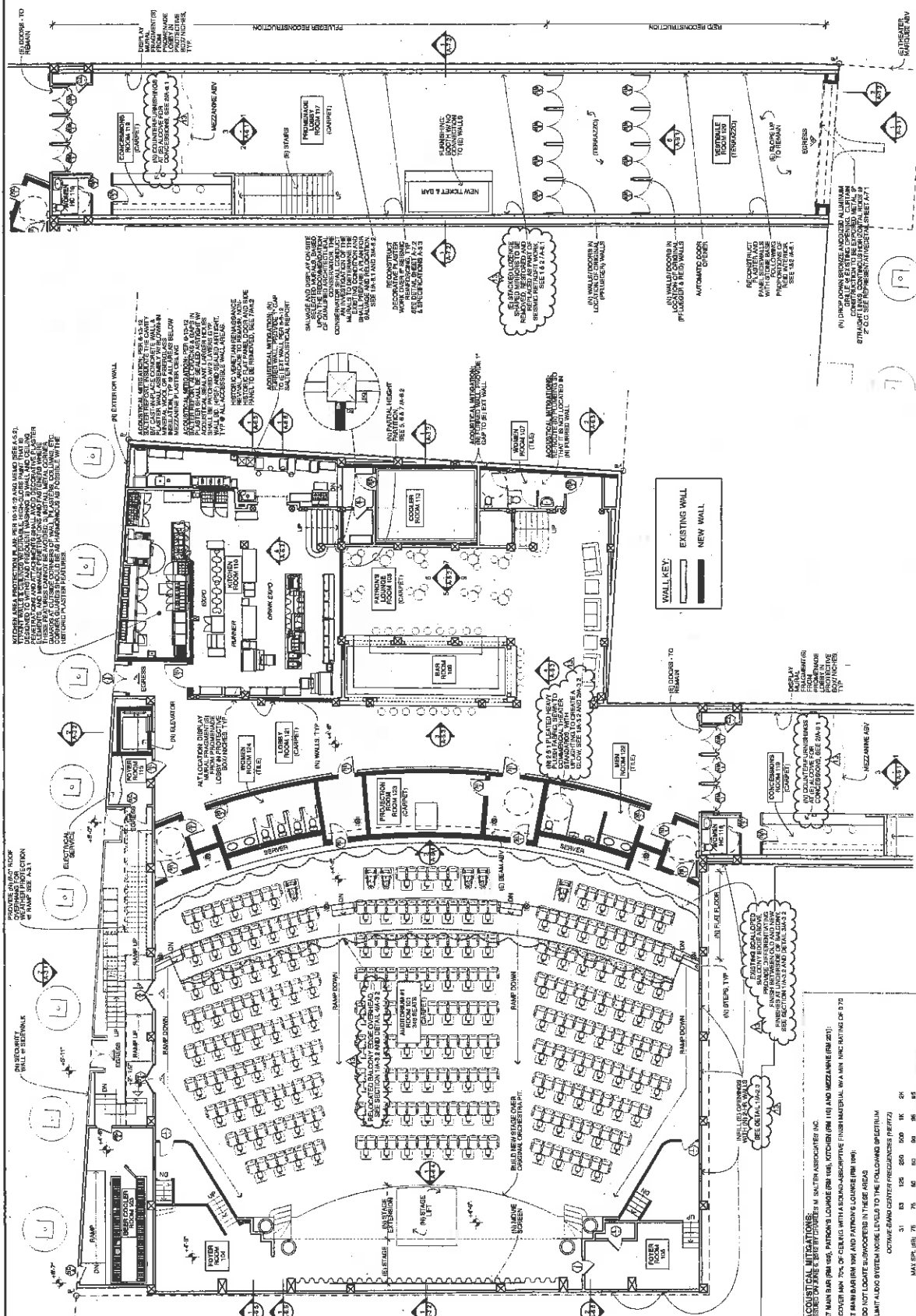
SCALE: 1/8" = 1'-0"

2 PROPOSED FIRST FLOOR PLAN

$$\text{SCALE} \cdot 1/8'' = 1'-0''$$

1 PROPOSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"



ACOUSTICAL MITIGATIONS:

ISSUED ON JUNE 5, 2012 BY CHARLES M. SALTEN ASSOCIATES INC.

IT MAIN BAR (RM 105), PATRON'S LOUNGE (RM 110), KITCHEN (RM 110) AND MEZZA LAGNE (RM 201):

COVER MIN. 70% OF CEILING WITH A SOUND-ABSORPTIVE FINISH MATERIAL W/ A MIN. NRC RATING

1ST MAIN BAR (RM 129) AND PATTON'S LOUNGE (RM 106):

DO NOT LOCATE SUBWOOFERS IN THESE AREAS

LIMIT AUDIO SYSTEM NOISE LEVELS TO THE FOLLOWING SPECTRUM

OCTAVE-BAND CENTER FREQUENCIES (HERTZ)

[illegible]

DATE AND TIME RECEIVED	BY	OFFICE	FILE NO.	DATE	TIME	REMARKS
1963	10-10-63	10-10-63	10-10-63	10-10-63	10-10-63	10-10-63

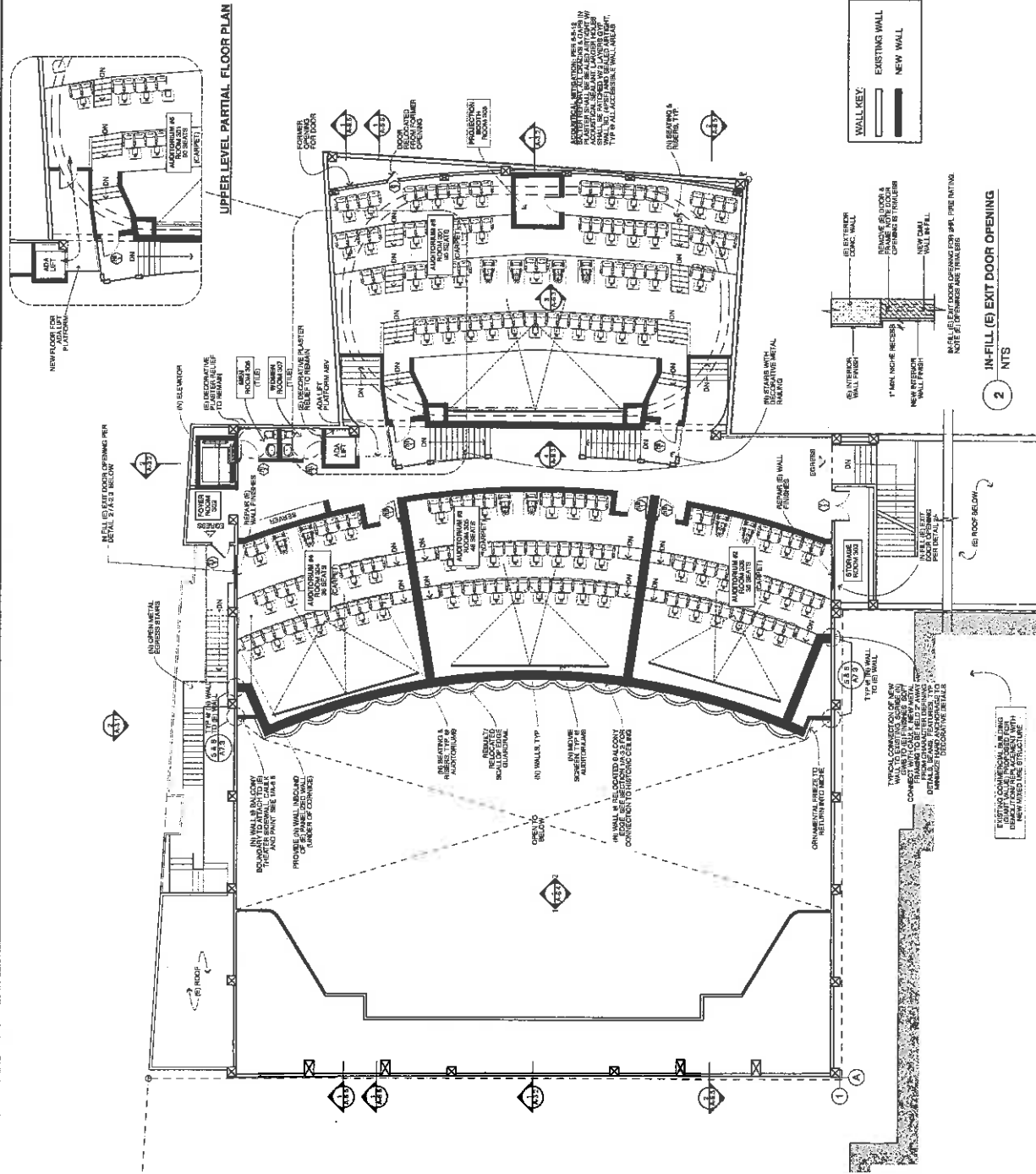
CHARGED FIRST? EL COO9 BI AM

FOUSED FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

1

[illegible]



PLANS	PLANS
1	PLANS BUILT 3/20/2000
2	PLANS BUILT 3/21/2000
3	PLANS BUILT 3/21/2000
4	PLANS BUILT 3/21/2000
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3660 MISSION STREET
NEW MISSION
THEATER
RENOVATION BY
ALAMO CRAFTHOUSE
BLOCK 38167

PROPOSED REFLECTED
CEILING PLANT FIRST
FLOOR

NOTICE

These divergences will intensify as the two parties are assigned to different locations and deal with different problems and situations. The divergences will be used by each party to gain support by making promises and threats to specific individuals.

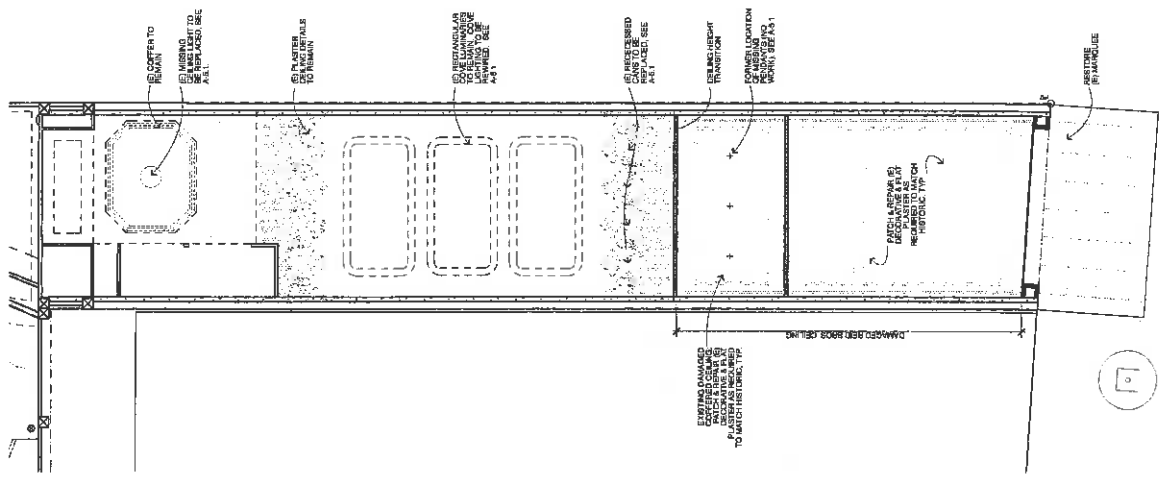
These designs have been developed by a team of experienced designers and engineers, and are available in a range of sizes and configurations. The designs are based on the latest research in the field of structural engineering, and are designed to provide a safe and secure environment for your business. The designs are also designed to be easy to install and maintain, and are available in a range of finishes and colors. The designs are also designed to be easy to use, and are available in a range of sizes and configurations. The designs are also designed to be easy to install and maintain, and are available in a range of finishes and colors. The designs are also designed to be easy to use, and are available in a range of sizes and configurations.

DATE	12/11/2012
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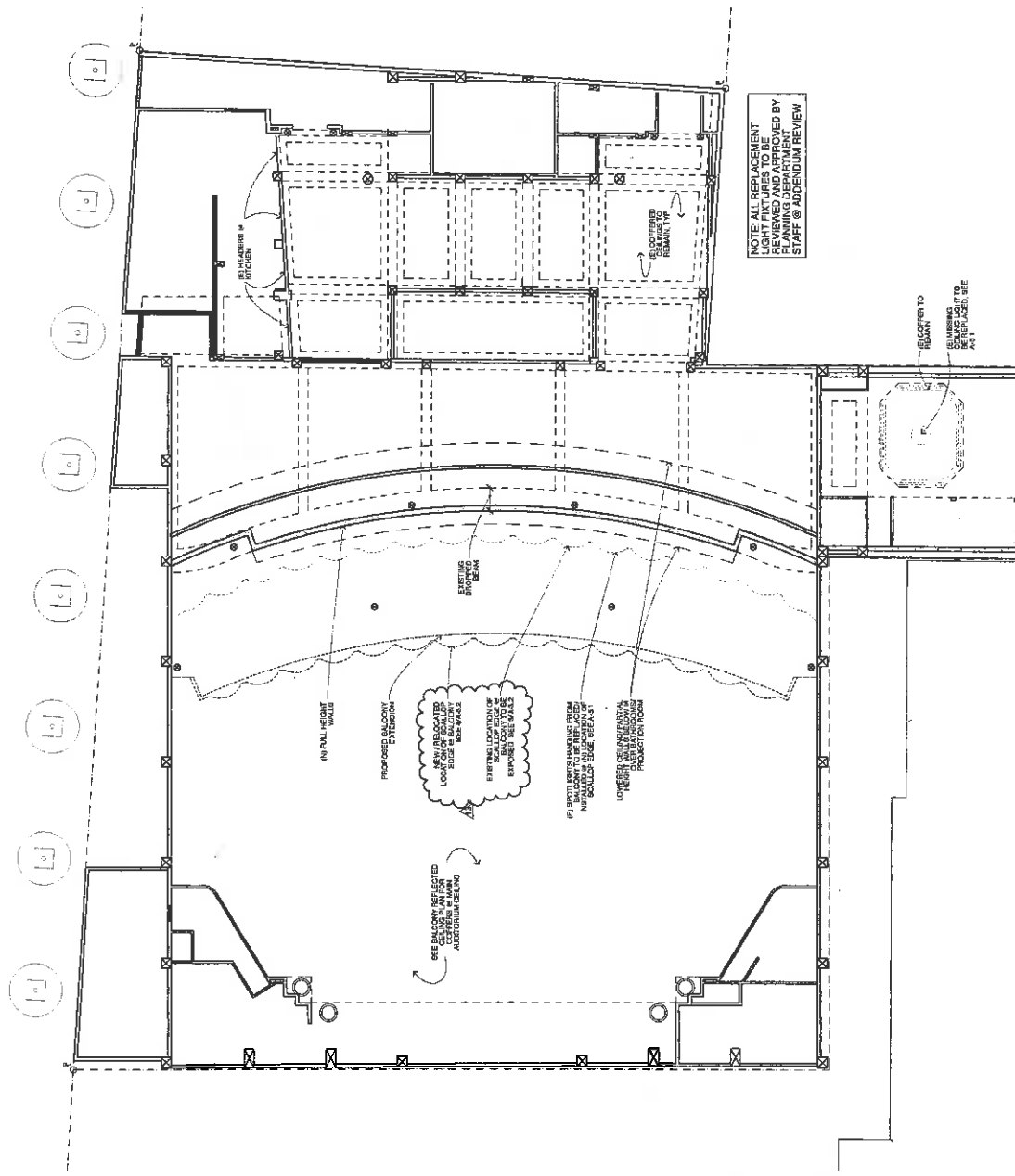
DRAMING

A-2.4

圖書分類



2 REFLECTED CEILING PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"



1 REFLECTED CEILING PLAN - FIRST FLOOR
SCALE: 1/8" = 1'-0"

NOTE: ALL REPLACEMENT LIGHT FIXTURES TO BE REVIEWED AND APPROVED BY PLANNING DEPARTMENT STAFF @ ADDENDUM REVIEW

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550 MISSION STREET
NEW MISSION
THEATER
RENOVATION BY
ALAMO DRAFTHOUSE
BLOCK 3016/
LOT 2072

PROPOSED REFLECTED
CEILING PLAN:
MEZZANINE & BALCONY

NOTICE

There are changes and improvements in the property and copyright of the American Academy of Pediatrics. The new book, *Handbook of Pediatric Infectious Diseases*, is now available. The book is written by leading experts in the field and is a valuable resource for pediatricians and other health care providers. The book is available in both print and electronic formats. The electronic format is available on a CD-ROM. The book is available for purchase from the American Academy of Pediatrics. The book is available for purchase from the American Academy of Pediatrics. The book is available for purchase from the American Academy of Pediatrics.

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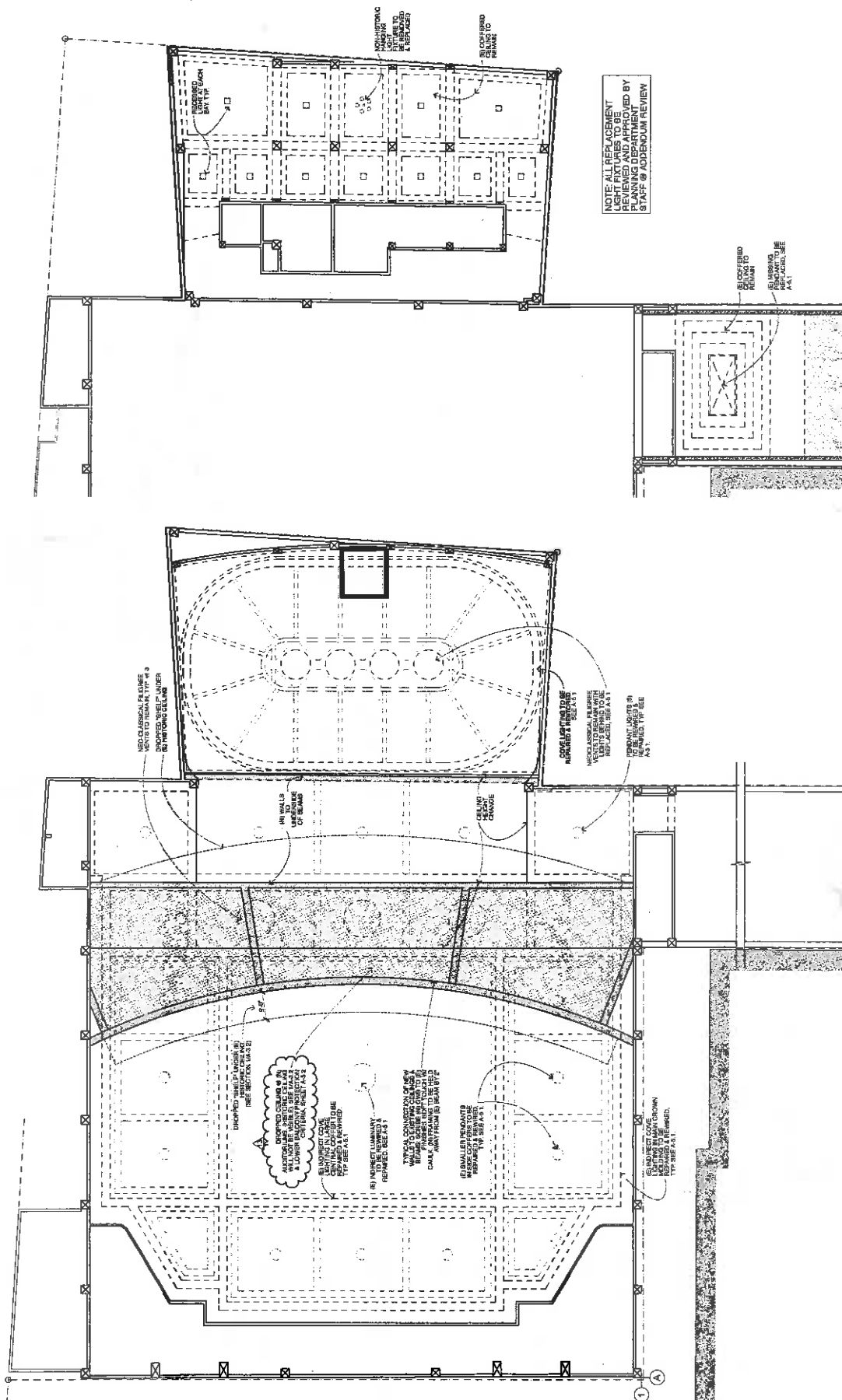
DATE:	12/11/2012
TIME:	1:00 - 1:05
NAME:	J. L. JEFF
TEST:	1110

DRAWING

A-2.5

① REFLECTED CEILING PLAN - MEZZANINE

SCALE: 1/8" = 1'-0"



2 REFLECTED CEILING PLAN - BALCONY

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

SCALE: 1/8" = 1'-0"

4 NEW BALCONY EDGE

(SEE A-1 FOR
PROMENADE LOBBY
ELEVATIONS & NOTES)

4-8" EXPOSURE OF
SCALLOPED EDGE

1100 1000 900 800 700 600 500 400 300 200 100 0

FLOOR 4

EXHIBIT G



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: AUGUST 15, 2012

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Filing Date: July 25, 2012
Case No.: 2012.0361A
Project Address: 401 Van Ness Avenue (War Memorial Courtyard)
Landmark: No. 84 -- San Francisco War Memorial Complex,
Civic Center Historic District
Zoning: P (Public)
OS (Open Space) Height and Bulk District
Block/Lot: 0786A / 001
Applicant: Rommel Taylor
War Memorial and Performing Arts Center
401 Van Ness Avenue, Suite 110
San Francisco, CA 94102
Staff Contact Gretchen Hilyard - (415) 575-9109
gretchen.hilyard@sfgov.org
Reviewed By Tim Frye - (415) 558-6625
tim.frye@sfgov.org

PROPERTY DESCRIPTION

401 Van Ness Avenue is located on the west side of Van Ness Avenue between McAllister and Grove Streets (Assessor's Block 0786A; Lot 001). The subject property is located within the P (Public) Zoning District with an OS (Open Space) Height and Bulk limit. The Memorial Court at 401 Van Ness Avenue is part of the San Francisco War Memorial Complex and located in the Civic Center Historic District, which is locally designated under Article 10, Appendix J of the Planning Code. The War Memorial Complex is designated as Landmark No. 84 and includes the Veterans Building, Opera House and Memorial Court.

The subject property was designed in 1935 by Thomas Church and H. Leland Vaughan and constructed in 1936. The Memorial Court was planned by Arthur Brown, Jr. as part of the overall plan for the War Memorial project, which was partially completed in 1932 with the construction of the Opera House and War Memorial Building. The Memorial Court is a rare example of a publically accessible garden by master landscape architect Thomas Church. The Beaux-Arts style garden consists of a horseshoe shaped courtyard inscribed within a rectangular lawn. The courtyard is bordered by boxwood hedges, brick and cast stone pathways, concrete curbing, and a double allee of Plane trees.

PROJECT DESCRIPTION

The proposed project involves the installation of a contemporary memorial, ADA curb cuts, and bench seating; and some re-grading and reconfiguration of the lawn, paving and hedges. Specifically, the work includes:

- Installation of a contemporary memorial within the octagonal paved area at the east end of the courtyard;
- Re-grading of the rectangular lawn to a 2% slope;
- Possible replacement of a portion of the lawn with grasspave¹ lawn or similar material to address ADA access and provide more durable turf in this area;
- Removal of the non-historic hedge at the west end of the lawn;
- Installation of an ADA curb cut in the existing sidewalk at the west end of the site;
- Reconfiguration of the curbing and the installation of new hedges (in-kind) at the east end of the courtyard to accommodate circulation around the memorial and to provide accessibility to the site;
- Removal and reinstallation (in-kind) of approximately 20% of the historic paving and curbing at the east end of the site to accommodate a 2.5% slope increase;
- Installation of a rammed earth wall along the edge of the lawn;
- Installation of ADA compliant bench seating at the east end of the property (outside the boundary of the courtyard).

OTHER ACTIONS REQUIRED

None.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a historic district, the Historic Preservation Commission must find that the proposed work is in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

ARTICLE 10 – Appendix J – Civic Center Historic District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Civic Center

¹ Grasspave is a subsurface reinforcement material for high traffic areas that supports grass and prevents mud and erosion.

Historic District as described in Appendix J of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

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

The proposed project would retain the subject property's use as a public open space, and would maintain the area's civic character. The addition of the new memorial and its design is consistent with the use of the Memorial Court as a public open space commemorating Veterans and a memorial was always intended in this exact location within the courtyard. Locating the memorial in the octagonal paved area will require minimum change to the materials, features, spaces and spatial relationships that characterize the site. Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

In general, the proposed project maintains the historic character of the Memorial Court and the surrounding Civic Center Historic District. The proposed alterations maintain nearly all of the existing historic fabric with the exception of the removal and reconfiguration of curbing and hedges at the east end of the site. The project also includes work that is restorative in nature, such as removal of the non-historic hedge that currently blocks the west entrance into the courtyard. The remaining work is additive in nature and does not destroy historic materials, features or spatial relationships that characterize the property. The insertion of the memorial is a compatible alteration, as a memorial was always intended for this octagonal paved area. Therefore, the proposed project complies with Rehabilitation Standard 2.

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

The proposed project does not involve conjectural features that create a false sense of historic development of the subject property. In general, all additions to the property will be rendered as contemporary alterations that are compatible with the historic character of the site yet clearly differentiated as contemporary features.

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

The Memorial Courtyard has undergone a few alterations since it was constructed in 1936, however, none of the alterations have acquired significance in their own right. The west hedge was added sometime in the late twentieth century and is considered a non-compatible alteration, which will be removed as part of the proposed project. Therefore, the proposed project does not involve alterations to the Memorial Court or Civic Center Historic District, which have acquired significance in their own right. Therefore, the proposed project complies with Rehabilitation Standard 4.

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

The proposed project would preserve all distinctive materials, features, finishes and construction techniques that characterize the subject property, including the overall form of the courtyard, historic paving, curbing and plant materials and/or replacement in kind of these features where re-grading is required. To ensure compliance with Standard 5, the project sponsor will have a qualified professional with experience in historic landscape architecture or architectural conservation provide specifications for the preservation and treatment of distinctive features, finishes, construction techniques and fine craftsmanship. This qualified professional will monitor the removal, storage and re-installation of historic paving, curbing and plant materials during construction. Therefore, the proposed project complies with Rehabilitation Standard 5.

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

The proposed project adopts an ethic of repair over replace, and includes repairing much of the historic materials, such as paving, curbing and plant materials. Where necessary, historic plant materials will be replaced with compatible in-kind materials to ensure the continued longevity of the vegetation on site. For example, the central lawn will be replaced with a compatible species of turf to remedy drainage and permeability issues on the site. Grasspave may be incorporated in the area immediately around the memorial to provide ADA access and more durable turf in this area. The new materials will blend with the character, composition and overall appearance of the historic materials. To ensure compliance with Standard 6, the project sponsor will consult with a qualified professional to monitor the removal, storage and re-installation of historic materials, and provide a report to the Planning Department's preservation staff before commencement of rehabilitation work. Therefore, the proposed project complies with Rehabilitation Standard 6.

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

Based upon provided information, the proposed project would involve minimal ground disturbance limited to the superficial re-grading of the lawn to a 2% slope and excavation required for the installation of an ADA curb cut and the memorial. No archaeological resources would be impacted by the proposed scope of work. Therefore, the proposed project complies with Rehabilitation Standard 8.

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

The proposed project involves the insertion of a memorial with a water feature and pathway within the existing 2,125 square foot octagonal footprint. The original plans for the courtyard (dating to 1935) call out the octagonal area at the east end of the courtyard as the "future memorial site". The footprint of the proposed memorial is limited to the extent of the existing octagonal area and the memorial is contemporary in character and materials. The design intent of the memorial is that of a low scale feature that provides a striking visual presence at the east end of the lawn, while deferring to the existing historic fabric, including the overall site planning and scale of the existing courtyard. The Department finds the memorial to be a compatible alteration that does not destroy historic materials, features and spatial relationships that characterize the property.

In order to accommodate the memorial and to meet circulation and accessibility requirements, a portion of the historic hedges, curbing and walkway paving at the east end of the courtyard will be reconfigured. This change will be done in a manner that is minimally destructive and retains as much of the historic materials as possible, while realigning the walkway to allow for accessibility and circulation through the site. The overall spatial relationship of this portion of the courtyard will be retained and where disturbed, the hedge, curbing and pavement will be replaced in-kind. In plan, the arc of the curve of these features will be slightly flattened to allow for greater pedestrian circulation around the memorial.

A rammed earth wall will be inserted parallel to the historic hedge outlining the central lawn. This wall will be 8 inches thick and low in scale. The wall is designed to respect the existing geometry and layout of the lawn and surrounding features.

The memorial and rammed earth wall are differentiated from the surrounding historic courtyard in materials and are compatible with the overall massing, size, scale and landscape features of the property and the Civic Center Historic District. The reconfiguration of the hedges, curbing and

paving will be done in a manner that minimizes the removal of historic materials, and replaces in-kind those materials that will be modified to accommodate the memorial.

Therefore, the proposed project complies with Rehabilitation Standard 9.

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

The proposed project involves the addition of a contemporary memorial within the existing octagonal paved area. If the memorial were to be removed in the future, the essential form and integrity of the property will be unimpaired. The original plans for the courtyard (dating to 1935) call out the octagonal area at the east end of the courtyard as "future memorial site". The footprint of the proposed memorial is limited to the extent of the existing octagonal area. Some re-grading and reconfiguration of the pathways, curbing and hedges at the east end of the courtyard will be modified to accommodate the new memorial, these changes are minor and do not affect the overall historic character of the property or the surrounding Civic Center Historic District. Therefore, the proposed project complies with Rehabilitation Standard 10.

PUBLIC/NEIGHBORHOOD INPUT

The Department received no public input on the project prior to the date of this report.

ISSUES & OTHER CONSIDERATIONS

The proposed project must comply with Historic Preservation Commission Resolution No. 650, which requires that "sufficient public access is included in historic properties that house City government services, programs or activities, prior to any HPC approval, either the ADA Coordinator from the Department of Public Works, or the Compliance Officer from the Mayor's Office on Disability, shall review the proposed work and determine that the design of those areas open to the public are accessible to and useable by people with disabilities." The project sponsor consulted with Jim Whipple, CASp, Access Compliance Officer for the Mayor's Office on Disability during the design of the proposed project to ensure that all areas open to the public are accessible to and useable by people with disabilities. A letter from Mr. Whipple is attached confirming this review.

STAFF ANALYSIS

Staff has determined that the proposed work will be in conformance with the requirements of Article 10 and the *Secretary of Interior's Standards for Rehabilitation*. Proposed work will not damage or destroy distinguishing original qualities or character of the landmark or the Civic Center Historic District. The overall proposal includes the renovation of the War Memorial Courtyard to install a contemporary memorial and increase accessibility to the site. Staff finds that the historic character of the property will be retained and preserved.

Although the proposed work will alter approximately 20% of the existing concrete curbing, paving and hedges, these materials will be replaced in-kind. The new memorial and rammed earth wall will be

clearly differentiated but compatible in materials, finishes, size, scale, and proportion with the existing courtyard and surrounding district. The removal of the non-historic hedge at the west side of the property will restore the original spatial relationship and entry sequence of the courtyard. Furthermore, staff finds that the essential form and integrity of the historic district will be unimpaired by the proposed project.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the Secretary of the Interior Standards for Rehabilitation. Staff recommends the following conditions of approval:

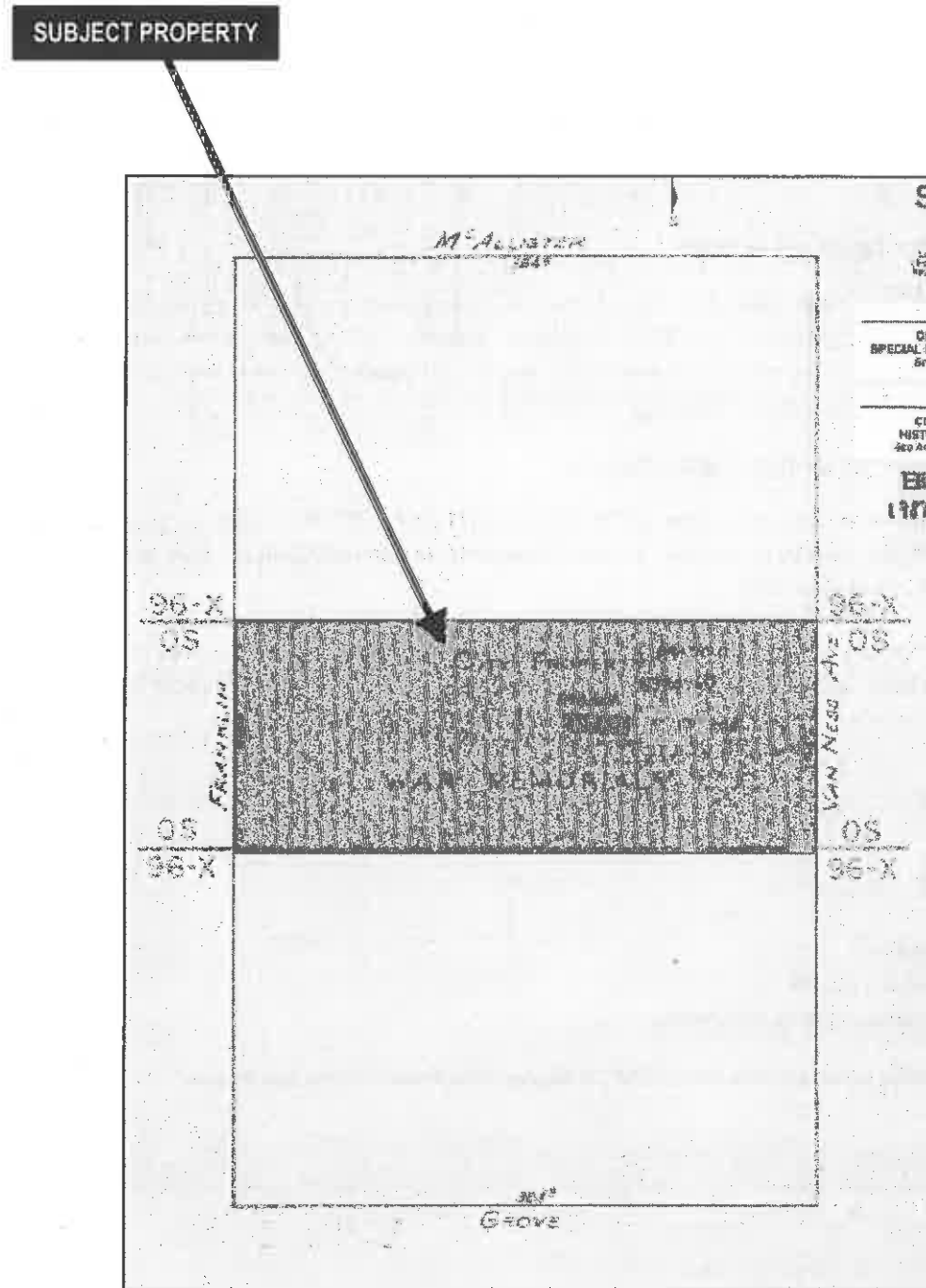
- That the project sponsor will consult with a qualified preservation professional to monitor the removal, storage and re-installation of historic materials, and provide a report to the Planning Department's preservation staff before commencement of rehabilitation work.

ATTACHMENTS

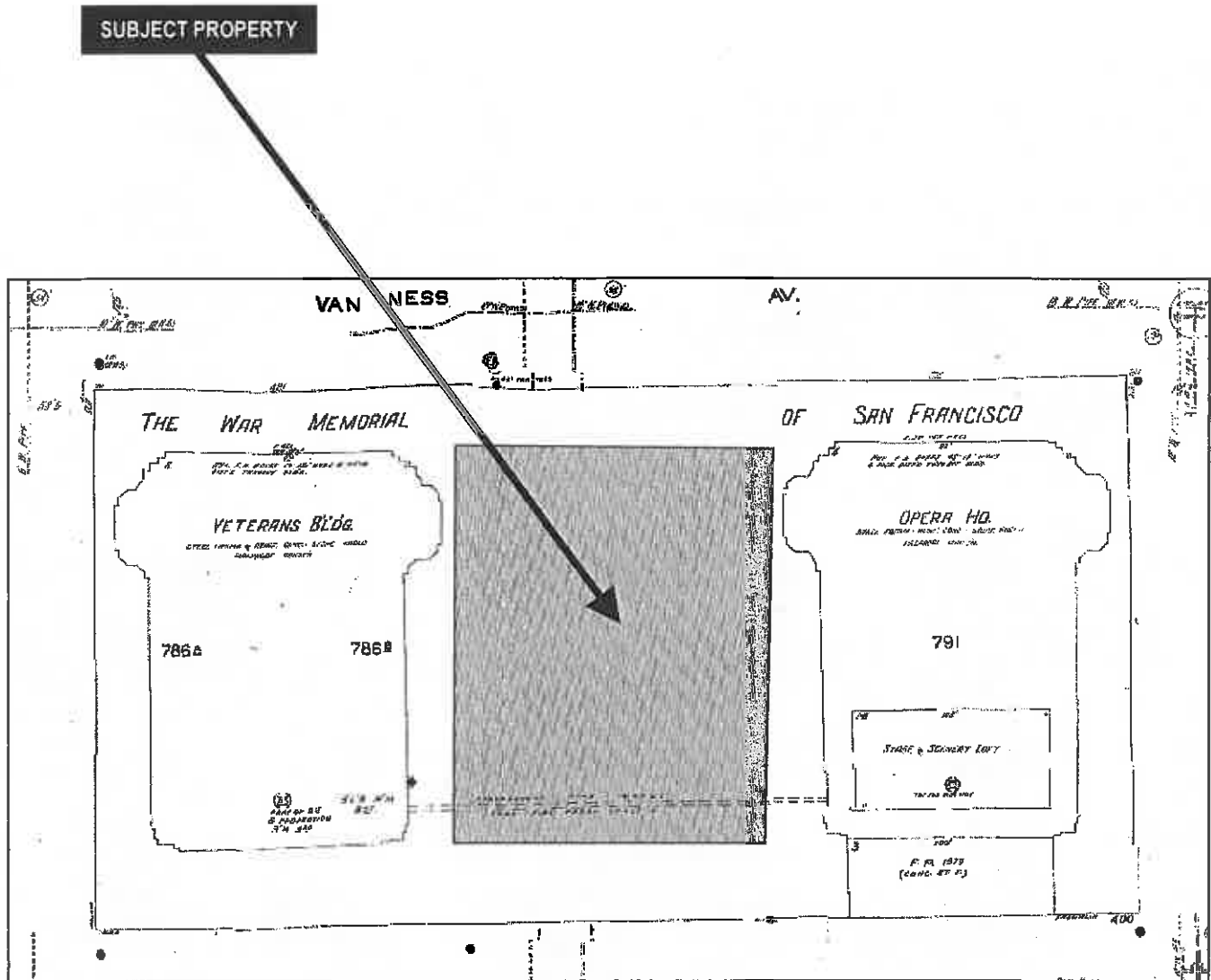
Draft Motion
Plans
Photographs
Materials cut sheets
Previous Schemes Examined
Letter from the Mayor's Office on Disability

GH: G:\Documents\CofAWar Memorial Monument Coordination\HPC hearing_Aug 15\War Memorial Courtyard_Case Report.doc

Parcel Map



Sanborn Map*

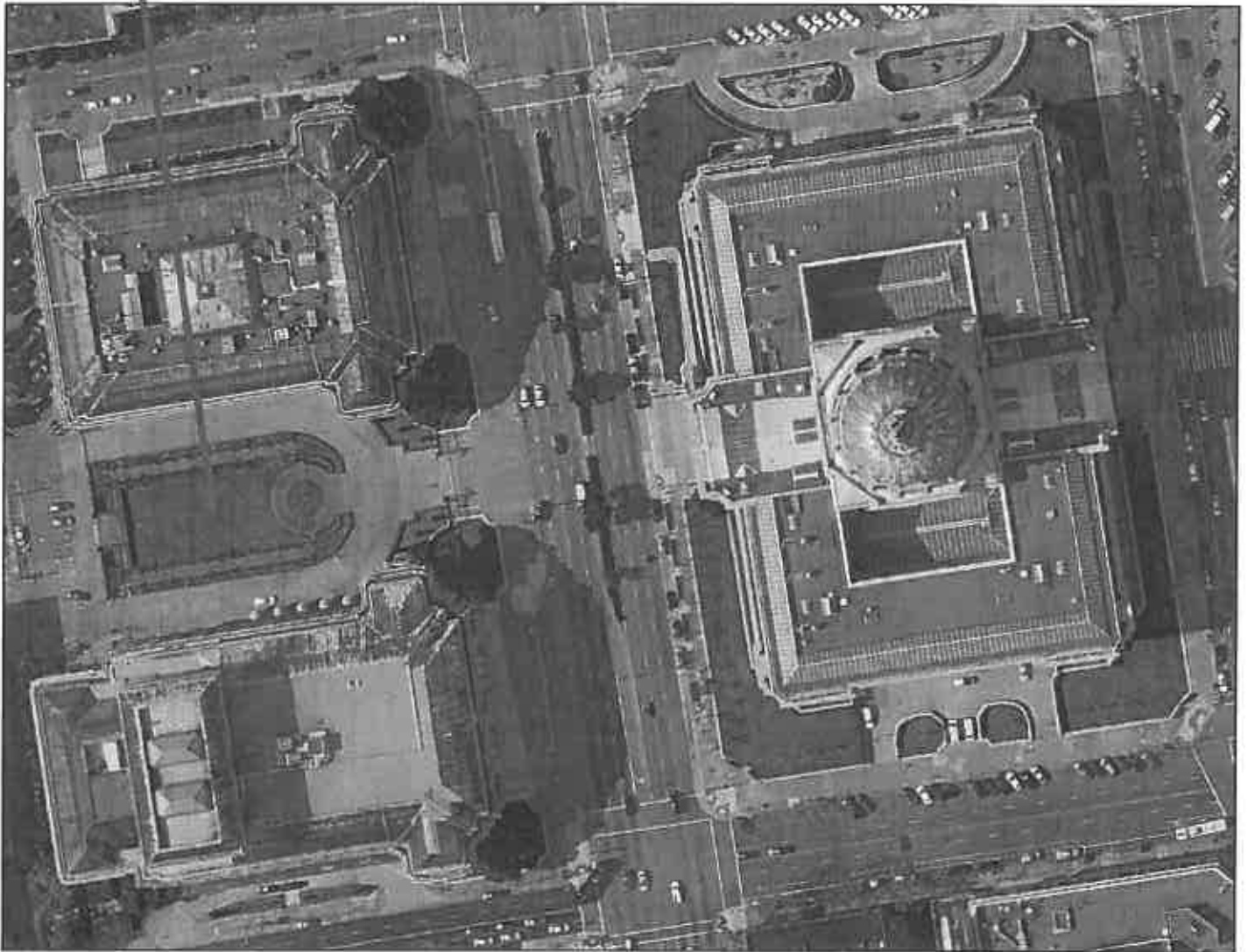


*The Sanborn Maps in San Francisco have not been updated since 1998, and this map may not accurately reflect existing conditions.



SUBJECT PROPERTY

Aerial Photo



Zoning Map



SAN FRANCISCO
PLANNING DEPARTMENT

Certificate of Appropriateness Hearing
Case Number 2012.0361A
401 Van Ness Ave
War Memorial Courtyard

Site Photo





SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion

HEARING DATE: AUGUST 15, 2012

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Hearing Date: August 15, 2012
Filing Date: July 25, 2012
Case No.: 2012.0361A
Project Address: **401 Van Ness Avenue (War Memorial Courtyard)**
Landmark: No. 84 – San Francisco War Memorial Complex,
Civic Center Historic District
Zoning: P (Public)
OS (Open Space) Height and Bulk District
Block/Lot: 0786A / 001
Applicant: Rommel Taylor
War Memorial and Performing Arts Center
401 Van Ness Avenue, Suite 110
San Francisco, CA 94102
Staff Contact Gretchen Hilyard - (415) 575-9109
gretchen.hilyard@sfgov.org
Reviewed By Tim Frye - (415) 558-6625
tim.frye@sfgov.org

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 001 IN ASSESSOR'S BLOCK 0786A, WITHIN A P (PUBLIC) ZONING DISTRICT AND A OS (OPEN SPACE) HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on July 25, 2012, Rommel Taylor of the War Memorial and Performing Arts Center (Project Sponsor) filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness to renovate the courtyard located on the subject property located on lot 001 in Assessor's Block 0786A. The work includes the installation of a contemporary memorial, ADA curb cuts, and bench seating; and some re-grading and reconfiguration of the lawn, paving and hedges. Specifically, the work includes:

- Installation of a contemporary memorial within the octagonal paved area at the east end of the courtyard;
- Re-grading of the rectangular lawn to a 2% slope;

- Possible replacement of a portion of the lawn with grasspave¹ lawn or similar material to address ADA access and provide more durable turf in this area;
- Removal of the non-historic hedge at the west end of the lawn;
- Installation of an ADA curb cut in the existing sidewalk at the west end of the site;
- Reconfiguration of the curbing and the installation of new hedges (in-kind) at the east end of the courtyard to accommodate circulation around the memorial and to provide accessibility to the site;
- Removal and reinstallation (in-kind) of approximately 20% of the historic paving and curbing at the east end of the site to accommodate a 2.5% slope increase;
- Installation of a rammed earth wall along the edge of the lawn;
- Installation of ADA compliant bench seating at the east end of the property (outside the boundary of the courtyard).

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on August 15, 2012, the Commission conducted a duly noticed public hearing on the current project, Case No. 2012.0361A ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated July 10, 2012 and labeled Exhibit A on file in the docket for Case No. 2012.0361A based on the following findings:

CONDITIONS OF APPROVAL

- That the project sponsor will consult with a qualified preservation professional to monitor the removal, storage and re-installation of historic materials, and provide a report to the Planning Department's preservation staff before commencement of rehabilitation work.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.

¹ Grasspave is a subsurface reinforcement material for high traffic areas that supports grass and prevents mud and erosion.

2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the San Francisco War Memorial Complex as described in the designation report dated December 1976 and the Civic Center Historic District as described in the designation report dated December 1994.

- That the proposal is compatible with, and respects the character-defining features of the San Francisco War Memorial Complex;
- That the proposal is compatible with, and respects the character-defining features within the Civic Center Historic District;
- That the footprint of the proposed memorial is limited to the extent of the existing octagonal area indicated as the "future memorial site" on the original 1935 plans for the War Memorial Courtyard; and
- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3.

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

Standard 4.

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

Standard 5.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 6.

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

Standard 7.

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

Standard 9.

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

Standard 10.

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

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the landmark for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project is for the renovation of a civic property and will not have any impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the landmark in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not have any impact on the City's supply of affordable housing.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. The work will eliminate unsafe conditions at the site and all construction will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 001 in Assessor's Block 0786A for proposed work in conformance with the renderings and architectural sketches dated July 10, 2012 and labeled Exhibit A on file in the docket for Case No. 2012.0361A.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on August 15, 2012.

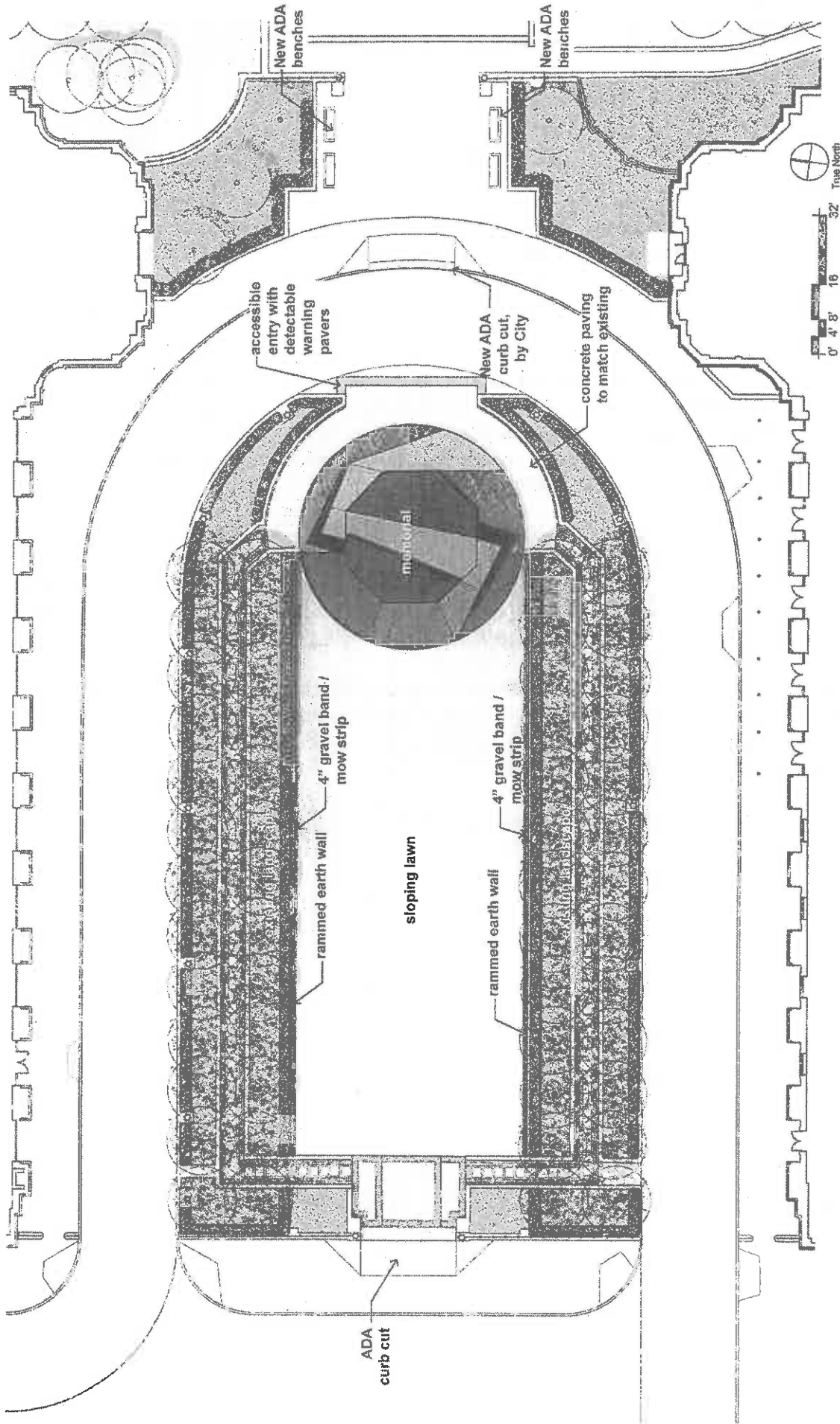
Linda D. Avery
Commission Secretary

AYES: X

NAYS: X

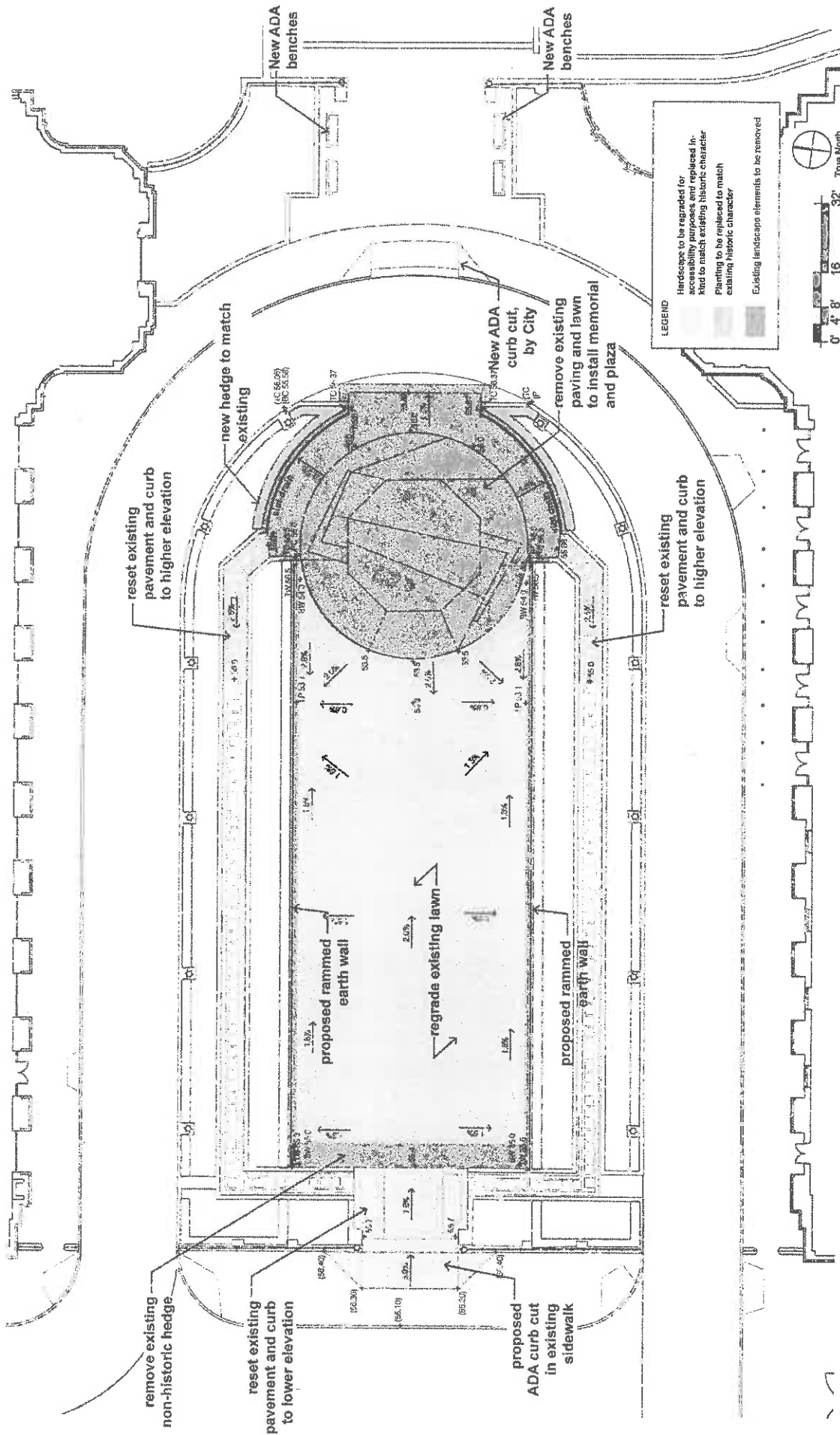
ABSENT: X

ADOPTED: August 15, 2012



PROPOSED SITE PLAN

San Francisco Veterans Memorial
Historic Preservation Commission
July 10th, 2012



SITE TRANSFORMATION

San Francisco Veterans Memorial
Historic Preservation Commission
July 10th, 2012

EXHIBIT H



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: JUNE 17, 2015

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Planning
Information:
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Filing Date: May 7, 2015
Case No.: 2015-005727COA
Project Address: 355 McAllister Street
Project Name: Renovation of Playgrounds at Joseph L. Alioto Performing Arts Piazza (Civic Center Plaza)
Landmark: Civic Center Landmark District
Zoning: P (Public)
OS (Open Space) Height and Bulk District
Block/Lot: 0788/001
Applicant: Karen Mauney-Brodek, Recreation & Parks Department
501 Stanyan Street
San Francisco, CA 94117
Staff Contact Gretchen Hilyard - (415) 575-9109
gretchen.hilyard@sfgov.org
Reviewed By Tim Frye - (415) 558-6625
tim.frye@sfgov.org

PROPERTY DESCRIPTION

355 McAllister Street (Civic Center Plaza) is bounded by Dr. Carlton B. Goodlett Place, Larkin Street, McAllister Street and Grove Street (Assessor's Block 0788; Lot 001). The subject property is located within the P (Public) Zoning District with an OS (Open Space) Height and Bulk limit. The subject property is located within the Civic Center Landmark District, which is locally designated under Article 10, Appendix J of the Planning Code.¹ The period of significance for the Civic Center Landmark District is 1896-1951. Civic Center Plaza (aka. Joseph L. Alioto Performing Arts Piazza) is a contributing site within the landmark district.

Civic Center Plaza was originally designed by A.S. Warswick of the City Architect's Office during the post-earthquake reconstruction of the Civic Center in 1906. The plaza was redesigned as part of the expansion of the Civic Center in the early 1950s that included the creation of an underground parking garage and exhibition hall (Brooks Hall) beneath the plaza. The existing plaza was demolished at that time and redesigned to its current appearance in 1961 by landscape architect Douglas Baylis. The two existing playgrounds located in the plaza were installed along Larkin Street in 1993 (NE corner) and 1998 (SE corner). The playgrounds are considered non-contributing features of the Civic Center Landmark District.

¹ The Civic Center Historic District was also listed in the National Register of Historic Places in 1978 and as a National Historic Landmark District in 1987.

PROJECT DESCRIPTION

The proposed project involves the replacement of the two existing playgrounds at the Joseph L. Alioto Performing Arts Piazza (Civic Center Plaza), including new play equipment, plantings, site furnishings and lighting. Specifically, the work includes:

- New play structures and surfacing: including swings, slides, climbing nets, thin poles with interactive lit play features, play mounds, screening for existing vents and other small-scale play features and safety play surfacing
- Benches
- Perimeter fencing
- Planting areas, trees and lawn
- Drinking fountain
- Projected lighting concept for the Larkin Street sidewalk
- Concrete paving to match adjacent conditions
- Slight expansion of the footprints of the NE and SE planting areas by aligning with the edge of the plantings areas to the west.

OTHER ACTIONS REQUIRED

The associated platforms and equipment for the projected lighting on the Larkin Street sidewalk will be reviewed under a separate Certificate of Appropriateness application. The platforms/projectors will be installed on the roof of the Asian Art Museum and San Francisco Public Library.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a historic district, the Historic Preservation Commission must find that the proposed work is in compliance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

ARTICLE 10 – Appendix J – Civic Center Landmark District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Civic Center Landmark District, as described in Appendix J of Article 10 of the Planning Code, and the character-defining features specifically outlined in the designating ordinance.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions, while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

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

The proposed project would retain the subject property's use as a public open space, and would maintain the area's civic character.

Therefore, the proposed project complies with Rehabilitation Standard 1.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The proposed project involves the replacement of existing contemporary features of the Civic Center Landmark District. The existing playgrounds were installed in 1993 and 1998—outside the period of significance for the Civic Center Landmark District (1896-1951). The new playgrounds will be constructed in the same locations as the existing playgrounds and will require slight alteration of the NE and SE rectangular planting areas of the plaza by extending the edge of the playground areas to align with the neighboring planting areas to the west. This work will not involve the removal of any historic features and will not alter features or spaces that characterize the district or Civic Center Plaza.

Therefore, the proposed project complies with Rehabilitation Standard 2.

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

The proposed project does not involve conjectural features that create a false sense of historic development of the subject property. In general, all additions to the property will be rendered as contemporary alterations that are compatible with the historic character of the site yet clearly differentiated as contemporary features.

Therefore, the proposed project complies with Rehabilitation Standard 3.

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

Civic Center Plaza has undergone numerous alterations since it was completed in 1915, including a modernist redesign by Douglas Baylis in 1961. The plaza is considered a contributing site within the Civic Center Landmark District for its importance as a public gathering space within the district. The proposed project involves the reconfiguration of the existing playgrounds

constructed in the plaza in 1993 and 1998 and will not remove any contributing features of the district or Civic Center Plaza.

Therefore, the proposed project complies with Rehabilitation Standard 4.

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

The proposed project would preserve all distinctive materials, features, finishes and construction techniques that characterize the Civic Center Plaza and the district, including the overall form and use of the plaza and the adjacent public right-of-way. The new playgrounds will replace the existing playgrounds in the same locations and will require slight reconfiguration of the NE and SE rectangular planting areas. This change will not alter any distinctive features, features, construction techniques, or examples of fine craftsmanship that characterize the district and plaza.

Therefore, the proposed project complies with Rehabilitation Standard 5.

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

The proposed project involves replacement of the existing playgrounds that were constructed in 1993 and 1998. These features date outside the period of significance established for the district (1896-1951) and are not character-defining features of the plaza.

The new playgrounds feature a cohesive materials palette of metal and concrete in neutral colors, and a limited plant palette. These materials are consistent with the character of existing features of Civic Center Plaza and the district. The design of new playground and landscape features draws inspiration from the surrounding district. Examples include perimeter fencing inspired by the metalwork at the Asian Art Museum and City Hall, and tree species that are similar in size and character to the existing Olive and London Plane trees found throughout the plaza.

New features will provide minimal visual intervention in order to avoid competition with the important east-west axis from City Hall to Larkin Street. The new play equipment will be designed to be open and airy in character and will read as a cohesive system through the use of consistent color, materials and style. Lighting will be projected on the Larkin Street sidewalk and will be a removable intervention with no physical impact on the plaza.²

The Department finds the proposed project to be a compatible alteration that does not destroy historic materials, features and spatial relationships that characterize the property.

² The installation of associated projectors on the Asian Art Museum and San Francisco Public Library will be reviewed by the HPC under a separate Certificate of Appropriateness.

Therefore, the proposed project complies with Rehabilitation Standard 9.

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

If the playgrounds were to be removed in the future, the essential form and integrity of the plaza and its role as an open space within the district will be unimpaired. The footprint of the proposed playgrounds will be extended to align with the rectangular planting areas to the west. This change will not alter the overall form and integrity of the plaza and will not affect the overall historic character of the Civic Center Landmark District.

Therefore, the proposed project complies with Rehabilitation Standard 10.

PUBLIC/NEIGHBORHOOD INPUT

Prior to the date of this report, the Department received four letters of support for the project from neighboring institutions including Asian Art Museum, San Francisco Public Library Main Branch, Civic Center Community Benefit District and the Bay Area Women and Children Center.

ISSUES & OTHER CONSIDERATIONS

The proposed project must comply with Historic Preservation Commission Resolution No. 650, which requires that “sufficient public access is included in historic properties that house City government services, programs or activities, prior to any HPC approval, either the ADA Coordinator from the Department of Public Works, or the Compliance Officer from the Mayor’s Office on Disability, shall review the proposed work and determine that the design of those areas open to the public are accessible to and useable by people with disabilities.” The project sponsor consulted with John Paul Scott, AIA, CASp, Disability Access Coordinator for the Department of Public Works during the design of the proposed project to ensure that all areas open to the public are accessible to and useable by people with disabilities. A letter from Mr. Scott is attached confirming this review and ongoing involvement with the project.

STAFF ANALYSIS

Staff has determined that the proposed work will be in conformance with the requirements of Article 10 and the *Secretary of Interior’s Standards for Rehabilitation*. Proposed work will not damage or destroy distinguishing original qualities or character of the Civic Center Landmark District or Civic Center Plaza. The overall proposal includes the replacement of two contemporary playgrounds at Civic Center Plaza in existing locations, by provision of new site furnishings and plantings, and slight expansion of the existing NE and SE rectangular planting areas. The new playgrounds feature a cohesive materials palette of metal and concrete in neutral colors, and a limited plant palette that are consistent with the character of existing features of Civic Center Plaza and the district. The design of new playground and landscape features is inspired by the surrounding landmark district. New features will provide minimal visual intervention in order to avoid competition with the important east-west axis from City Hall to Larkin Street. The new play equipment will be designed to be open and airy in character and will read as a cohesive system

through the use of consistent color, materials and style. Lighting will be projected on the Larkin Street sidewalk to create a safe and active public amenity associated with the playgrounds. The projected lighting will be a removable intervention that will not damage any features of the plaza.³

Staff finds that the historic character of Civic Center Plaza will be retained and preserved and will not result in the alteration of the character-defining features and spatial relationships that characterize the district. The proposed project will maintain the essential form and integrity of the plaza and district and will not impair the significance of the landmark.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Section 15301 (Class One-Minor Alteration of Existing facility) because the project is a minor alteration of an existing structure and meets the *Secretary of the Interior's Standards*.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the *Secretary of the Interior Standards for Rehabilitation*. Staff recommends the following conditions of approval:

- That prior to construction, the following will be forwarded for review and approval by Planning Department Preservation Staff:
 - Samples of the final materials and finishes.
 - Final plant palette selection.
 - Final design details, materials, and finishes for curbs, perimeter fencing, light poles and play structures.
 - A Certificate of Appropriateness application for the installation/mounting of projectors on the Asian Art Museum and San Francisco Public Library. The projectors are associated with the projected lighting scheme on the Larkin Street sidewalk associated with the playground rehabilitation project.

ATTACHMENTS

Draft Motion
Exhibits
Letter from the Disability Access Coordinator
Letters of Support
Plans and renderings

³ The mounting of projectors on the Asian Art Museum and San Francisco Public Library will be reviewed by the HPC under a separate Certificate of Appropriateness.



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. XXXX

HEARING DATE: JUNE 17, 2015

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Filing Date: May 7, 2015
Case No.: 2015-005727COA
Project Address: 355 McAllister Street
Project Name: Renovation of Playgrounds at Joseph L. Alioto Performing Arts Piazza (Civic Center Plaza)
Landmark: Civic Center Landmark District
Zoning: P (Public)
OS (Open Space) Height and Bulk District
Block/Lot: 0788/001
Applicant: Karen Mauney-Brodek, Recreation & Parks Department
501 Stanyan Street
San Francisco, CA 94117
Staff Contact: Gretchen Hilyard - (415) 575-9109
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Reviewed By: Tim Frye - (415) 558-6625
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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 001 IN ASSESSOR'S BLOCK 0788, WITHIN A P (PUBLIC) ZONING DISTRICT, AN OS (OPEN SPACE) HEIGHT AND BULK DISTRICT, AND CIVIC CENTER LANDMARK DISTRICT.

PREAMBLE

WHEREAS, on May 7, 2015, Karen Mauney-Brodek of the Recreation & Parks Department (Project Sponsor) filed an application with the San Francisco Planning Department ("Department") for a Certificate of Appropriateness to remove and reconfigure the two existing playgrounds on the subject property located on lot 001 in Assessor's Block 0788. The work includes new play equipment, curbs, railings, paving, planting areas and lighting.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on June 17, 2015, the Commission conducted a duly noticed public hearing on the current project, Case No. 2015-005727COA ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated May 6, 2015 and labeled Exhibit A on file in the docket for Case No. 2015-005727COA based on the following findings:

CONDITIONS OF APPROVAL

- That prior to construction, the following will be forwarded for review and approval by Planning Department Preservation Staff:
 - Samples of the final materials and finishes.
 - Final plant palette selection.
 - Final design details, materials, and finishes for curbs, perimeter fencing, light poles and play structures.
 - A Certificate of Appropriateness application for the installation/mounting of projectors on the Asian Art Museum and San Francisco Public Library. The projectors are associated with the projected lighting scheme on the Larkin Street sidewalk associated with the playground rehabilitation project.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the Civic Center Landmark District as described in the designation report dated December 1994.

- That the proposal is compatible with, and respects the character-defining features within the Civic Center Landmark District;
- That the footprint of the proposed playgrounds is consistent with the footprint of the existing playgrounds located in the plaza and will not remove any character-defining features of the Civic Center Landmark District; and
- The proposed project meets the following applicable *Secretary of the Interior's Standards for Rehabilitation*:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3.

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

Standard 4.

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

Standard 5.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 9.

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

Standard 10.

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

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the landmark for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project is for the renovation of a civic property and will not have any impact on neighborhood serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the landmark in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not have any impact on the City's supply of affordable housing.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

All construction will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS WITH CONDITIONS** a **Certificate of Appropriateness** for the property located at Lot 001 in Assessor's Block 0788 for proposed work in conformance with the renderings and architectural sketches dated May 6, 2015 and labeled Exhibit A on file in the docket for Case No. 2015-005727COA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on June 17, 2015.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

Parcel Map

SUBJECT PROPERTY

McALLISTER

\$

POLK

City Property
CIVIC CENTER

LARKIN

GROVE



SAN FRANCISCO
PLANNING DEPARTMENT

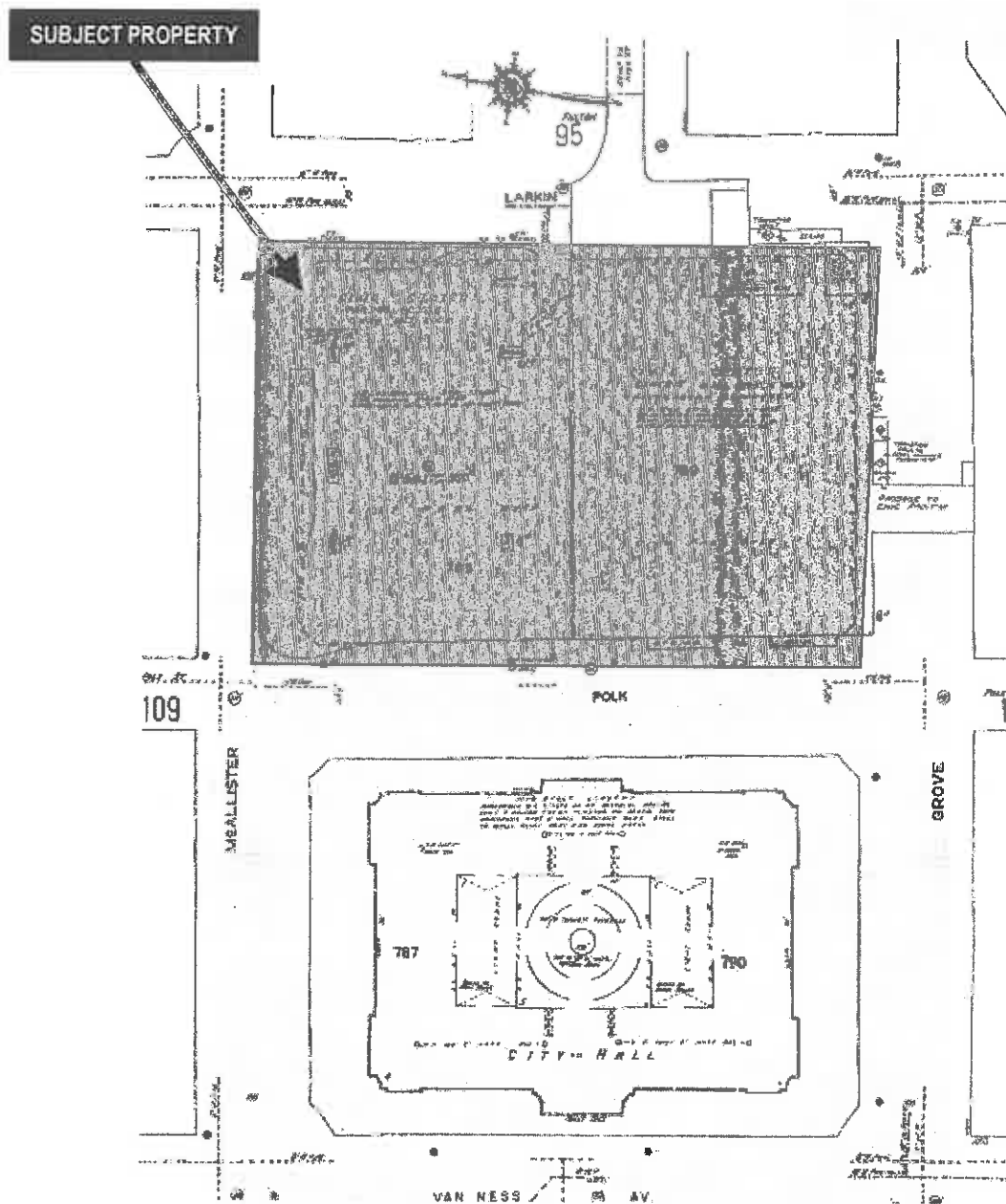
Certificate of Appropriateness Hearing

Case Number 2015-005727COA

355 McAllister Street

Civic Center Plaza- Playground Improvements

Sanborn Map*



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



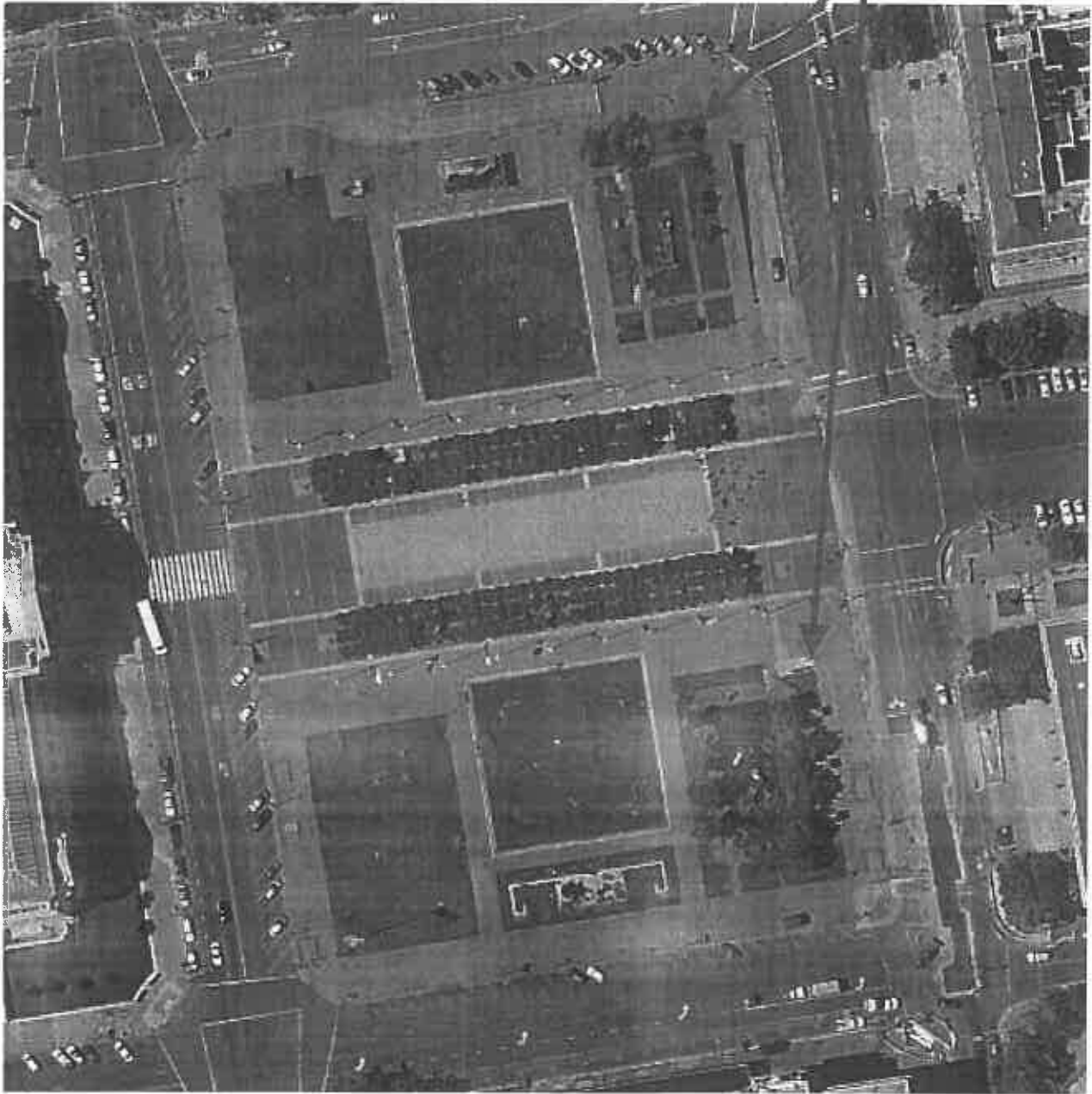
Certificate of Appropriateness Hearing
Case Number 2015-005727COA

355 McAllister Street

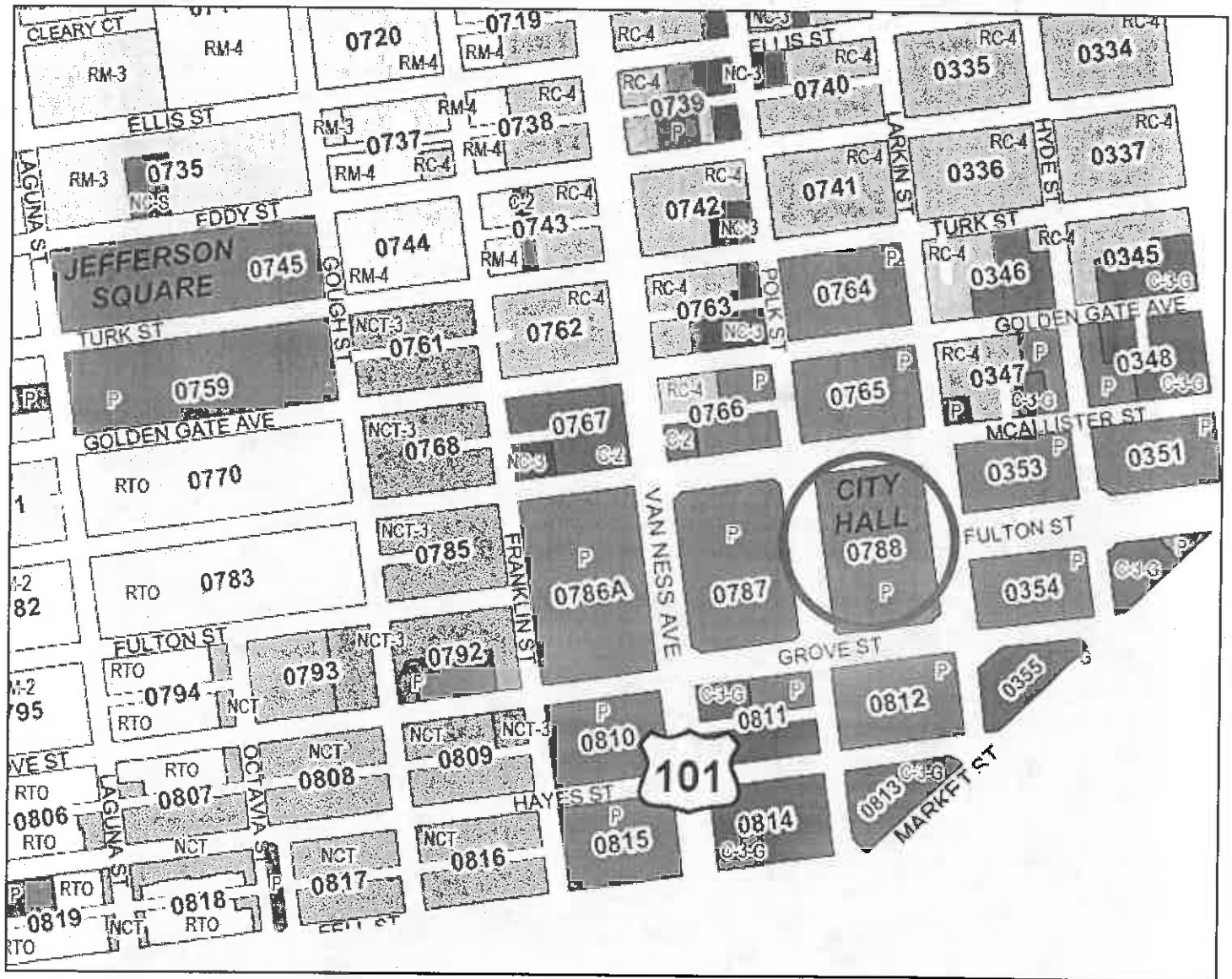
Civic Center Plaza- Playground Improvements

Aerial Photo

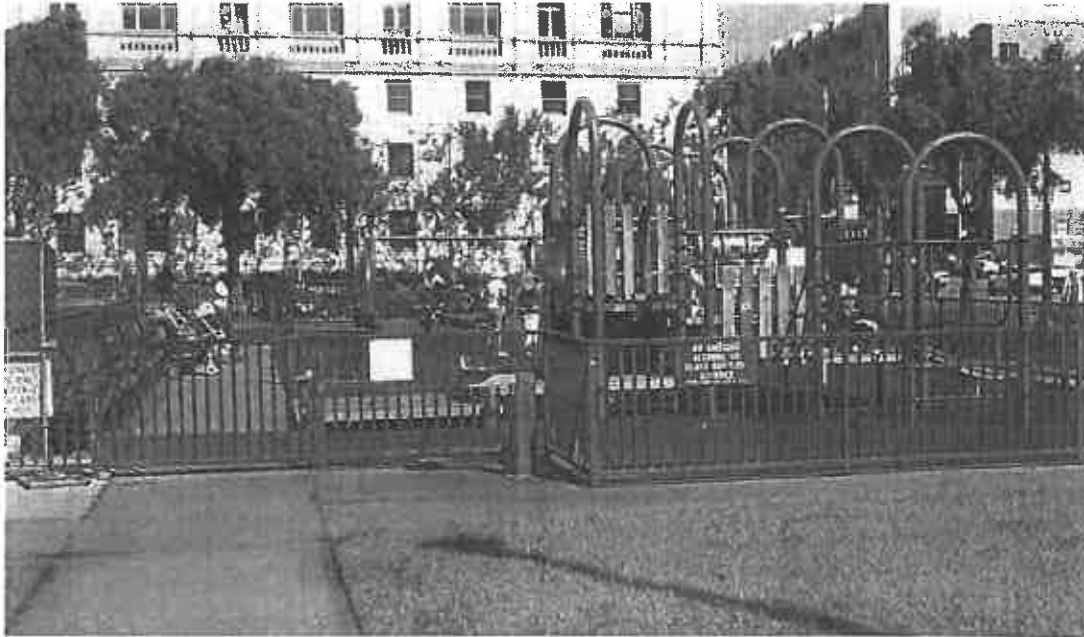
SUBJECT PROPERTY



Zoning Map

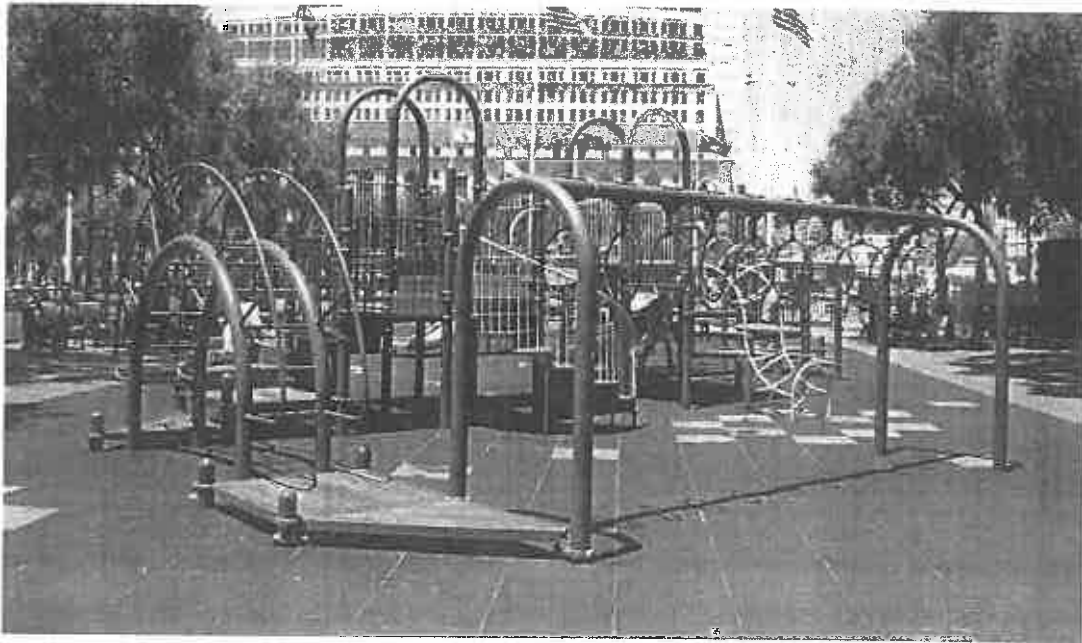


Site Photos



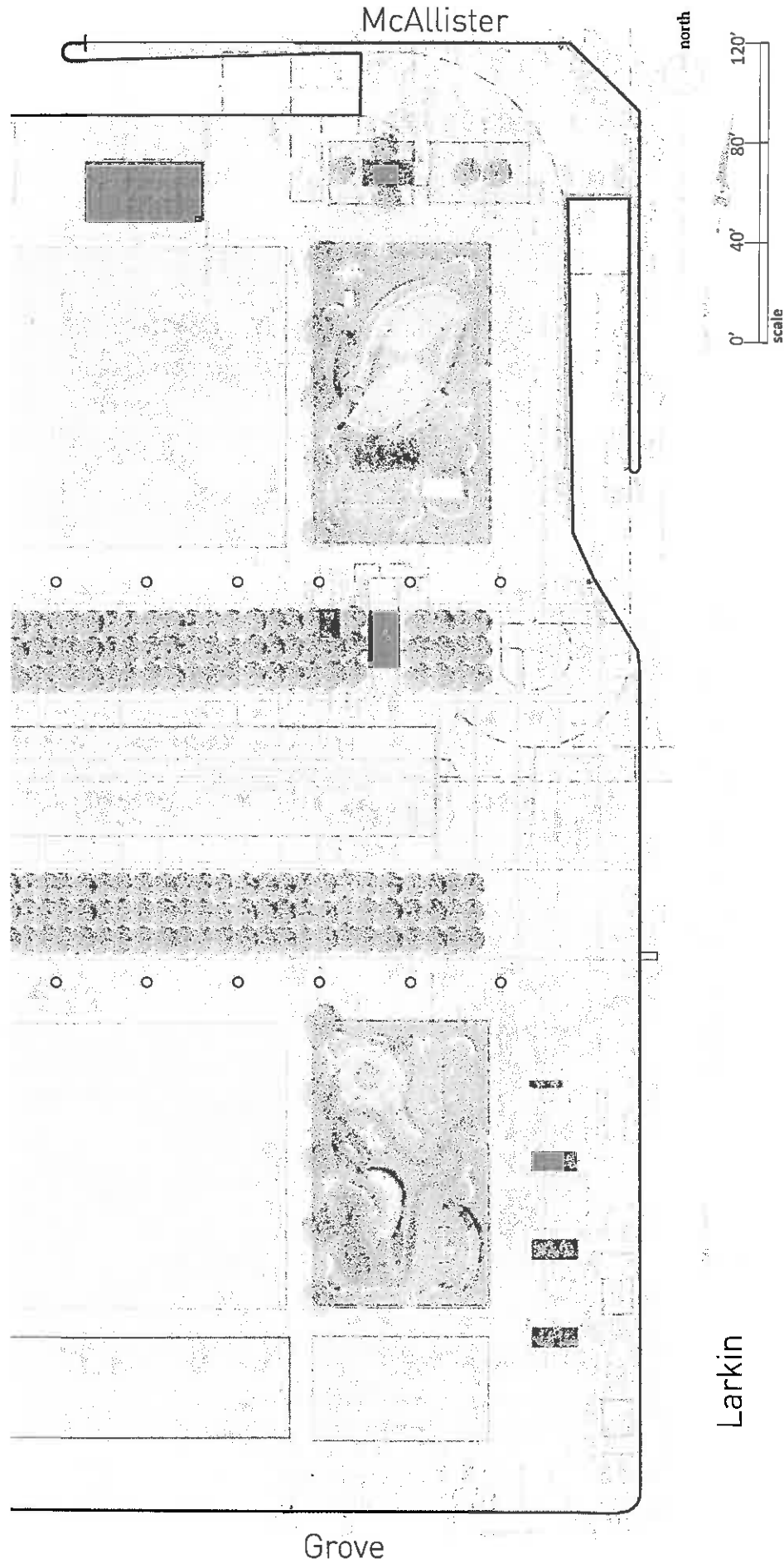
North playground, opened 1993.

Site Photos



South playground, opened 1998.

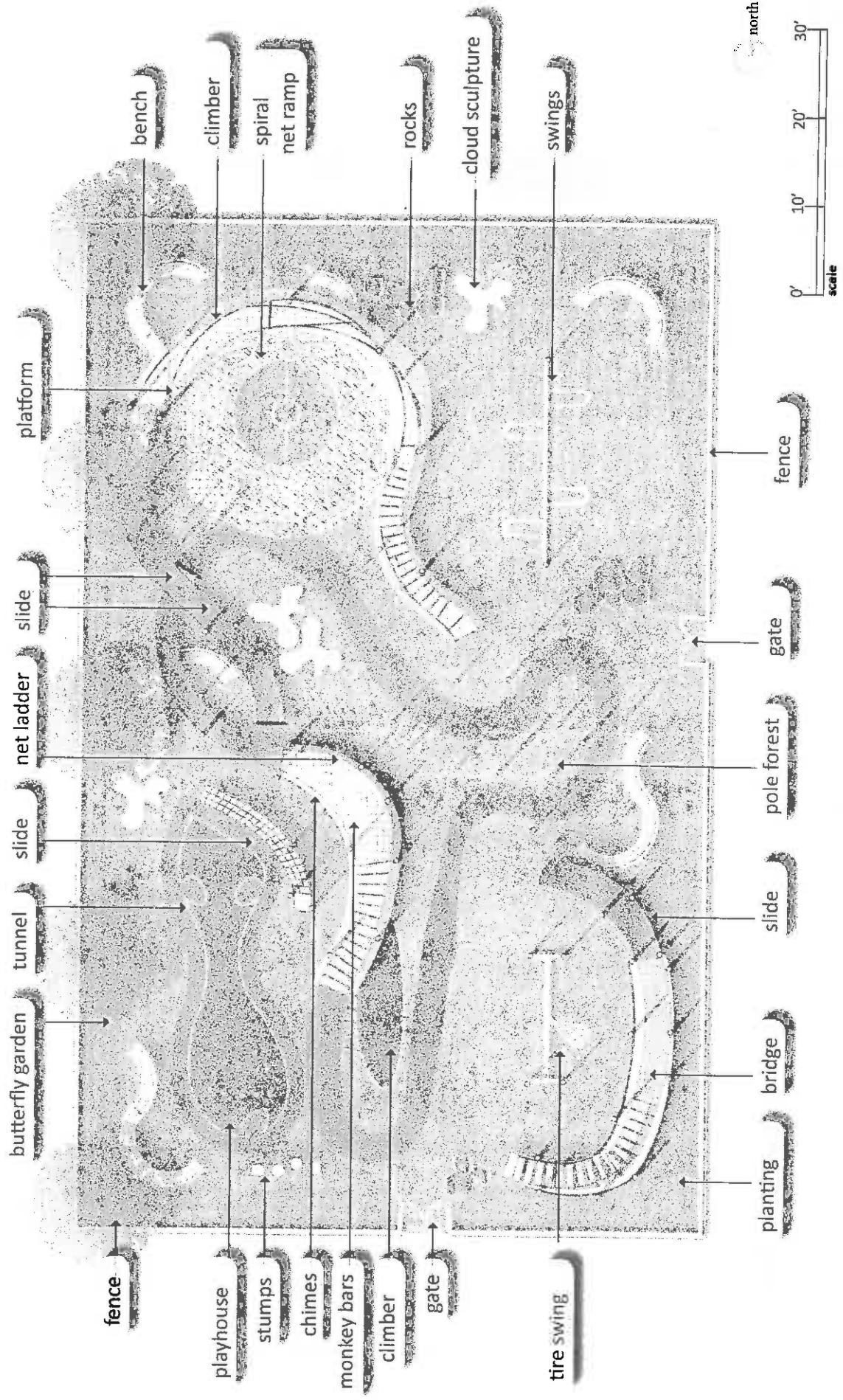
Proposed Site Plan



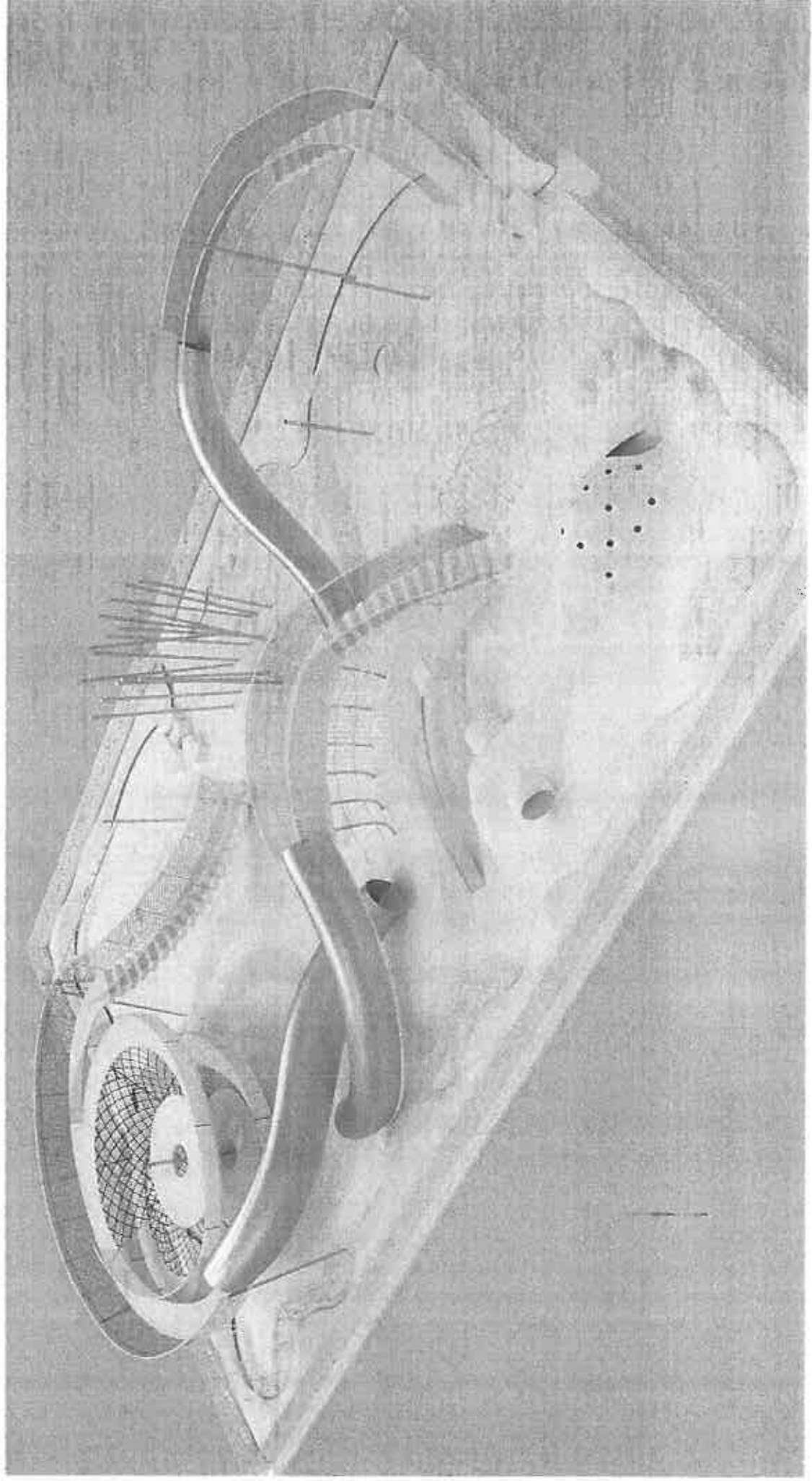
Public Library

Asian Art Museum

South Playground, enlarged plan

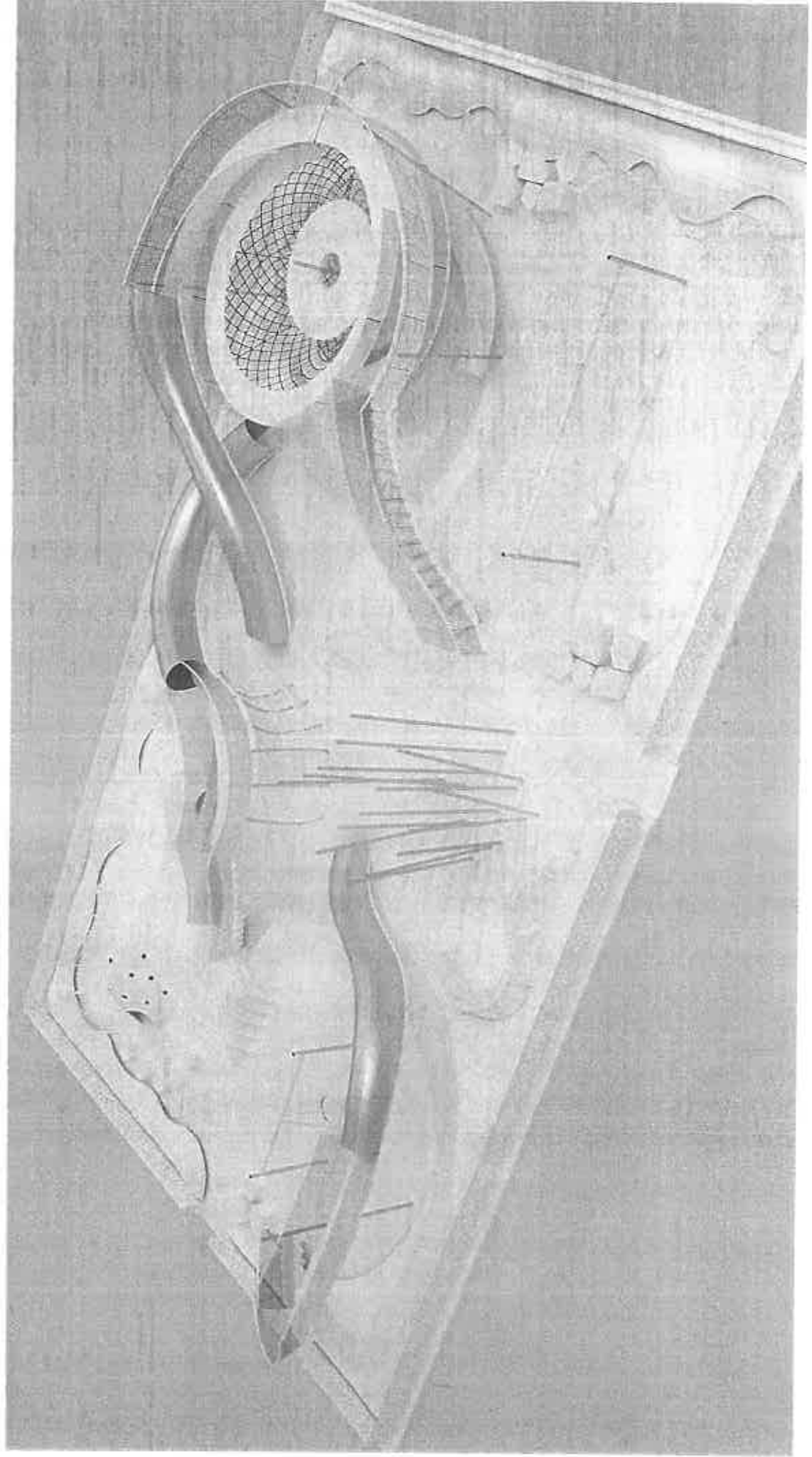


Forms: South playground

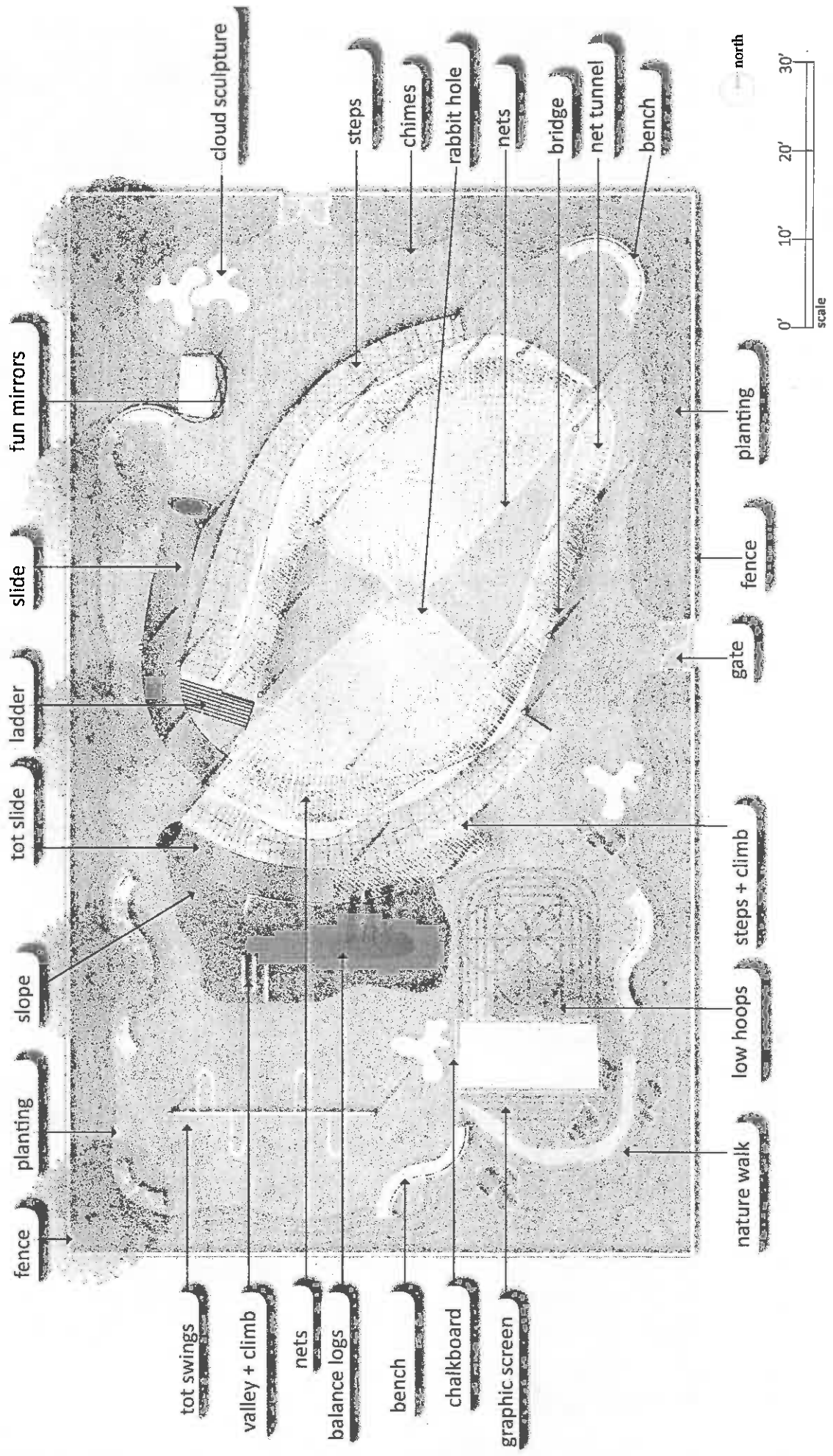


Forms: South playground

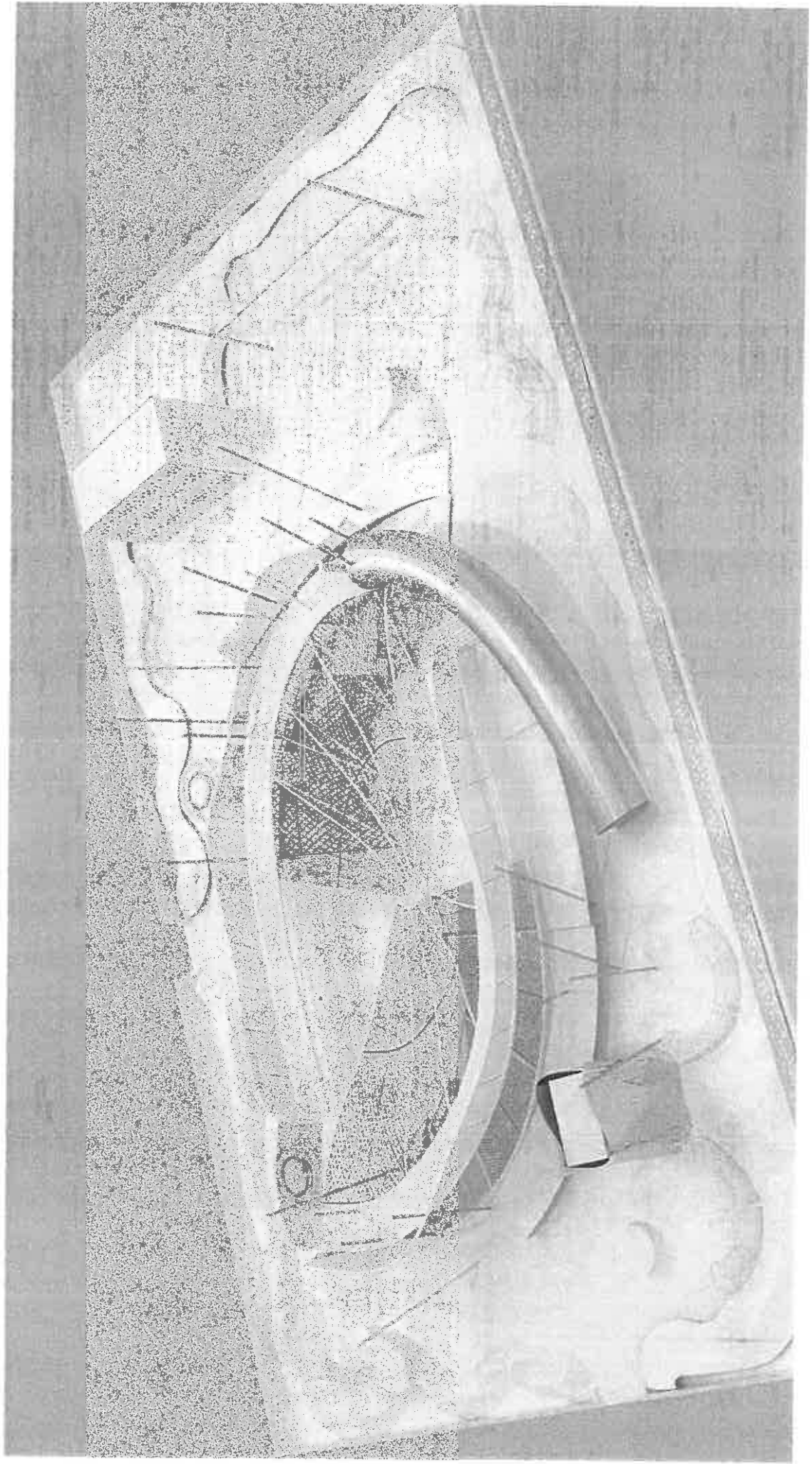
The Helen Diller Playgrounds at Civic Center
Certificate of Appropriateness Application
05.06.2015; page 19



North Playground



Forms: North playground



Forms: North playground

The Helen Diller Playgrounds at Civic Center
Certificate of Appropriateness Application
05.06. 2015; page 22

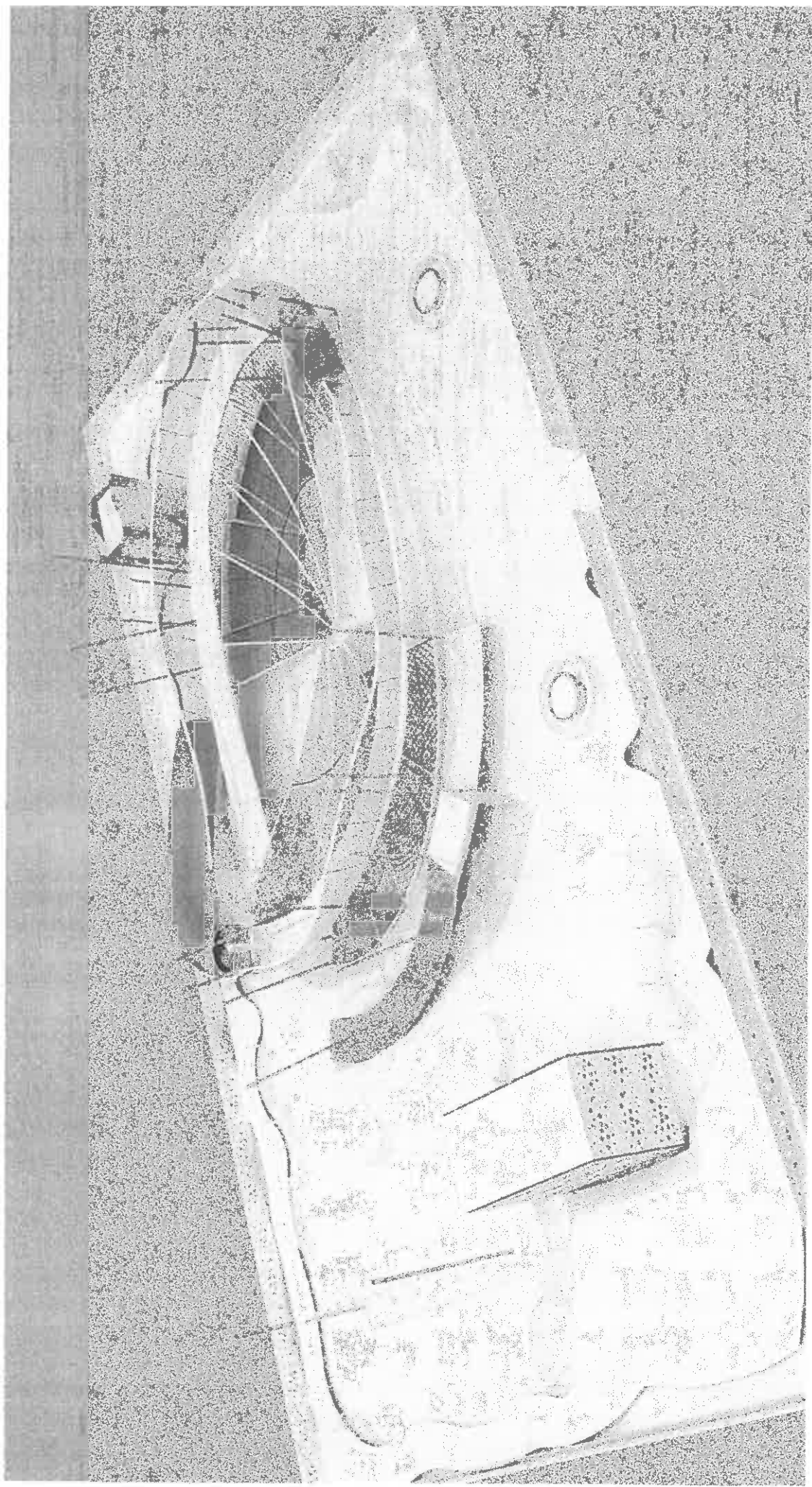


EXHIBIT I



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: JULY 19, 2017

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

Reception:
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Fax:
415.558.6409

Planning
Information:
415.558.6377

Filing Date: June 8, 2016
Case No.: 2016-016257COA
Project Address: 200 LARKIN STREET
Historic Landmark: Civic Center Landmark District
Zoning: P (Public) District
80-X Height and Bulk District
Block/Lot: 0353 / 001
Applicant: Carolyn Kiernat
Page & Turnbull
417 Montgomery Street
San Francisco, CA 94104
Staff Contact: Eiliesh Tuffy - (415) 575-9191
eiliesh.tuffy@sfgov.org
Reviewed By: Tim Frye - (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

200 Larkin Street is a parcel encompassing a full city block (measuring approximately 90,256 square feet) that is bounded by McAllister Street to the north, Fulton Street to the south, Larkin Street to the west, and Hyde Street to the east. Currently, the project site contains a four-story-with-basement institutional building, which was constructed as the city's Main Library in 1916. The former library was designed in a neoclassical Beaux Arts style by architect George A. Kelham, with later alterations designed in the 1990s by architect Gae Aulenti as part of the library building's conversion for use by the Asian Art Museum. The main building was constructed during the district's period of significance (1906-1936) and is a contributing resource within the Civic Center Landmark District. The area of work is on the east portion of the lot, where a portion of the 1990s addition, a freight loading dock and driveway are located. The project site is located within a P (Public) Zoning District with an 80-X Height and Bulk Limit.

PROJECT DESCRIPTION

Exterior Scope

The exterior scope of the project is for new construction at the eastern edge of the property, fronting onto Hyde Street. The proposal is to construct a 1-story vertical addition with a programmed roof terrace on top of an existing 1-story conservation studio. The 1-story building was constructed in 1998 on an isolated base in anticipation of future vertical expansion. The existing Hyde Street elevation of the conservation studio is a solid concrete shear wall, with a loading driveway to the north. The proposed 13,000-square-foot vertical addition above the shear wall would create a large, clear-span exhibit hall. The roof terrace on the new addition would be primarily accessed from Samsung Hall by installing a new doorway within the large, arched window opening on the east wall. Secondary access points have been designed through the addition of a new ramped bridge and doorway in the north court and at an existing escalator landing

in the south court. A new freight elevator at the expanded loading dock area would serve the lower level of the museum up through the second level, where the roof terrace is proposed to be located.

The floor of the new museum exhibit hall would be placed above the existing shear wall, 10 feet above curb level. The new upper story would extend 21 feet to a flat roof measuring 31'-2" above the curb. Exhaust fans for the ground floor conservation studios and new mechanicals would be located on the roof of the new exhibit hall. The new mechanical enclosure would add 10 feet of height to the north elevation above the roofline and is proposed to be clad in metal panels. The roof is proposed to be programmed for outdoor sculpture exhibits and as a flexible open-air dining or assembly area. A bar service area is proposed, but there is no plan for a full kitchen. A metal screening system is proposed for the rooftop mechanical area and as an enclosure for a rooftop storage room.

Freight Handling Upgrades

Freight handling upgrades are also planned for the Hyde Street elevation, which would include widening an existing curb cut to a width of 27'-8" in order to facilitate truck access to the loading dock. A new metal-clad freight elevator tower is proposed to be constructed adjacent to the McAllister Street entrance to transfer artwork from the loading bay to various levels of the main building, the new exhibit hall addition and the upper roof terrace sculpture garden.

Significant Interior Spaces Scope

Main Entrance Hall (Rm. 101)

The project proposes to create a direct path to the Grand Staircase by replacing the existing desk with two smaller ones that flank the central opening to the stairs beyond. New digital display monitors are proposed for 6 locations: 2 along the side walls where exhibit graphics are currently displayed; 4 within the existing wall niches on the east and west walls of the main entrance hall. The monitors will be sized so as not to obscure historic architectural detail from public view, and electrical wiring shall be installed through mortar joints, with concealed conduit. New wayfinding signage will be installed at the east end of the main entrance hall, to indicate the passageways to the North Court, Samsung Hall and the South Court. The signs will be installed using minimal points of attachment through the floor or existing mortar joints in the wall.

(Pages 21-25)

Vestibule (Rm. 109)

At the Larkin Street entrance, three freestanding security desks will be installed that do not require attachment to the historic building fabric. (Pages 22 & 23)

Loggia (Rm. 202)

In the southwest corner of the loggia, electrical work will require minor alterations to existing, non-historic drywall material on both the wall and ceiling. (Pages 26 & 27)

Samsung Hall (Rm. 200)

On the east wall, a fenestration change is proposed to create a doorway where a large center window with a low stone sill currently exists. The stone sill will be removed to create a level landing between the existing floor of Samsung Hall and the new outdoor roof terrace beyond. The remainder of the existing trim will not be altered, and a new set of doors will be installed within the expanded rough opening. The new doors will be constructed of a material and finish

compatible with the surrounding historic window. A non-historic wall panel at the northeast corner of Samsung Hall will be modified to conceal new electrical service behind a solid swing door of matching dimensions. (Pages 27-29)

Main Program Spaces (Rms. 201, 210)

Existing non-historic exhibit casework and partition walls are proposed to be altered on Levels 2 and 3, within some of the main program spaces designated as significant interiors. These changes will not affect historic building fabric. (Pages 30-31)

Other Interior Alterations

Ground Floor

Classrooms along the Fulton Street elevation are proposed to be reconfigured, adding new partition walls.

Hyde Street Elevation

Existing ca.1990s windows and portions of the historic brick wall are proposed for removal at areas of the building envelope where circulation connections are to be made into the new addition.

Please see the accompanying photographs, and plans prepared by Page & Turnbull, dated June 23, 2017, for details.

OTHER ACTIONS REQUIRED

Proposed work will require Building Permit(s).

According to the San Francisco Administrative Code, Charter Section 4.105 and Sections 2A.52 and 2A.53, the project will require review and approval of a General Plan Referral to evaluate its consistency with the City's General Plan Objectives and Policies.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project is in compliance with all other provisions of the Planning Code.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received two letters in support of the project at the date of this report.

ISSUES & CONSIDERATION

Architectural Review Committee (ARC): The Project was reviewed by the Architectural Review Committee on July 20, 2017 and May 3, 2017. During their meetings, the ARC expressed support for the modern interpretation of a rusticated masonry cladding in the form of faceted gray terra cotta tiles. The Committee was also supportive of introducing both glazing and pedestrian-level display vitrines to the Hyde Street block face to create a connection between the activity of the museum and the surrounding public realm.

At their meetings, the ARC requested: alignment of the new addition with existing plinth and base horizontal datum lines found on the historic building; use of durable cladding materials compatible with the district's granite and terra cotta buildings; reduction of the asymmetrical massing at the rooftop; reduction in height of the north-facing mechanical screen with an increased side setback; use of a clear glass rooftop safety railing; construction details for the faceted glazing assembly; refinement of the public art wall's materials and programming to avoid conflicts with signage controls and to ensure durability; removal of the planter at the northeast corner of the site; installation of wayfinding at the northeast corner of the site's perimeter wall; use of a granite-like material and fenestrated openings on the freight elevator tower.

To address the comments from the ARC, the Project Sponsor undertook the following revisions:

- The massing of the lower plinth and upper exhibition hall align with existing lines on the building. (Pages 36 & 62)
- The materials for the exhibition hall expansion will be granite and terra cotta tile. (Pages 44, 45 & 69)
- The Project has provided alternative studies for the rooftop massing at the area of the mechanical screen. (Page 41)
- The rooftop safety railing is of clear, unfritted glass. (Page 43)
- Construction detail drawings for the faceted glass window are provided in the sponsor packet (Pages 38 & 39). A mock-up has also been recommended by staff as a condition of approval.
- The art wall, which is proposed to span the width of three window sections, will be fitted with metal clips to receive rotating art display panels of a fiberglass material. (Page 47)
- The planter at the northeast corner of the site has been removed. (Page 35)
- Where wayfinding was suggested for installation, the packet indicated additional museum signage to be attached to the granite perimeter walls. (Pages 35 & 49)
- The freight elevator cladding has been refined, with a patinated zinc metal panel selected for cladding and fritted glass selected for the fenestrated openings. (Pages 44 & 45)

Overall, the Department has determined that the revisions addressed ARC comments. See staff analysis for additional design review comments.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a historic district, the Historic Preservation Commission must find that the proposed work is in compliance with the Secretary

of the Interior's Standards for the Treatment of Historic Properties, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

ARTICLE 10 – Appendix J – Civic Center Landmark District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Civic Center Landmark District as described in Appendix J of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

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

The former library building was adaptively reused as a museum, and has been used as such since 2003. The project does not propose to change the current building use, and will only require minimal change to a brick rear façade and non-ornamental interior floor and wall surfaces to conduct the proposed upgrades and connect to the new Hyde Street addition. Therefore the project complies with Standard 1.

Standard 2: The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The historic character of the former library building will be preserved, as the exterior scope is limited to removal of brick and glass wall sections on secondary elevations that are not character-defining to the subject property or the surrounding district. Interior work will also not damage character-defining features of significant interior spaces. Therefore the project complies with Standard 2.

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

The proposed project will not alter the 1916 building's character-defining interior or exterior spaces. The new addition has been designed to draw from historic materials, proportions and detailing found on the existing building. Specifically, the exterior cladding of the addition – which is in alignment with the historic building's rusticated base – is a faceted gray terra cotta tile to provide a compatible texture across the entire base of the subject building. The rustication of the new tile cladding is angular in form and more stylized than traditional granite masonry. This approach is extended across the Hyde Street windows. The faceted gazing offers clear views to the gallery activity beyond without interrupting the façade's contemporary rustication. This approach creates compatibility without directly mimicking the historic building design. Therefore the project complies with Standard 3.

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

The ornate exterior granite facades and historic metal window grilles will not be affected by the project's scope of work. Interventions that are needed to connect to the new addition to the old are through plain brick walls and 1990s-era glass curtain walls. Minor lighting and electrical upgrades proposed within designated significant interiors are to be executed in a manner that avoids or minimizes the disruption of existing, character-defining architectural ornament. Therefore the project complies with Standard 5.

Standard 8: Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Excavation was conducted on the site at the time of the building's adaptive reuse from the library to a museum. The 1992 EIR concluded that further human remains could be located on the Asian Art Museum site and encountered during project excavation and grading. The EIR included a mitigation measure to reduce potential impacts on archeological resources. The mitigation measure, included in the June 22, 2017 Environmental review of the project, requires that the project sponsor retain the services of an archaeologist, who would consult with the planning department's Environmental Review Officer (ERO) to determine appropriate procedures prior to and during project excavation, and in the event archeological resources are encountered. Therefore the project complies with Standard 8.

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

The addition of the new exhibition hall and freight elevator will remove a limited amount of brick and glass wall material on secondary elevations. In the context of the overall building envelope, these are considered to be minimal interventions in remote areas of the building that are not commonly viewed by the public.

The design of the new addition draws from historic masonry proportions and finishes found on Beaux Arts buildings in the landmark district. The scale and massing of the new exhibition hall align with the strong horizontal datum lines of the subject building and facades throughout the district. A clear glass guardrail at the new roof terrace will complement the railing at the existing outdoor café. Faceted gray terra cotta tile was found to be an appropriate material for its compatibility with the historic granite and terra cotta cladding used throughout the district. The extension of the faceted cladding treatment to the Hyde Street windows, applied in a larger scale, creates continuity of design across the addition's façade. The angular glazing also differentiates the new work from the old building. Smooth gray granite applied to the lower plinth is consistent with the building. However, the new addition will be programmed with art wall installations to help enliven the pedestrian realm.

The proposed addition's contemporary design and innovative application of historic façade materials clearly identifies it as a modern addition that does not attempt to directly mimic historic material or detailing. Therefore the project complies with Standard 9.

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

The addition to the east of the existing building footprint has been designed to connect to the historic building using a light touch and minimal points of attachment. Where circulation between the old and new building sections is proposed, it is done through small openings in existing wall material devoid of historic ornament. Where portions of the existing east wall are to be removed, new brick could be toothed into the rough opening to reverse this work as needed. Similarly, the 1990s curtain walls of the North and South Courts are non-historic, and could be replaced with new compatible wall materials. The placement of the new, one-story exhibit hall at the northeast corner of the subject lot preserves the essential form and integrity of the historic property. Therefore the project complies with Standard 10.

STAFF ANALYSIS

Overall, staff has determined that the proposed work will be in conformance with the requirements of Article 10 (Appendix J) and the *Secretary of Interior's Standards for Rehabilitation*. The work is proposed to be conducted in a manner that is compatible with the character-defining features of the building. The project restores the open visual connection from the Main Entrance Hall up through the Grand Staircase, preserves designated significant interior spaces including Samsung Hall, proposes new wall openings on secondary elevations clad in brick and non-historic glass curtain walls which are in discreet locations to help minimize their public visibility. The proposed addition will be differentiated in its design from the historic Beaux Arts buildings while remaining compatible with both the subject property and surrounding Civic Center district.

Packet materials provided by the sponsor included several details that, while understood to be necessary for the programming of the new addition, warrant further refinement prior to the issuance of first construction documents. Those project components are outlined below, along with recommended actions

Roof Terrace Mechanicals

The Architectural Review Committee recommended exploring discreet methods of installation for the new gallery's mechanical ductwork which would allow for a mechanical screen lower in height with a greater side setback.

The alternate design on Page 41, which proposes a minimum mechanical enclosure at the northeast corner of the roof terrace, creates a horizontal datum in greater conformance with the horizontal compositional elements of both the subject property and buildings in the district. This area could be further refined to remove the barrier railing and allow for additional circulation and possibly sculptural installation at the northeast corner. While safety and aesthetics adjacent to the museum's utilitarian loading area may be of concern, a code-compliant railing wrapping the corner would allow for greater activity and visual interest to this area of the roof terrace as viewed from the public right-of-way.

Signage

Per Planning Code Section 608.3, signage within the Civic Center Special Sign District #1 is subject to additional controls related to the size, height, method of attachment and forms of allowable illumination. The sign controls for the subject property include the following:

- Size: Section 602 limits the size of a sign to 200sf. This dimension may be further reduced to achieve compatibility with the scale, features and overall character of the Article 10 landmark district.
- Height: Sections 607(h)(1) and 608.3 state that signs shall not be installed above the upper edge of any building wall or parapet on the roofline of the building to which it is attached. The Civic Center Special Sign District restricts the installation of roof signs, which are defined as signs located above the roof covering or on the side of any roof structure.
- Attachment: Section 608.3 specifies that signage must be attached flat against a building wall that directly faces a street.
- Illumination: Section 607(h)(1), which corresponds with the Sign Guidelines for designated historic resources, calls for signage to be either non-illuminated or indirectly illuminated.

The signage as proposed in the June 23, 2017 plans (Page 49) appears non-conforming with certain controls of the Special Sign District. The project's signage program is subject to further review by department staff to ensure conformance with the Planning Code and Sign Design Guidelines for historic resources, as stated in the proposed conditions of approval in the Planning Department Recommendations section of this report.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project was adequately analyzed within the 1998 Asian Art Museum Supplemental Environmental Impact Report (SEIR)¹, which evaluated the adaptive reuse of the old main library building in three phases, including future additions subject to available funding. The Planning Department's addendum to the SEIR² concluded that the analyses conducted and the conclusions reached in the SEIR remain valid. The proposed revisions to the project would not cause new significant impacts not identified in the EIR, and no new mitigation measures would be necessary to reduce significant impacts.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL for the proposed project, as it appears to meet the guidelines for new construction in a landmark district per Article 10 of the Planning Code and adheres to the Secretary of the Interior Standards for Rehabilitation, with the following conditions:

CONDITIONS OF APPROVAL

1. **Signage**: A code-complying exterior sign program for the subject property shall be submitted with sign permit applications for staff review, as outlined in HPC Motion #0289 delegating signage for administrative review and approval.

¹ San Francisco Planning Department, Case No. 97.750E: Asian Art Museum, Final Supplemental Environmental Impact Report, certified December 10, 1998.

² San Francisco Planning Department, Case No. 2015-01522ENV: Asian Art Museum Expansion and Improvements Project, Addendum to Final Supplemental Environmental Impact Report, June 22, 2017.

2. **Rooftop Structures:** The alternate design proposing a minimum mechanical enclosure at the northeast corner of the roof terrace presents a horizontal datum in greater conformance with the compositional elements of buildings in the district, and should therefore be approved as part of the project.
3. **Samsung Hall Doors:** Details of the proposed new door type, material and finish shall be specified in the site permit drawings to ensure compatibility with the surrounding historic building fabric. This information will be required prior to the approval of a site permit.
4. **Material Samples:** Material samples shall be submitted to department staff for review, to ensure conformance with Commission approvals. This information will be required prior to the approval of a site permit.
5. **Glazing Mock-up:** A mock-up of the faceted window glazing system shall be provided for on-site review by department staff to ensure as-built conditions match the design intent proposed by the project sponsor and conformance with Commission approvals. This information will be required prior to the approval of an architectural addendum.

ATTACHMENTS

Draft Motion
Block Map
Sanborn Map
Photographs
CofA Application
Public Comment
Plans, dated June 23, 2017

ET: G:\DOCUMENTS\CofAs\200 Larkin Street\200 Larkin St_CofA Case Report.docx



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion M-_____

HEARING DATE: JULY 19, 2017

1650 Mission St.
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Planning
Information:
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Filing Date: June 8, 2016
Case No.: **2016-007523COA**
Project Address: **200 LARKIN STREET**
Historic Landmark: Civic Center Landmark District
Zoning: P (Public) District
80-X Height and Bulk District
Block/Lot: 0353 / 001
Applicant: Carolyn Kiernat
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Reviewed By Tim Frye -- (415) 575-6822
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ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10 AND TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 001 IN ASSESSOR'S BLOCK 0353, WITHIN A P (PUBLIC) ZONING DISTRICT, AND AN 80-X HEIGHT AND BULK DISTRICT.

PREAMBLE

WHEREAS, on June 8, 2016, Carolyn Kiernat of Page & Turnbull Architects, on behalf of the Asian Art Museum ("Project Sponsor") filed an application with the San Francisco Planning Department ("Department") for a Certificate of Appropriateness to conduct alterations to significant interior spaces, construct a new addition fronting Hyde Street, and make freight handling upgrades at the subject property located on Lot 001 in Assessor's Block 0353.

Specifically, the proposal includes:

Exterior Scope

The exterior scope of the project is for new construction at the eastern edge of the property, fronting onto Hyde Street. The proposal is to construct a 1-story vertical addition with a programmed roof terrace on top of an existing 1-story conservation studio. The existing 1-story building fronting Hyde Street was constructed on an isolated base in anticipation of future vertical expansion. The existing Hyde Street

elevation of the conservation studio is a solid concrete shear wall, with a loading driveway to the north. The proposed 13,000-square-foot vertical addition above the shear wall would create a large, clear-span exhibit hall. The roof terrace on the new addition would be primarily accessed from Samsung Hall by installing a new doorway within the large, arched window opening on the east wall. Secondary access points have been designed through the addition of a new ramped bridge and doorway in the north court and at an existing escalator landing in the south court. A new freight elevator at the expanded loading dock area would serve the lower level of the museum up through the second level, where the roof terrace is proposed to be located.

The floor of the new museum exhibit hall would be placed above the existing shear wall, 10 feet above curb level. The new upper story would extend 21 feet to a flat roof measuring 31'-2" above the curb. Exhaust fans for the ground floor conservation studios and new mechanicals would be located on the roof of the new exhibit hall. The new mechanical enclosure would add 10 feet of height to the north elevation above the roofline and is proposed to be clad in metal panels. The roof is proposed to be programmed for outdoor sculpture exhibits and as a flexible open-air dining or assembly area. A bar service area is proposed, but there is no plan for a full kitchen. A metal screening system is proposed for the rooftop mechanical area and as an enclosure for a rooftop storage room.

Freight Handling Upgrades

Freight handling upgrades are also planned for the Hyde Street elevation, which would include widening an existing curb cut to a width of 27'-8" in order to facilitate truck access to the loading dock. A new metal-clad freight elevator tower is proposed to be constructed adjacent to the McAllister Street entrance to transfer artwork from the loading bay to various levels of the main building, the new exhibit hall addition and the upper roof terrace sculpture garden.

Significant Interior Spaces Scope

Main Entrance Hall (Rm. 101)

The project proposes to create a direct path to the Grand Staircase by replacing the existing desk with two smaller ones that flank the central opening to the stairs beyond. New digital display monitors are proposed for 6 locations: 2 along the side walls where exhibit graphics are currently displayed; 4 within the existing wall niches on the east and west walls of the main entrance hall. The monitors will be sized so as not to obscure historic architectural detail from public view, and electrical wiring shall be installed through mortar joints, with concealed conduit. New wayfinding signage will be installed at the east end of the main entrance hall, to indicate the passageways to the North Court, Samsung Hall and the South Court. The signs will be installed using minimal points of attachment through the floor or existing mortar joints in the wall.

(Pages 21-25)

Vestibule (Rm. 109)

At the Larkin Street entrance, three freestanding security desks will be installed that do not require attachment to the historic building fabric. (Pages 22 & 23)

Loggia (Rm. 202)

In the southwest corner of the loggia, electrical work will require minor alterations to existing, non-historic drywall material on both the wall and ceiling. (Pages 26 & 27)

Samsung Hall (Rm. 200)

On the east wall, a fenestration change is proposed to create a doorway where a large center window with a low stone sill currently exists. The stone sill will be removed to create a level landing between the existing floor of Samsung Hall and the new outdoor roof terrace beyond. The remainder of the existing trim will not be altered, and a new set of doors will be installed within the expanded rough opening. The new doors will be constructed of a material and finish compatible with the surrounding historic window. A non-historic wall panel at the northeast corner of Samsung Hall will be modified to conceal new electrical service behind a solid swing door of matching dimensions. (Pages 27-29)

Main Program Spaces (Rms. 201, 210)

Existing non-historic exhibit casework and partition walls are proposed to be altered on Levels 2 and 3, within some of the main program spaces designated as significant interiors. These changes will not affect historic building fabric. (Pages 30-31)

Other Interior Alterations

Ground Floor

Classrooms along the Fulton Street elevation are proposed to be reconfigured, adding new partition walls that do not obstruct exterior window openings.

Hyde Street Elevation

Existing ca.1990s windows and portions of the historic brick wall are proposed for removal at areas of the building envelope where circulation connections are to be made into the new addition.

Please see the accompanying packet of materials prepared by WHY Architecture and Page & Turnbull Architects, dated June 23, 2017, for details.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission (hereinafter "Commission") has reviewed and concurs with said determination.

WHEREAS, on July 19, 2017, the Commission conducted a duly noticed public hearing on the current project, Case No. 2016-007523COA ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans dated June 23, 2017 on file in the docket for Case No. 2016-007523COA.

CONDITIONS OF APPROVAL

1. Signage: A code-complying exterior sign program for the subject property shall be submitted with sign permit applications for staff review, as outlined in HPC Motion #0289 delegating signage for administrative review and approval.
2. Rooftop Structures: The alternate design proposing a minimum mechanical enclosure at the northeast corner of the roof terrace presents a horizontal datum in greater conformance with the compositional elements of buildings in the district, and should therefore be approved as part of the project.
3. Samsung Hall Doors: Details of the proposed new door type, material and finish shall be specified in the site permit drawings to ensure compatibility with the surrounding historic building fabric. This information will be required prior to the approval of a site permit.
4. Material Samples: Material samples shall be submitted to department staff for review, to ensure conformance with Commission approvals. This information will be required prior to the approval of a site permit.
5. Glazing Mock-up: A mock-up of the faceted window glazing system shall be provided for on-site review by department staff to ensure as-built conditions match the design intent proposed by the project sponsor and conformance with Commission approvals. This information will be required prior to the approval of an architectural addendum.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historical Preservation Commission has determined that the proposed work is compatible with the character of the landmark district as described in the designation report.

- The proposal will preserve exterior and significant interior architectural features of the landmark.
- The proposed project meets the following *Secretary of the Interior's Standards for Rehabilitation*:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3.

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

Standard 5.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 8.

Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Standard 9.

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

Standard 10.

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

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the historic Main Public Library building and the Civic Center Landmark District for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will have no effect on neighborhood-serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will have no effect on neighborhood character or housing.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not affect the affordable housing supply.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposal will not have any effect on industrial and service sector jobs. No office development is proposed as part of the project.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is improved by the proposed work. All construction will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards for Rehabilitation.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not affect the access to sunlight or vistas for parks and open spaces.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the *Secretary of Interior's Standards for Rehabilitation*, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 001 in Assessor's Block 0353 for proposed work in conformance with the architectural plans dated June 23, 2017 on file in the docket for Case No. 2016-007523COA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on July 19, 2017.

Jonas P. Ionin
Commission Secretary

AYES: Commissioners Wolfram, Johnck, Johns, Pearlman, Matsuda

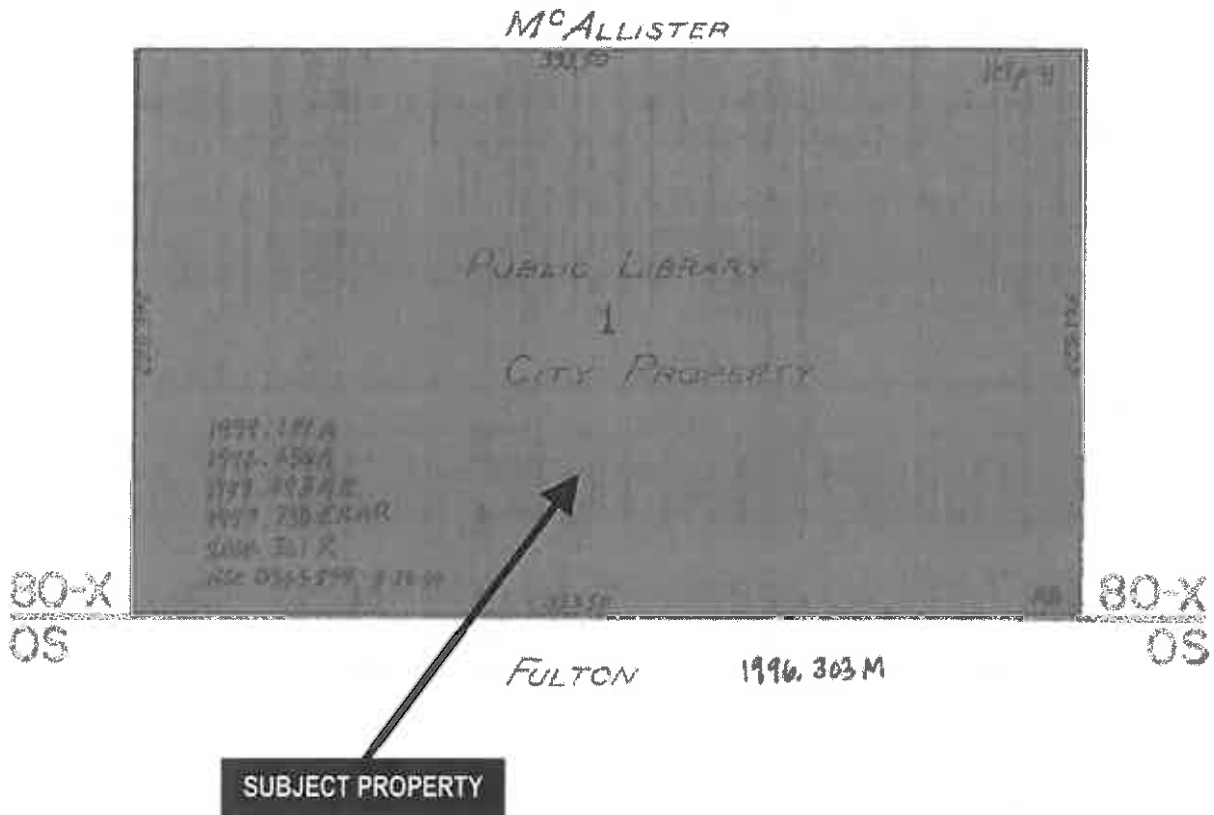
NAYS: none

ABSENT: Commissioners Hyland, Hasz

ADOPTED: July 19, 2017

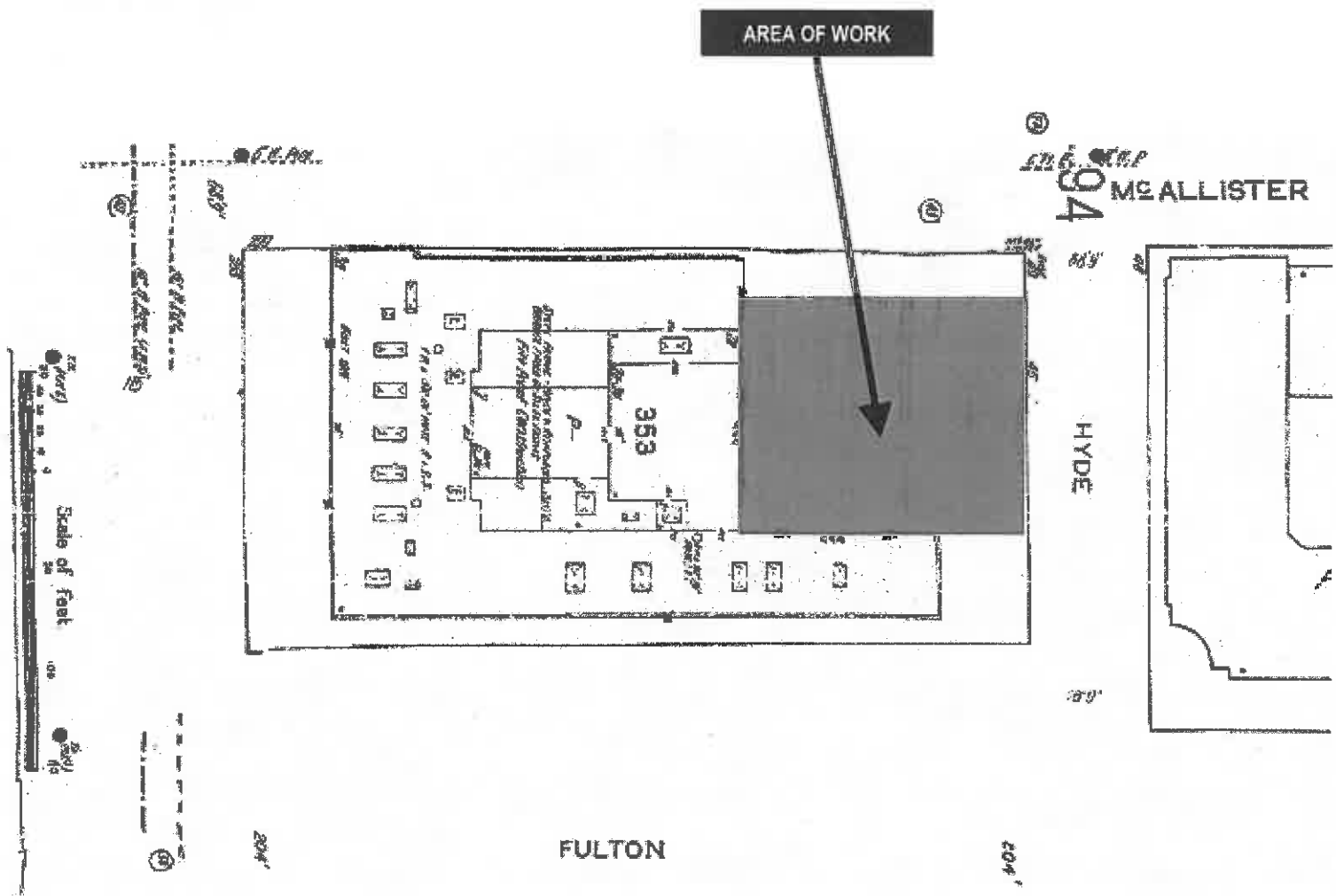
Parcel Map

P
CC SSD-1
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NATH AS



Certificate of Appropriateness Hearing
Case Number 2016-016257COA
Asian Art Museum
200 Larkin Street

Sanborn Map*



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



Certificate of Appropriateness Hearing
Case Number 2016-016257COA
Asian Art Museum
200 Larkin Street

Aerial Photo

AREA OF WORK



Aerial Photo

SUBJECT PROPERTY



Zoning Map



Site Photo



Site Photos



Certificate of Appropriateness Hearing
Case Number 2016-016257COA
Asian Art Museum
200 Larkin Street

ARTICLE 10, APPENDIX J - DESIGNATED INTERIOR SPACES

SECOND LEVEL DESIGNATED SPACES

The outlined spaces and rooms are included in the description of the San Francisco Public Library (200 Larkin Street, Asian Art Museum) contributing resource to the Civic Center Historic District in Article 10, Appendix J of the Planning Code.

At the second level of the building, the following spaces were identified in Article 10 of the San Francisco Planning Code, Appendix J, Section 10 (b) as being "exceptionally significant interior public spaces":

- The Monumental Public Corridors and Balcony Spaces including the Gonzalo Piazzi Murals [removed] in Public Corridor 290 (Rooms 190, 192, 193, 210 and 291A);
- The Main Program Spaces (Rooms 200, 201, 202, 203, 210 and 218) [The historic Main Catalog Room has been largely retained. However in the 2003 renovation, the historic Reading Rooms were significantly altered to add a new floor. Now that the ceiling height has been reduced and the monumental arched windows have been covered, the historic significance of the space is greatly diminished].

INTERIORS SCOPE (items affecting historic fabric are underlined>

Room 291A:

- Small penetration for conduit whip for power/data for art installation
- Mounting connection clips to hold digital screens, via least invasive method.

Room 200:

- Add 100 amp connection box low on wall to service events
- Remove non-historic east facing center window and replace with new pair of doors, frame and hardware/security hardware set into historic frame for access from Sansung Hall to Art Terrace

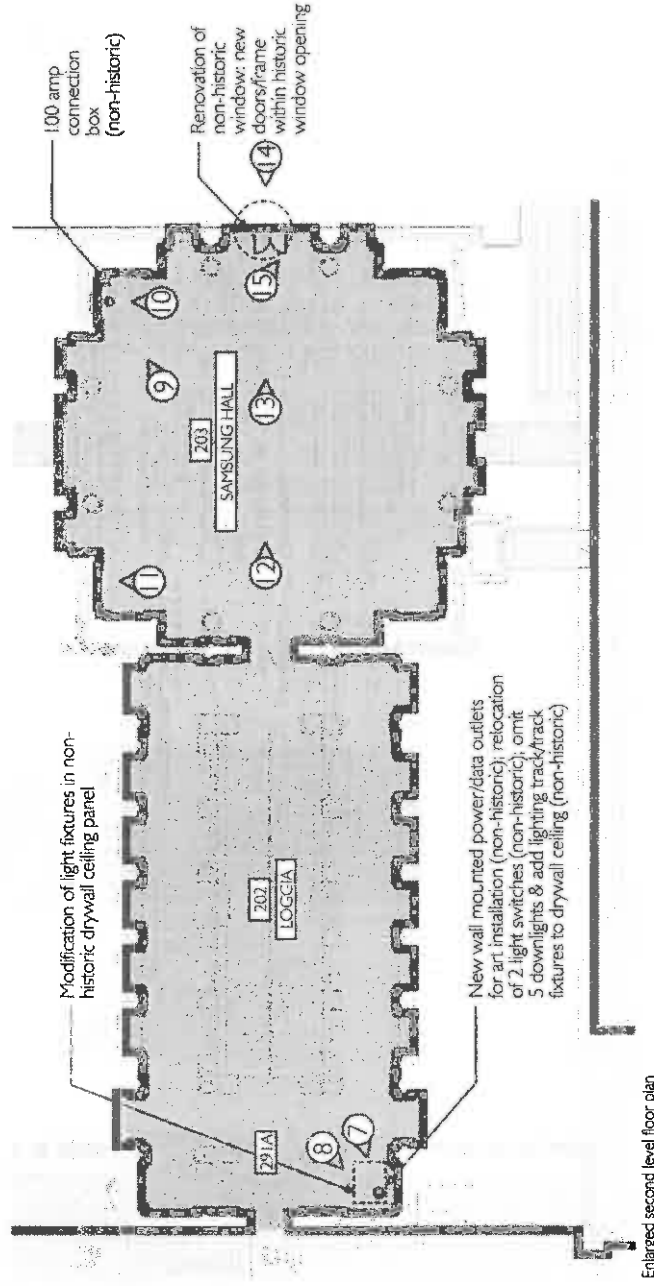
Room 210:

- Replace recessed floor closer at non-historic glass door

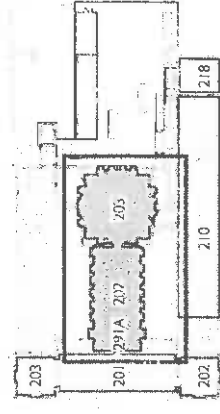
Room 210, 202, 201, 203:

- New casework at Masterpiece locations
- Floor/wall outlets for Masterpiece Interpretative Planning/Lighting
- Paint Walls
- New LED light fixtures in existing light track
- New lighting within wall cases
- Minor exhibit wall revisions and/or addition/subtractions
- Exhibit platform revisions and/or additions/subtractions
- Casework repair, pest management, new fabric at backpanels/decks
- New casework at Masterpiece locations
- New label rails and labels
- New signage for code, wayfinding and exhibit displays throughout

200 LARKIN STREET
 SAN FRANCISCO, CALIFORNIA



Enlarged second level floor plan



Key Plan

LEGEND

NON-CONTRIBUTING AREAS

ARTICLE 10 SURFACES & AREAS

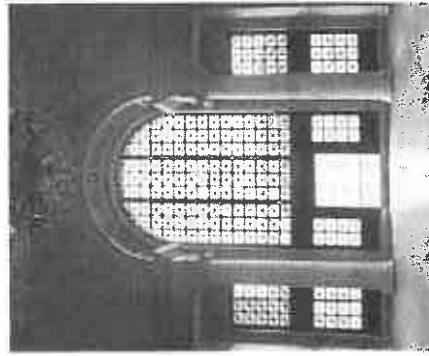
- MASTERPIECE LOCATION (See scope)
- POWER / DATA CONDUIT WHIP

SAMSUNG HALL

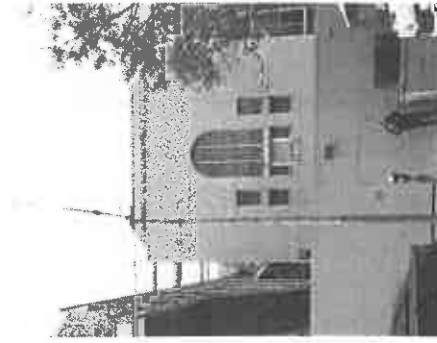
270 LARKIN STREET
 SAN FRANCISCO, CALIFORNIA



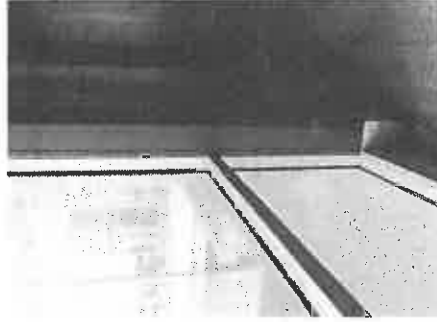
12. Samsung Hall interior looking east towards Hyde Street



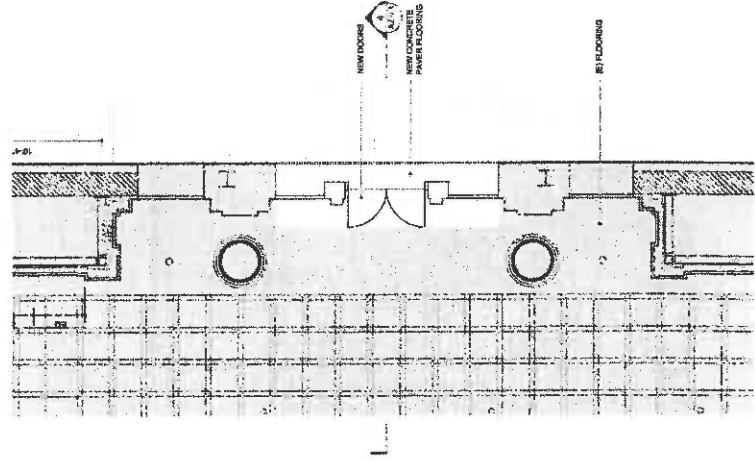
13. Samsung Hall interior detail, looking east



14. Samsung Hall exterior window assembly from Hyde Street

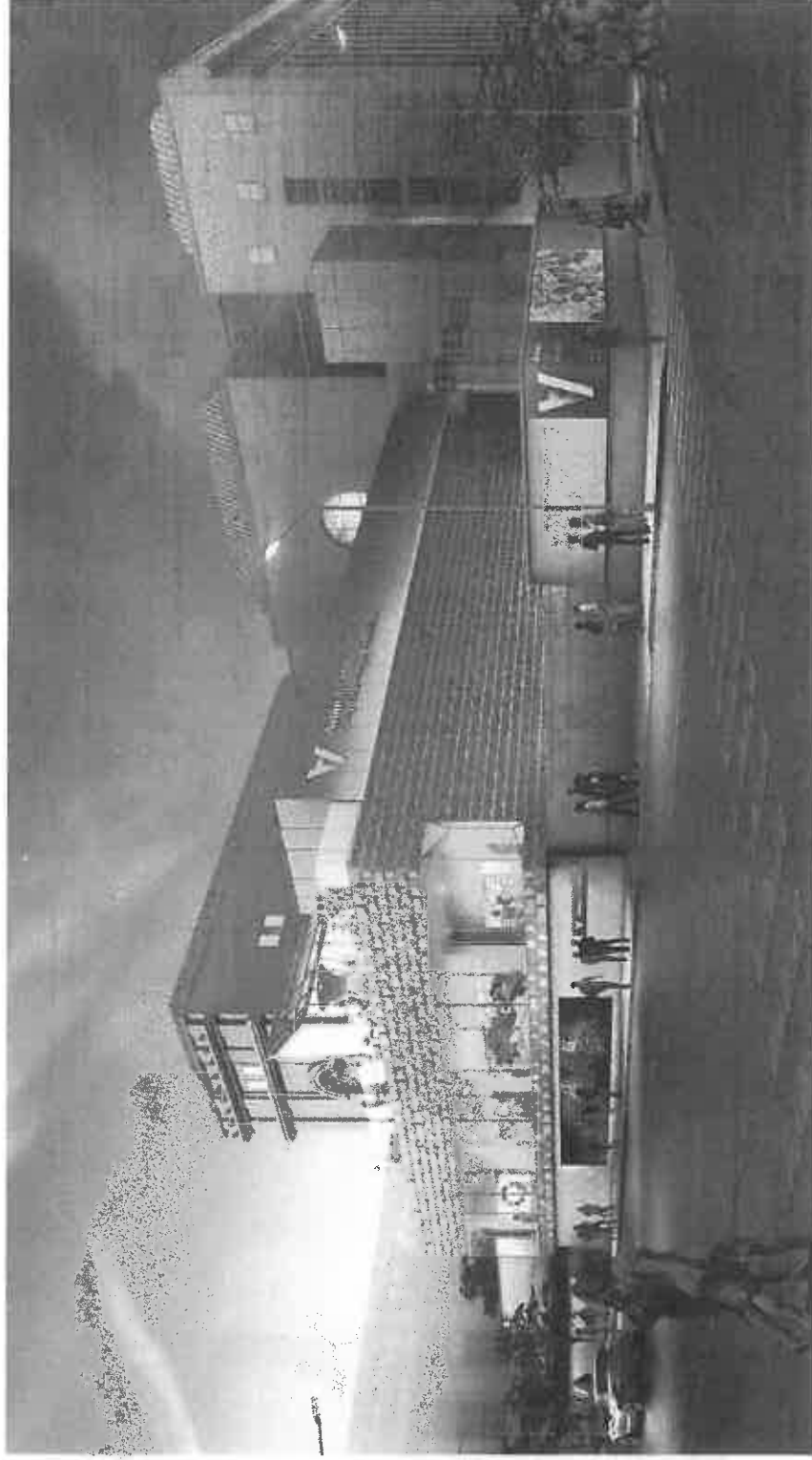


15. View of Samsung Hall looking east to existing non-historic window frame, to be replaced with door to terrace



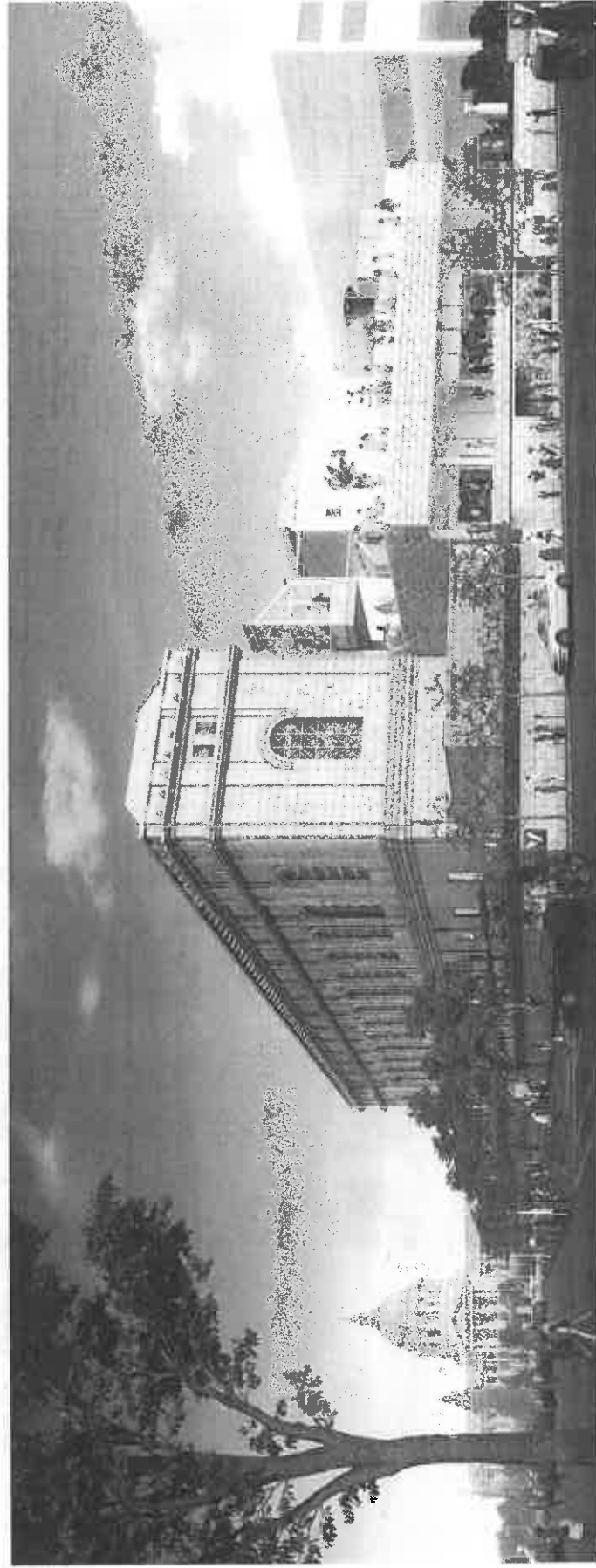
Enlarged plan showing proposed doorframe in historic window opening

PROPOSED REAR ADDITION



View from Hyde and McAllister

PROJECT RENDERINGS: CIVIC CENTER CONTEXT



Rendering of proposed project at Fulton and Hyde, looking northwest towards Pioneer Monument and City Hall

EXHIBIT J



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: DECEMBER 6, 2017

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

Filing Date: September 18, 2017
Case No.: 2017-011911COA
Project Address: 99 GROVE STREET
Historic Landmark: Civic Center Landmark District
Zoning: P (Public)
80-X Height and Bulk District
Block/Lot: 0812/001
Applicant: Jill Manton
San Francisco Arts Commission
401 Van Ness Avenue, Suite 325
San Francisco, CA 94102
Staff Contact: Jonathan Vimr - (415) 575-9109
jonathan.vimr@sfgov.org
Reviewed By: Tim Frye - (415) 575-6822
tim.frye@sfgov.org

PROPERTY DESCRIPTION

99 GROVE STREET, south side between Polk and Larkin Streets, Assessor's Block 0812, Lot 001. The subject property is a four-story, steel-frame building constructed as part of the Panama-Pacific International Exposition in 1915. Historically known as the Exposition Auditorium, the building was designed in the Beaux-Arts style by the architecture firm Howard, Meyer, Reid. A largely interior remodel was completed in 1965 by master architecture firms Wurster, Bernardi, & Emmons (WBE) and Skidmore, Owings, & Merrill (SOM). The property is within a P (Public) Zoning District and an 80-X Height and Bulk District and is contributory to the Civic Center Landmark District.

PROJECT DESCRIPTION

The project is for the proposed installation of a neon-lit artwork spanning the brick portion of the western (Polk Street) façade and a small portion of the southern (Hayes Street) façade of the subject building. Components would include a total of forty-seven (47) transformers and related conduit and neon tubing. All transformers are proposed to be installed without a covering; attachments to the brick façade will be limited to existing mortar joints.

OTHER ACTIONS REQUIRED

No other actions are required for approval of the associated building permit application.

COMPLIANCE WITH THE PLANNING CODE PROVISIONS

The proposed project complies with all aspects of the Planning Code.

APPLICABLE PRESERVATION STANDARDS

ARTICLE 10

Pursuant to Section 1006.2 of the Planning Code, unless exempt from the Certificate of Appropriateness requirements or delegated to Planning Department Preservation staff through the Administrative Certificate Appropriateness process, the Historic Preservation Commission is required to review any applications for the construction, alteration, removal, or demolition of any designated Landmark for which a City permit is required. Section 1006.6 states that in evaluating a request for a Certificate of Appropriateness for an individual landmark or a contributing building within a historic district, the Historic Preservation Commission must find that the proposed work is in compliance with the Secretary of the Interior's Standards for the Treatment of Historic Properties, as well as the designating Ordinance and any applicable guidelines, local interpretations, bulletins, related appendices, or other policies.

ARTICLE 10 – Appendix J – Civic Center Landmark District

In reviewing an application for a Certificate of Appropriateness, the Historic Preservation Commission must consider whether the proposed work would be compatible with the character of the Civic Center Landmark District as described in Appendix J of Article 10 of the Planning Code and the character-defining features specifically outlined in the designating ordinance.

THE SECRETARY OF THE INTERIOR'S STANDARDS

Rehabilitation is the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features that convey its historical, cultural, or architectural values. The Rehabilitation Standards provide, in relevant part(s):

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

The project would retain the existing use as an auditorium. None of the building's distinctive materials, features, spaces or spatial relationships will be affected by the proposed project.

Standard 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

The historic character of the property would be retained with no distinctive materials, architectural elements, or spaces that characterize the property being altered. Although all exterior elevations of the subject building are finished, the majority of Revival style ornamentation is located on the north (Grove Street) façade. The remaining elevations are clad with face brick and simplified water table, string coursing, frieze, and cornice detail to articulate the overall tri-partite arrangement of the subject building. Several alterations associated with the 1965 WBE and SOM renovations are also present on the side and rear elevations of the building. While the heavily ornamental, rusticated exterior of the north façade wraps slightly around to the west and east

facades, the project area is limited strictly to the largely brick portion of the subject building's west façade and a small portion of the south façade. Attachments to the brick façade will be limited to existing mortar joints in order to avoid damage to historic masonry and ensure reversibility. As the artwork will consist of pin mounted transformers and neon tubing, there will be no change to the overall size, massing, scale and proportion of the building.

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

The project would not create a false sense of historical development. The transformers, conduit, and neon tubing will clearly be a new feature, but designed and installed in a manner that is compatible with the character of the building. Modifications are limited to the largely brick portion of the subject building's west façade and a small portion of the brick south façade. Attachments to the brick façade will be limited to existing mortar joints in order to avoid damage to historic masonry and ensure reversibility. As can be seen in the attached renderings and photographs of a similar artwork installed in Venice, the project will be elegant and contemporary. The neon will have a light, traditional color so as to relate to the austere, regular tones of the subject building and those in the surrounding district. The sense of the massing, size, scale and proportion, as well as the visual weight of the subject building would be clearly retained while the lightness of the artwork would create a clear differentiation that achieves compatibility through its methods of attachment, illumination, and location along utilitarian portions of the exterior.

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

No distinctive materials, features, finishes, construction or craftsmanship examples that characterize the property would be altered. Although all exterior elevations of the subject building are finished, the majority of Revival style ornamentation is located on the north (Grove Street) façade. The remaining elevations are clad with face brick and simplified water table, string coursing, frieze, and cornice detail to articulate the overall tri-partite arrangement of the subject building. Several alterations associated with the 1965 WBE and SOM renovations are also present on the side and rear elevations of the building. While the heavily ornamental, rusticated exterior of the north façade wraps slightly around to the west and east facades, the project area is limited strictly to the largely brick portion of the subject building's west façade and a small portion of the south façade. Attachments to the brick façade will be limited to existing mortar joints in order to avoid damage to historic masonry and ensure reversibility.

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

The exterior alterations will not destroy historic materials, features, and spatial relationships that characterize the property. Although all exterior elevations of the subject building are finished, the

majority of Revival style ornamentation is located on the north (Grove Street) façade. The remaining elevations are clad with face brick and simplified water table, string coursing, frieze, and cornice detail to articulate the overall tri-partite arrangement of the subject building. Several alterations associated with the 1965 WBE and SOM renovations are also present on the side and rear elevations of the building. While the heavily ornamental, rusticated exterior of the north façade wraps slightly around to the west and east façades, the project area is limited strictly to the largely brick portion of the subject building's west façade and a small portion of the south façade. Attachments to the brick façade will be limited to existing mortar joints in order to avoid damage to historic masonry and ensure reversibility. As can be seen in the attached renderings and photographs of a similar artwork installed in Venice, the project will be visually elegant and contemporary. The neon will have a light, traditional color so as to relate to the austere, regular tones of the subject building and those in the surrounding district. The sense of the massing, size, scale and proportion, as well as the visual weight of the subject building would be clearly retained while the lightness of the artwork would create a clear differentiation that achieves compatibility through its methods of attachment, illumination, and location along the less-articulated, brick portions of the exterior.

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

Given the proposed method of installation, all project elements could be removed in the future without harming the essential form and historic integrity of the building and the surrounding district. Modifications are limited to the largely brick portion of the subject building's west façade and a small portion of the south façade. Attachments to the brick façade will be limited to existing mortar joints in order to avoid damage to historic masonry and ensure reversibility.

PUBLIC/NEIGHBORHOOD INPUT

The Department has received one (1) letter in support of this project from the property owner, the City and County of San Francisco Real Estate Division. No opposition to this project has been received at the date of this report.

STAFF ANALYSIS

Based on the requirements of Article 10 and the Secretary of Interior's Standards, staff has determined that the proposed work is compatible with the character-defining features of the subject property and the Civic Center Landmark District.

In describing the significance of buildings within the Civic Center Landmark District, the Landmark Ordinance (Appendix J to Article 10 of the Planning Code) states that:

The historic Civic Center buildings are unified in the Beaux Arts classical design. They are organized into horizontal bands of vertically proportioned elements, with the grand order of the façade displayed on two or three floors above a usually rusticated base of one or two ground and partially sub-ground floors. Civic Center Historic District

contains standard features such as overall form, massing, scale, proportion, orientation, depth of face, fenestration and ornamentation, materials, color, texture, architectural detailing, façade line continuity, decorative and sculptural features, street furniture, granite curbing and grille work.

None of these character-defining features of the district, nor those specific to the individual building, would be diminished by the project. Although all exterior elevations of the subject building are finished, the majority of Revival style ornamentation is located on the north (Grove Street) façade. The remaining elevations are clad with face brick and simplified water table, string coursing, frieze, and cornice detail to articulate the overall tri-partite arrangement of the subject building. Several alterations associated with the 1965 WBE and SOM renovations are also present on the side and rear elevations of the building. While the heavily ornamental, rusticated exterior of the north façade wraps slightly around to the west and east facades, the project area is limited strictly to the largely brick portion of the subject building's west façade and a small portion of the south façade. Therefore, all elements of the grand order of the façade will remain unaltered. As attachments are limited to mortar joints, there will be no damage to the brick cladding and stone coursing of the western and southern elevations. No changes are proposed to the fenestration, ornamentation, architectural detailing, or decorative and sculptural features of the building. The artwork itself will be visually elegant and contemporary, set slightly off the exterior of the building and illuminated with a light, traditional color so as to relate to the austere, regular tones of the subject building and those in the surrounding district. The sense of the massing, size, scale and proportion, as well as the visual weight of the subject building would be clearly retained while the lightness of the artwork would create a clear differentiation that achieves compatibility through its methods of attachment, illumination, and location along the less-articulated, brick portions of the exterior. As the project entails an artwork installed onto an existing building exterior, there will be no changes to the formal composition, plantings, street embellishments, and plazas that typify the broader Civic Center area and are reflective of the landmark district's place in the "City Beautiful" movement of the late 1800s and early 1900s.

As proposed, all transformers would be installed without a covering. After review and consideration of mock-ups both with and without a rectangular raceway channel, Department staff and the project sponsor concurred that the raceway added additional, unnecessary bulk and visibility to the transformers without any benefit to appropriateness or compatibility. It was also agreed that the unpainted color of the transformer (seen in the attached mock-up photos) allowed it to best match the appearance of the existing brick—this was particularly true in sunny conditions. A painted finish may achieve comparable compatibility under some light conditions, but then appears overly distinct and visible in other light conditions. Having said that, Department staff does believe that the project would also comply with the Secretary's Standards if a continuous rectangular raceway channel were installed over all transformers located along the lower stone course; such an approach would create additional massing and visibility of the new components, but would result in a consistent, uniform treatment along the regular, horizontal stone course.

ENVIRONMENTAL REVIEW STATUS

The Planning Department has determined that the proposed project is exempt/excluded from environmental review, pursuant to CEQA Guideline Sections 15301 (Class One – Minor Alteration)

because the project includes a minor alteration of an existing structure that meets the Secretary of the Interior's Standards.

PLANNING DEPARTMENT RECOMMENDATION

Planning Department staff recommends APPROVAL WITH CONDITIONS of the proposed project as it appears to meet the Secretary of the Interior Standards for Rehabilitation.

- As part of the Building Permit, the Project Sponsor shall provide final material samples to Planning Department preservation staff for review and approval.
- As part of the Building Permit, the Project Sponsor shall contact Planning Department preservation staff for review and approval of an on-site mock-up of the installed transformer, conduit, and illuminated neon tubing.

ATTACHMENTS

Draft Motion

Parcel Map

1998 Sanborn Map

Civic Center Landmark District Map

Aerial Photograph

Zoning Map

Site Photographs

Project Sponsor Submittal

- Applicant's COA Project Summary and Analysis
- Artist Application to Arts Commission
- Attachment Details
- Photos of Transformer and Raceway Mock-ups
- Photos of Similar Artwork Installed in Venice, Italy
- Plans and Drawings
- Day and Nighttime Renderings

Public Correspondence



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No.

HEARING DATE: DECEMBER 6, 2017

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

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Planning
Information:
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Case No.: 2017-011911COA
Project Address: 99 GROVE STREET
Historic Landmark: Civic Center Landmark District
Zoning: P (Public)
80-X Height and Bulk District
Block/Lot: 0812/001
Applicant: Jill Manton
San Francisco Arts Commission
401 Van Ness Avenue, Suite 325
San Francisco, CA 94102
Staff Contact: Jonathan Vimr - (415) 575-9109
jonathan.vimr@sfgov.org
Reviewed By: Tim Frye - (415) 575-6822
tim.frye@sfgov.org

ADOPTING FINDINGS FOR A CERTIFICATE OF APPROPRIATENESS FOR PROPOSED WORK DETERMINED TO BE APPROPRIATE FOR AND CONSISTENT WITH THE PURPOSES OF ARTICLE 10, TO MEET THE STANDARDS OF ARTICLE 10, TO MEET THE SECRETARY OF INTERIOR'S STANDARDS FOR REHABILITATION, FOR THE PROPERTY LOCATED ON LOT 001 IN ASSESSOR'S BLOCK 0812, WITHIN A P (PUBLIC) ZONING DISTRICT, A 80-X HEIGHT AND BULK DISTRICT, AND THE CIVIC CENTER LANDMARK DISTRICT.

PREAMBLE

WHEREAS, on June 18, 2017 Jill Manton ("Project Sponsor") filed an application with the San Francisco Planning Department (hereinafter "Department") for a Certificate of Appropriateness for the installation of a neon-lit artwork spanning the brick portion of the western façade and small portion of the southern façade of the subject property. Components of the artwork would include transformers, conduit, and neon tubing.

WHEREAS, the Project was determined by the Department to be categorically exempt from environmental review. The Historic Preservation Commission ("Commission") has reviewed and concurs with said determination.

WHEREAS, on December 6, 2017, the Commission conducted a duly noticed public hearing on the current project, Case No. 2017-011911COA ("Project") for its appropriateness.

WHEREAS, in reviewing the Application, the Commission has had available for its review and consideration case reports, plans, and other materials pertaining to the Project contained in the Department's case files, has reviewed and heard testimony and received materials from interested parties during the public hearing on the Project.

MOVED, that the Commission hereby grants the Certificate of Appropriateness, in conformance with the architectural plans labeled Exhibit A on file in the docket for Case 2017-011911COA based on the following conditions and findings:

CONDITIONS

- As part of the Building Permit, the Project Sponsor shall provide final material samples to Planning Department preservation staff for review and approval.
- As part of the Building Permit, the Project Sponsor shall contact Planning Department preservation staff for review and approval of an on-site mock-up of the installed transformer, conduit, and illuminated neon tubing.

FINDINGS

Having reviewed all the materials identified in the recitals above and having heard oral testimony and arguments, this Commission finds, concludes, and determines as follows:

1. The above recitals are accurate and also constitute findings of the Commission.
2. Findings pursuant to Article 10:

The Historic Preservation Commission has determined that the proposed work is compatible with the character of the landmark as described in the designation report.

- The project will retain the existing use and historic character of the building and landmark district.
- Changes are limited to the brick portion of the western façade and a small portion of the southern façade and will not alter any of the building's Revival style ornamentation (largely found at the north elevation) or its massing, scale, proportion, orientation, depth of face, fenestration, materials, color, detailing, façade line continuity, and decorative and sculptural features.
- Attachments will be limited to existing mortar joints in order to avoid damage to historic masonry and ensure reversibility.
- Exterior conduit will be obscured and hidden from view by the ample lettering and linear neon tubing spanning the sets of lettering.

- Given the attachment method and location along the exterior of the building, the project is fully reversible.
- The proposed project meets the requirements of Article 10, Appendix J of the Planning Code.
- The proposed project meets the following *Secretary of Interior's Standards for Rehabilitation*:

Standard 1.

A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.

Standard 2.

The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.

Standard 3.

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

Standard 5.

Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.

Standard 9.

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

Standard 10.

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

3. **General Plan Compliance.** The proposed Certificate of Appropriateness is, on balance, consistent with the following Objectives and Policies of the General Plan:

I. URBAN DESIGN ELEMENT

THE URBAN DESIGN ELEMENT CONCERNS THE PHYSICAL CHARACTER AND ORDER OF THE CITY, AND THE RELATIONSHIP BETWEEN PEOPLE AND THEIR ENVIRONMENT.

GOALS

The Urban Design Element is concerned both with development and with preservation. It is a concerted effort to recognize the positive attributes of the city, to enhance and conserve those attributes, and to

improve the living environment where it is less than satisfactory. The Plan is a definition of quality, a definition based upon human needs.

OBJECTIVE 1

EMPHASIS OF THE CHARACTERISTIC PATTERN WHICH GIVES TO THE CITY AND ITS NEIGHBORHOODS AN IMAGE, A SENSE OF PURPOSE, AND A MEANS OF ORIENTATION.

POLICY 1.3

Recognize that buildings, when seen together, produce a total effect that characterizes the city and its districts.

OBJECTIVE 2

CONSERVATION OF RESOURCES WHICH PROVIDE A SENSE OF NATURE, CONTINUITY WITH THE PAST, AND FREEDOM FROM OVERCROWDING.

POLICY 2.4

Preserve notable landmarks and areas of historic, architectural or aesthetic value, and promote the preservation of other buildings and features that provide continuity with past development.

POLICY 2.5

Use care in remodeling of older buildings, in order to enhance rather than weaken the original character of such buildings.

POLICY 2.7

Recognize and protect outstanding and unique areas that contribute in an extraordinary degree to San Francisco's visual form and character.

The goal of a Certificate of Appropriateness is to provide additional oversight for buildings and districts that are architecturally or culturally significant to the City in order to protect the qualities that are associated with that significance.

The proposed project qualifies for a Certificate of Appropriateness and therefore furthers these policies and objectives by maintaining and preserving the character-defining features of the contributory property and landmark district for the future enjoyment and education of San Francisco residents and visitors.

4. The proposed project is generally consistent with the eight General Plan priority policies set forth in Section 101.1 in that:
 - A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

The proposed project will have no effect on existing neighborhood-serving retail uses.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

The proposed project will strengthen neighborhood character by respecting the character-defining features of the site and landmark district in conformance with the Secretary of the Interior's Standards.

- C) The City's supply of affordable housing will be preserved and enhanced:

The project will not reduce the affordable housing supply as the existing units will be retained.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

The proposed project will not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed project will not have any impact on industrial and service sector jobs.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

The project will have no effect on preparedness against injury and loss of life in an earthquake. The work will be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

The proposed project is in conformance with Article 10 of the Planning Code and the Secretary of the Interior's Standards.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The proposed project will not impact the access to sunlight or vistas for the parks and open space.

5. For these reasons, the proposal overall, is appropriate for and consistent with the purposes of Article 10, meets the standards of Article 10, and the Secretary of Interior's Standards for Rehabilitation, General Plan and Prop M findings of the Planning Code.

DECISION

That based upon the Record, the submissions by the Applicant, the staff of the Department and other interested parties, the oral testimony presented to this Commission at the public hearings, and all other written materials submitted by all parties, the Commission hereby **GRANTS a Certificate of Appropriateness** for the property located at Lot 001 in Assessor's Block 0812 for proposed work in conformance with the renderings and architectural sketches labeled Exhibit A on file in the docket for Case No. 2017-011911COA.

APPEAL AND EFFECTIVE DATE OF MOTION: The Commission's decision on a Certificate of Appropriateness shall be final unless appealed within thirty (30) days. Any appeal shall be made to the Board of Appeals, unless the proposed project requires Board of Supervisors approval or is appealed to the Board of Supervisors as a conditional use, in which case any appeal shall be made to the Board of Supervisors (see Charter Section 4.135).

Duration of this Certificate of Appropriateness: This Certificate of Appropriateness is issued pursuant to Article 10 of the Planning Code and is valid for a period of three (3) years from the effective date of approval by the Historic Preservation Commission. The authorization and right vested by virtue of this action shall be deemed void and canceled if, within 3 years of the date of this Motion, a site permit or building permit for the Project has not been secured by Project Sponsor.

THIS IS NOT A PERMIT TO COMMENCE ANY WORK OR CHANGE OF OCCUPANCY UNLESS NO BUILDING PERMIT IS REQUIRED. PERMITS FROM THE DEPARTMENT OF BUILDING INSPECTION (and any other appropriate agencies) MUST BE SECURED BEFORE WORK IS STARTED OR OCCUPANCY IS CHANGED.

I hereby certify that the Historical Preservation Commission ADOPTED the foregoing Motion on December 6, 2017.

Jonas P. Ionin
Commission Secretary

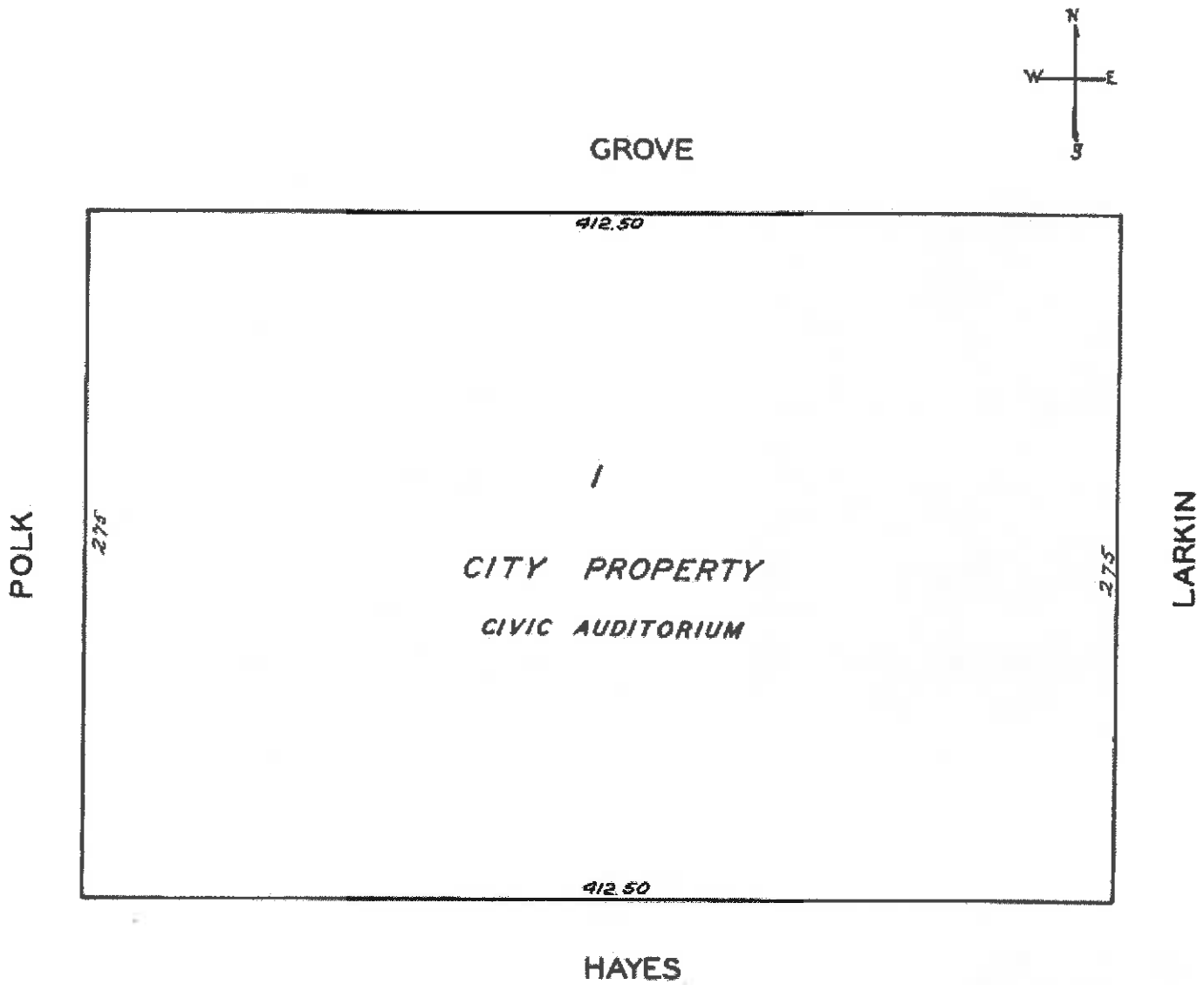
AYES: X

NAYS: X

ABSENT: X

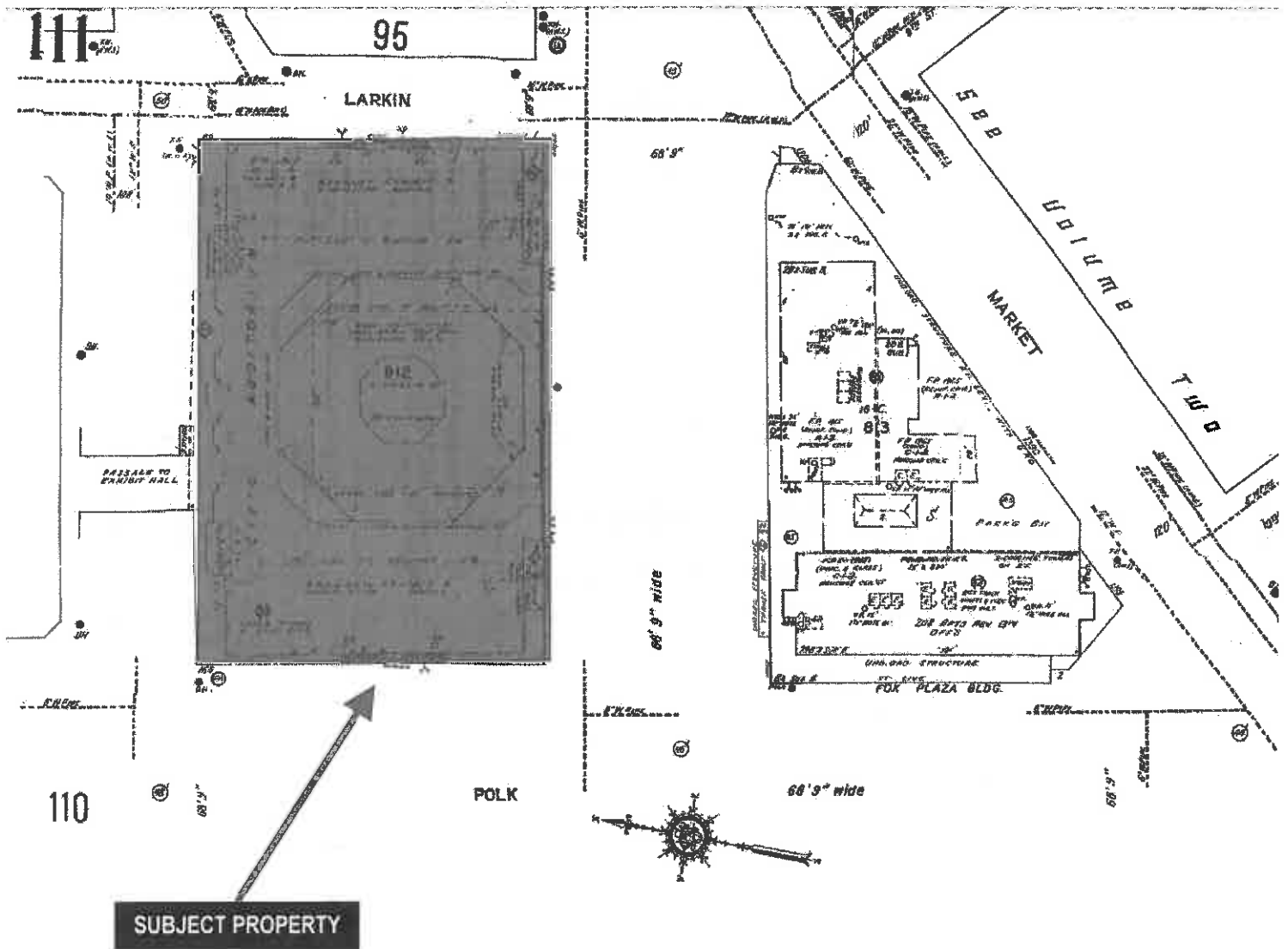
ADOPTED: December 6, 2017

Parcel Map



Certificate of Appropriateness
Case Number 2017-011911COA
99 Grove Street

Sanborn Map*



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



Certificate of Appropriateness
Case Number 2017-011911COA
99 Grove Street

Civic Center Landmark District

CIVIC CENTER HISTORIC DISTRICT

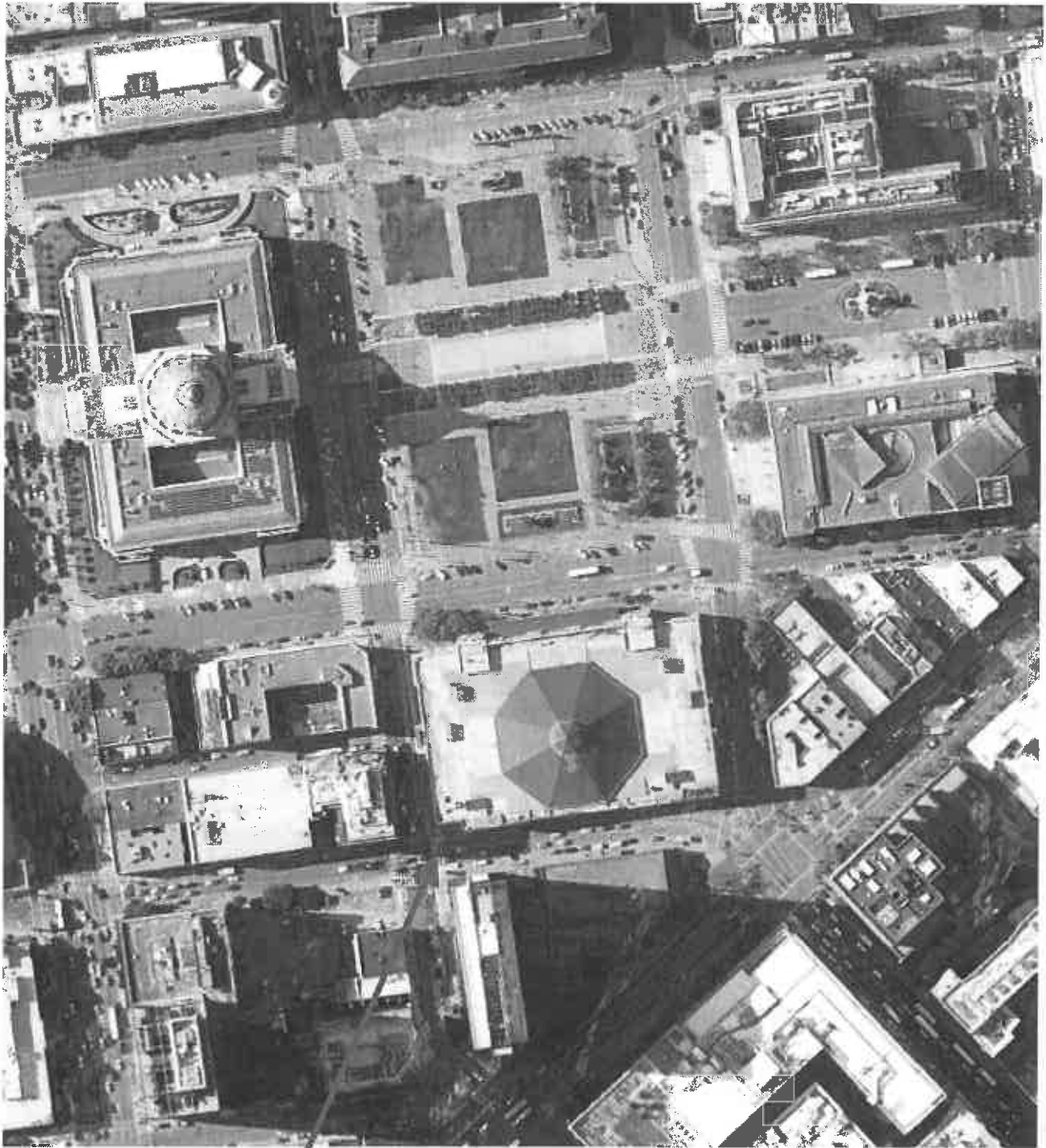


0 250 500 1,000 1,500 Feet



Certificate of Appropriateness
Case Number 2017-011911COA
99 Grove Street

Aerial Photograph

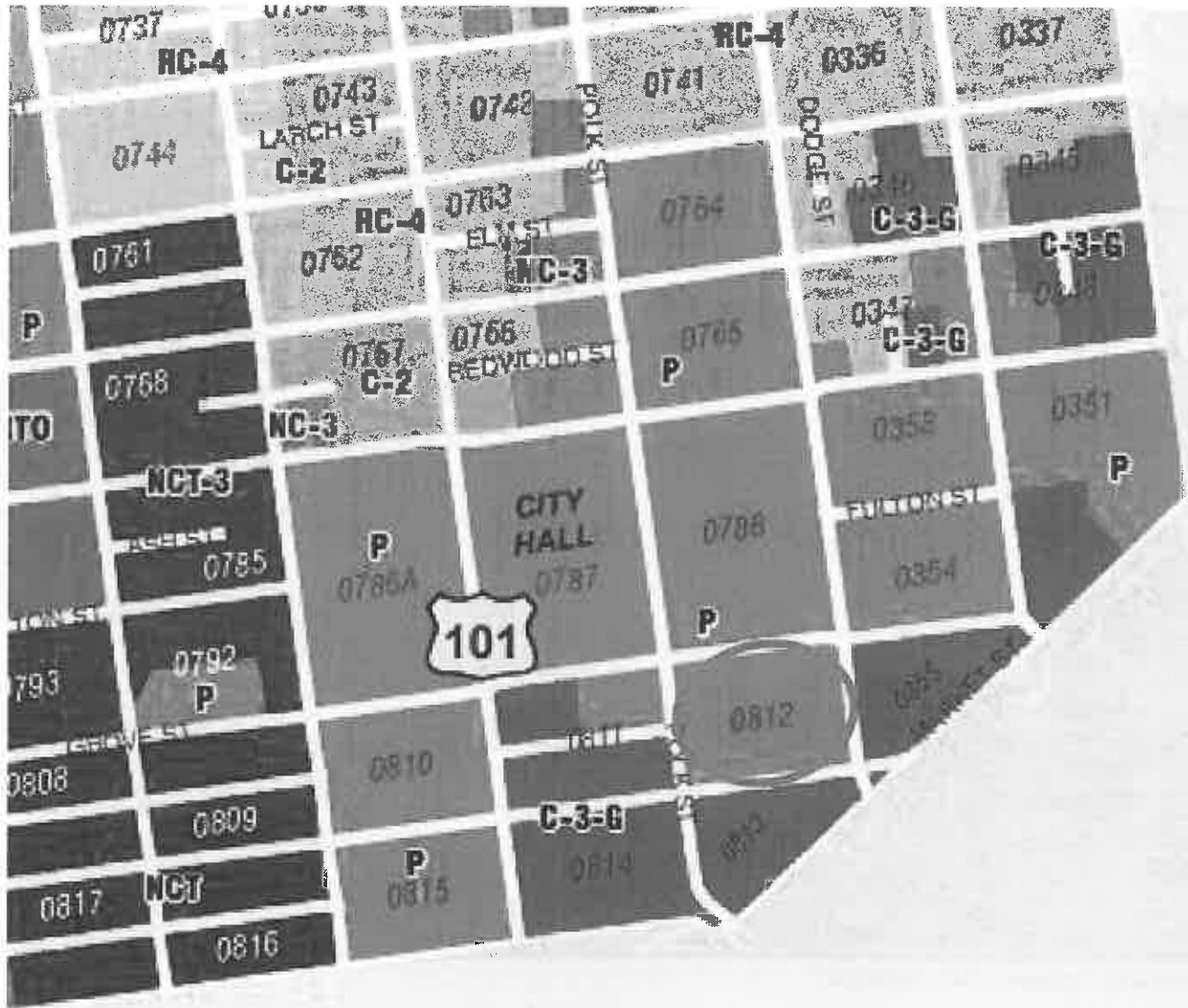


SUBJECT PROPERTY

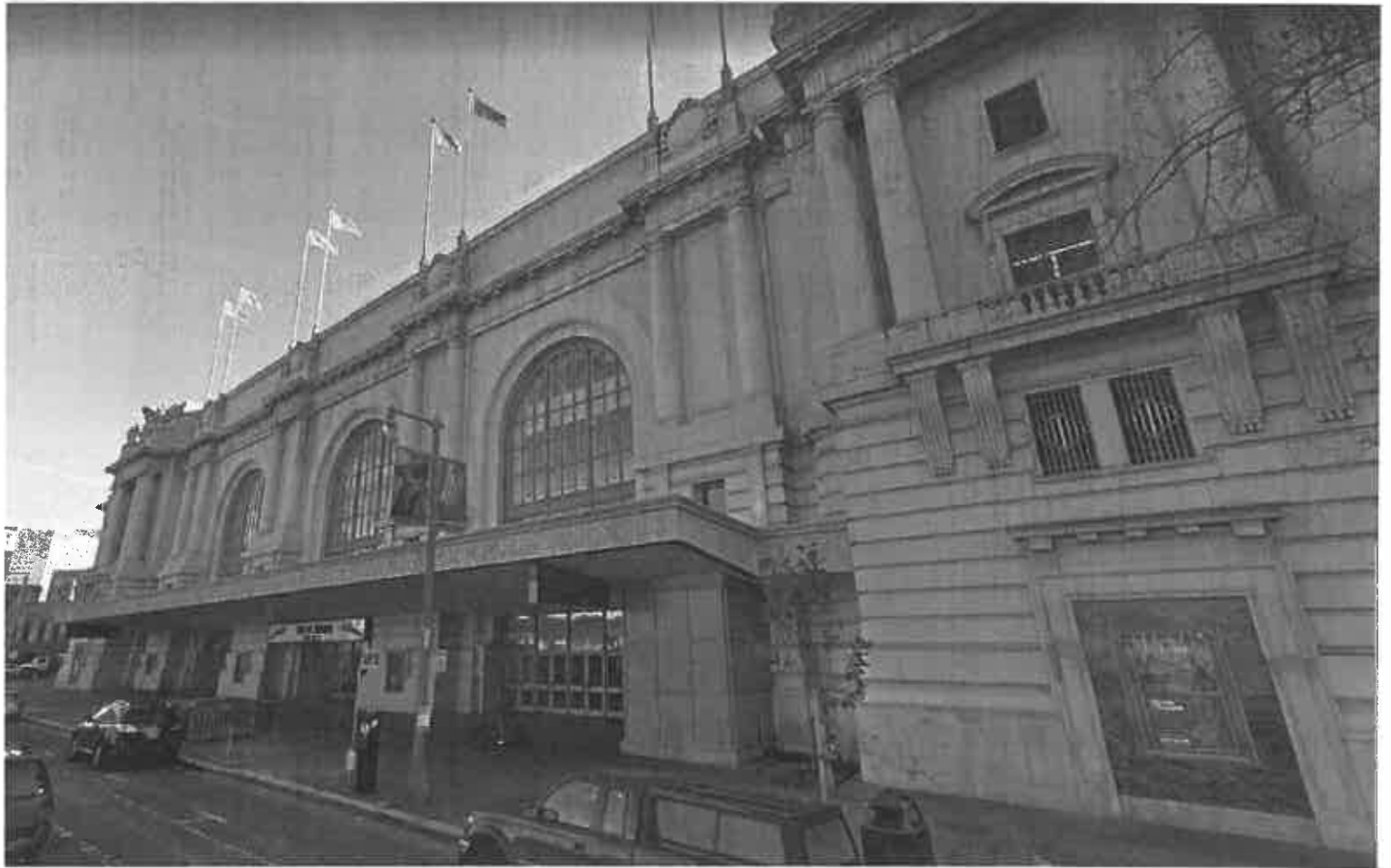


Certificate of Appropriateness
Case Number 2017-011911COA
99 Grove Street

Zoning Map



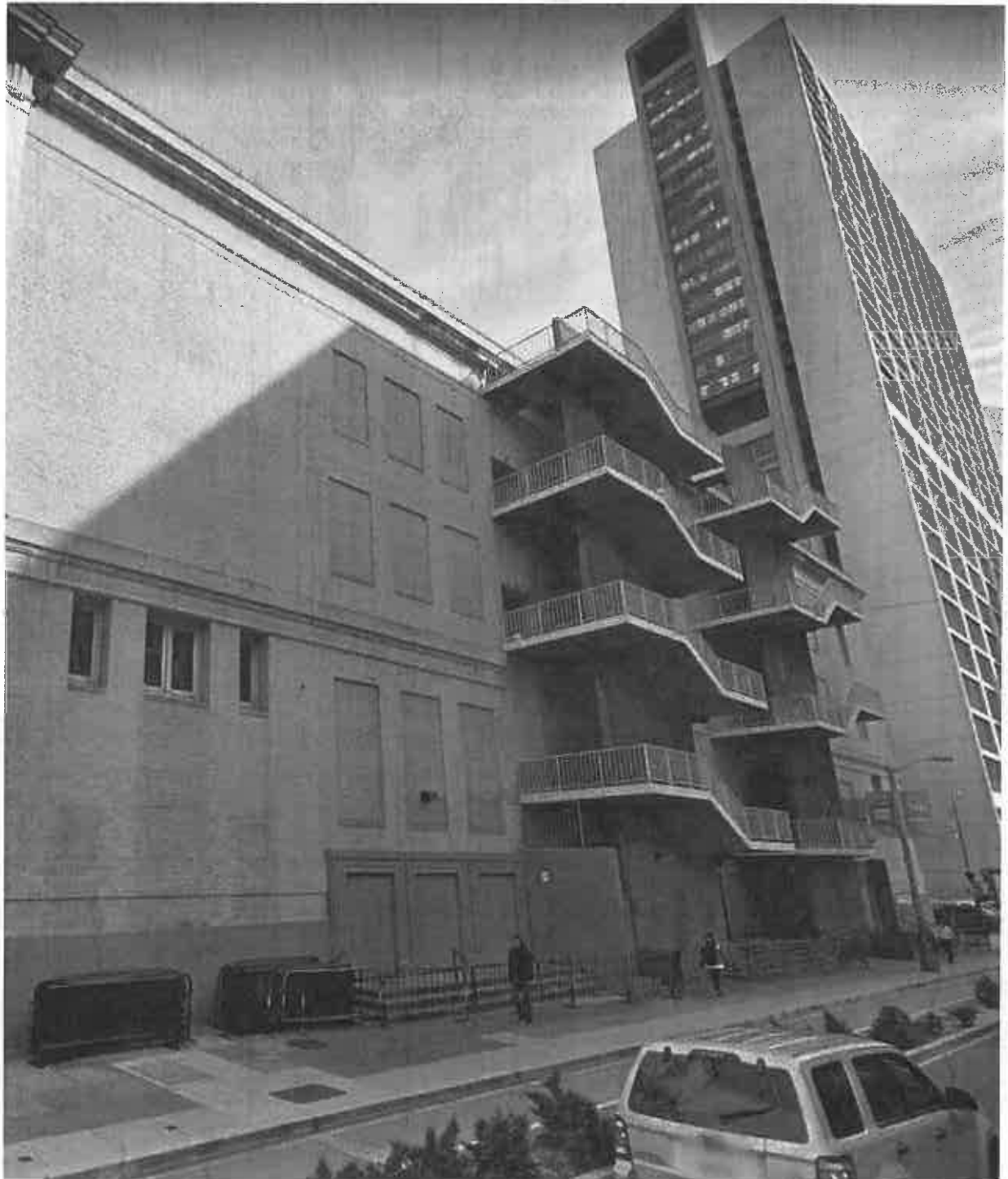
Site Photo*



**No work will occur on the depicted Grove Street façade.*

Certificate of Appropriateness
Case Number 2017-011911COA
99 Grove Street

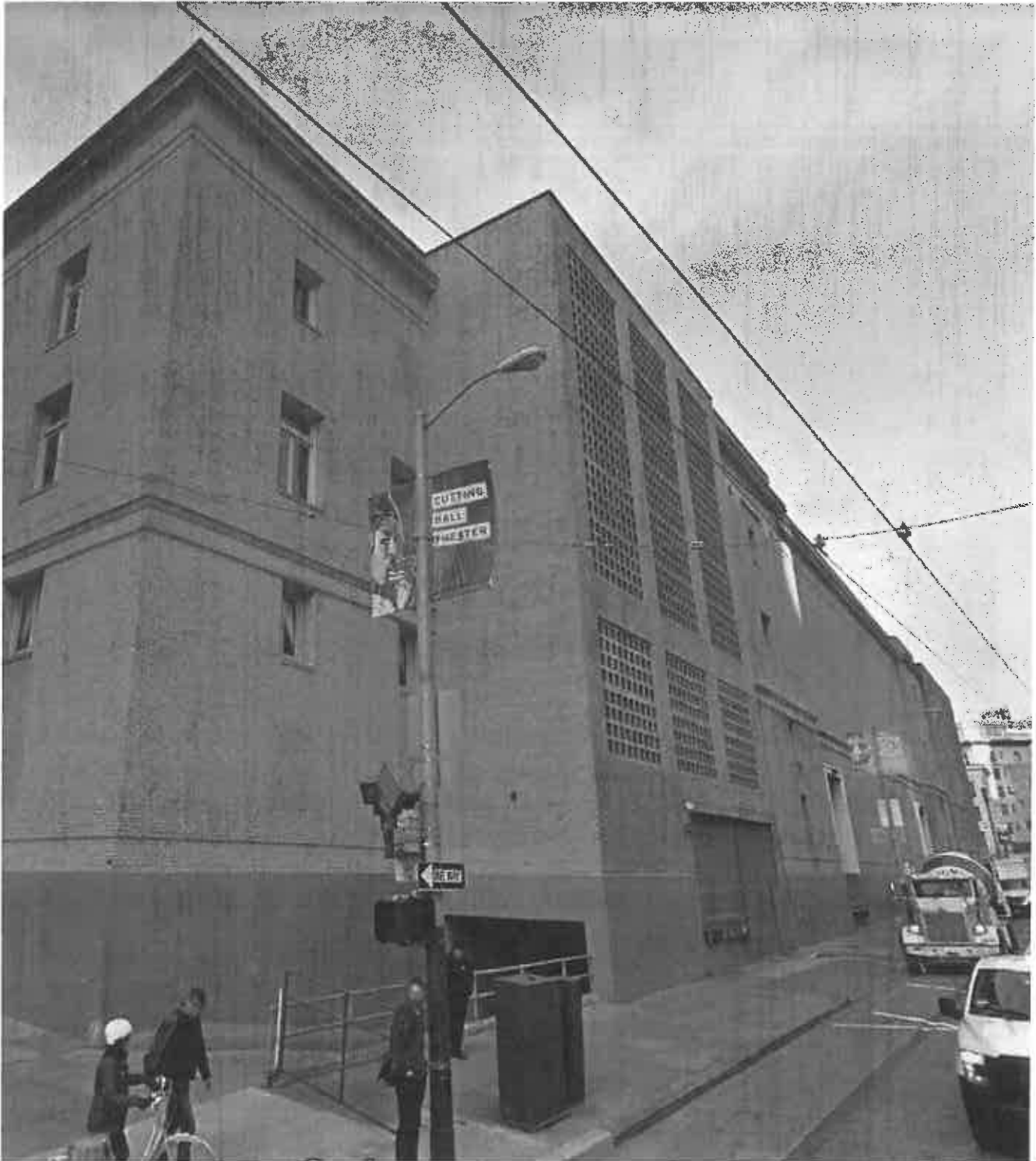
Site Photo*



**Area of work is limited to the depicted brick portion of the western façade.*

Certificate of Appropriateness
Case Number 2017-011911COA
99 Grove Street

Site Photo*



**Work on the depicted Hayes Street façade is limited to the far western (left-most) corner of the façade.*

Certificate of Appropriateness
Case Number 2017-011911COA
99 Grove Street

DAY VIEW



NEONLAURO

DAY VIEW



NEONLAURO

NIGHT VIEW

NEONLAURO