



SAN FRANCISCO PLANNING DEPARTMENT

Executive Summary Certificate of Appropriateness Extension Request

HEARING DATE: JULY 17, 2019

Record No.: 2016-006157COA
Project Address: Fulton Street at Larkin Street, adjacent to the Asian Art Museum
Zoning: P- Public
Block/Lot: 0353/001
Project Sponsor: Allison Wyckoff, Asian Art Museum
200 Larkin Street
San Francisco, CA 94102
Staff Contact: Julie Flynn – (415) 575-9057
Julie.A.Flynn@sfgov.org
Recommendation: **Approval**

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

PROJECT DESCRIPTION

Beginning in 2016, the Asian Art Museum began working with the San Francisco Public Library, the Planning Department, and San Francisco Public High School students to create a temporary interactive installation to bring Museum and Library programming outside of these two institutions' walls. After a thorough community outreach and design process, the interactive installation received all necessary permits (including a Certificate of Appropriateness, awarded on July 20, 2016 via Motion No. 0286), and it was installed on the corner of Fulton and Larkin Streets in May of 2017. The installation consists of an ADA-compliant wooden deck and a gallery wall, and the structure has served as a hub for free programming and public art since it opened. Based on the success of the project to date, the Asian Art Museum has obtained a permit extension from Public Works to keep the project on site for up to two additional years. As part of this extension process, the project sponsor would also like to request an extension of the existing Certificate of Appropriateness, which will be invalid after the three-year period ending on July 20, 2019.

The subject site is a portion of the public-right-of-way along Fulton Street at Larkin Street, which runs adjacent to the Asian Art Museum in Assessor's Block 0353, Lot 001. It is located within the Civic Center Landmark District and a P (Public) Zoning District. Block 0353, bounded by McAllister, Hyde, Fulton and Larkin Streets, is home to the Asian Art Museum, which opened in 2003. The building previously functioned as the San Francisco Public Library from 1917 to 1995. Aside from the building itself, the block today has few landscape elements that date to the period of significance. These features include London Plane trees planted in turf beds at the building's south side, fire utilities and granite curb remnants.

REQUIRED COMMISSION ACTION

In order for the project to remain in good standing with current permit extensions from SF Public Works, the Commission must amend the conditions of approval for the existing Certificate of Appropriateness for the project, authorized through Motion No. 0286 on July 20, 2016. The amendment would allow for a three

(3) year extension of the previously approved Certificate of Appropriateness. The Applicant intends to keep the project in place for up to two additional years, based on ongoing program monitoring and evaluation. To allow for an additional two years of programming, plus a period of project completion and removal, the Applicant requests that the Certificate of Appropriateness be extended for a period of three (3) years in total.

ISSUES AND OTHER CONSIDERATIONS

- **Success to Date.** The Asian Art Museum has hosted rotating murals on the installation gallery wall and hosts free programming at the installation site on the 1st Sunday and 2nd Wednesday of every month. Moveable café tables and chairs are placed at the project site daily to provide seating adjacent to the installation, which is well-used by residents, employees, and tourists alike. The applicant and partner organizations continue to invest staff time and funding in the project and have been successful in keeping the project attractive and activated.
- **Maintenance and Stewardship.** As part of the permitting process, the Asian Art Museum worked with the Planning Department, Public Works, and several non-profit partners to develop a collaborative maintenance plan. The plan established a roadmap for addressing a range of issues, from daily trash pick-up to vandalism. To date, the project has remained clean and well-cared for, and it continues to be a source of positive activation, enhancing safety and comfort for pedestrians traveling through the Civic Center area.
- **Connection to Adjacent City Projects.** By bringing positive activation, public art, and new amenities to Fulton Street, the project complements several major City efforts in the Civic Center area. First, the project sits directly across from the Helen Diller Civic Center Playgrounds and Civic Center Kiosk - both projects are bringing more families to Civic Center Plaza on a daily basis. This temporary installation helps bridge a notable gap in public realm amenities between these new investments and Market Street. It serves as a human-scaled center of gravity for programming, public art, and temporary seating, thus improving the overall experience for pedestrians traveling along the central access connecting Market Street to City Hall. The installation also provides a platform to test ideas being developed as part of the Civic Center Public Realm Plan. The plan, which will establish a vision for capital improvements to Civic Center's streets and public spaces, envisions this block of Fulton Street as an activated public space with art, seating, and open areas for programming and recreation. As this vision is refined and reviewed, the installation has allowed the City and its partners to prototype ideas for successful long-term activation of Fulton Street.

BASIS FOR RECOMMENDATION

The Department finds that the Project continues to contribute positively to the public realm and is an important complement to ongoing inter-agency efforts to bring positive activation to Civic Center's public spaces.

ATTACHMENTS:

- Draft Motion to authorize the Certificate of Appropriateness extension
- Letter from Applicant, including updated images of the built project

- Letter of support from the SF Public Library, a key project partner
- Motion No. 0286 – Existing Motion authorizing a Certificate of Appropriateness for 3 years, beginning July 20, 2016
- Certificate of Appropriateness Case Report – Case Report with analysis and background information from original Certificate of Appropriateness Hearing on July 20, 2016



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission

Motion No.

HEARING DATE: JULY 17, 2019

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Case No.: 2016-006157COA
Project Address: **Fulton Street, adjacent to the Asian Art Museum**
Historic Landmark: Civic Center Landmark District
Zoning: P (Public)
Block/Lot: 0353 / 001
Applicant: Allison Wyckoff
Asian Art Museum
200 Larkin Street
San Francisco, CA 94102
Staff Contact: Julie Flynn - (415) 575-9057
Julie.A.Flynn@sfgov.org
Reviewed By: Elizabeth Gordon Jonckheer - 415-575-8728
Elizabeth.Gordon-Jonckheer@sfgov.org

ADOPTING FINDINGS TO AMEND THE CONDITIONS OF APPROVAL FOR A CERTIFICATE OF APPROPRIATENESS TO ALLOW A THREE (3) YEAR EXTENSION OF A PREVIOUSLY APPROVED PROJECT 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 0353, WITHIN A P (PUBLIC) ZONING DISTRICT AND THE CIVIC CENTER LANDMARK DISTRICT.

PREAMBLE

WHEREAS, on July 20, 2016 the Historic Preservation Commission conducted a duly noticed public hearing at a regularly scheduled meeting on Case No. 2016-006157COA, and adopted Motion No. 0286 authorizing a Certificate of Appropriateness for the Art/Lit Living Innovation Zone (LIZ) project on Fulton Street, adjacent to the Asian Art Museum.

WHEREAS, on July 16, 2016 the Project was determined by the Department to be categorically exempt from environmental review.

WHEREAS, the Project was fully permitted and constructed in May of 2017.

WHEREAS, the Project has been successfully cared for by the sponsor and provides significant public benefit through ongoing free programming and public art.

WHEREAS, on July 17, 2019 the Commission conducted a duly noticed public hearing on the extension of the Certificate of Appropriateness for Case 2016-006157COA ("Project").

WHEREAS, in reviewing the extension of the Project, 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.

WHEREAS, the Project complements ongoing inter-agency efforts to bring positive activation to Civic Center's public spaces through the Civic Center Public Realm Plan and other efforts.

MOVED, that the Commission hereby grants a three (3) year extension of the Certificate of Appropriateness for Case 2016-006157COA.

FINDINGS

Having reviewed Motion No. 0286 which presented findings for this existing Project, and 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 Art/Lit Living Innovation Zone (LIZ) project will continue to be compatible with the character of the Civic Center Landmark District as described in the designation report dated December 1994.

- That the proposal continues to be compatible with, and respects the character-defining features within the Civic Center Landmark District;
 - That the Living Innovation Zone does to not remove or damage any character defining features of the Civic Center Landmark District; and
 - That the Project continues to meet the applicable Secretary of the Interior's Standards for Rehabilitation as noted in Motion No. 0286.
3. The Certificate of Appropriateness continues to be, on balance, consistent with the Objectives and Policies of the General Plan as noted in Motion No. 0286.
 4. The Project continues to be consistent with and would promote the eight General Plan priority policies set forth in Planning Code Section 101.1 as noted in Motion No. 0286.

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.

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 17, 2019.

Jonas P. Ionin
Commission Secretary

AYES:

NAYS:

ABSENT:

ADOPTED:

ASIAN ART MUSEUM
Chong-Moon Lee Center
for Asian Art & Culture
www.asianart.org

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JAY XU, Ph.D.
Director



Asian

Historic Preservation Commission
Commission Chambers, Room 400, San Francisco City Hall
1 Dr. Carlton B. Goodlett Place
SFCA 94102

July 1, 2019

To Whom It May Concern,

The Asian Art Museum is pleased to be working with the SF Planning Department, SF Public Works, and other partners to extend existing permits for the Art/Lit Living Innovation Zone (LIZ), also referred to as the Village Artist Corner (VAC).

Since this interactive project was installed at the corner of Fulton and Larkin Streets in May 2017, the VAC has hosted thirty-two activations with the intention of engaging local communities in creative play through art and music making, games and other activities. These activations are free to the public. They are intended to build compassion and empathy and encourage connecting with ourselves and others. In the two years the VAC has been installed, the Asian Art Museum has worked with over 30 artists and welcomed approximately 16,000 visitors to the site for monthly activations alone. We estimate that in addition to these activation events, the project receives over 50,000 visitors on "non-event" dates throughout the year.

The Village Artist Corner was developed as a way of bringing the museum experience outside, providing low barrier access to the arts for both communities who call the Civic Center home and visitors moving through the space for the first time. It is a cornerstone of the Asian Art Museum's community engagement plan and has allowed us to connect more meaningfully to our neighbors in the Civic Center and Tenderloin.

The mural projects and monthly activations drive attendance to the neighborhood and are beloved by residents, Civic Center employees and visitors alike who state, "I definitely like the mural, it gives this place more life" and "It's good to be able to spend time in this open space from the way it once was."

Extending the Certificate of Appropriateness and permit package will allow the museum to deepen its impact on the community and extend its reach to both artists and populations living and working in the Civic Center and Tenderloin neighborhoods, as well people visiting the area. An extension will allow for greater exposure to and participation in the arts and will further the opportunity for open-ended play and creativity in the public realm. Over the next two years at the VAC, the museum already plans to present murals by local Asian American artists, such as Alice Lee and Twin Walls Murals, and present monthly activations inspired by the Heroic Imagination Project and Stanford's Center for Compassion Altruism Research and Education.

Thank you for the opportunity to apply for an extension of the existing Certificate of Appropriateness for this project. The museum looks forward to continuing its programming at the Village Artist Corner and appreciates the support of the Historic Preservation Commission.

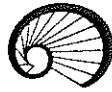
Respectfully,

Jay Xu
Executive Director and CEO

Images of completed project: an interactive installation that serves as a hub for free programming and public art on Fulton Street at Larkin, adjacent to the Asian Art Museum. Project opened in May 2017.







San Francisco Public Library
100 Larkin Street, San Francisco, CA 94102 - 4733

July 8, 2019

San Francisco Historic Preservation Commission
San Francisco City Hall
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

To whom it may concern:

San Francisco Public Library is thrilled to be a partner organization with the Asian Art Museum for the Village Artist Corner and Living Innovation Zone, at the corner of Fulton and Larkin Streets. This wonderful art project has served to be a positive activation of community space between our two organizations. I am writing this letter on behalf of the Library to express our support for its continued permission on the site.

The Library and the Museum have been working in partnership for several years now to bring art and engagement to Fulton Street, a problematic urban area in the Civic Center of San Francisco. Today, thanks to the steady efforts of the Asian Art Museum, the Village Artist Corner serves to engage residents of the neighborhood, civic organizations, tourists and travelers, and others who gather and pass through Fulton Street, between our two institutions.

We are pleased that this project is the cornerstone of the broader San Francisco effort known as Civic Center Commons that will foster more community improvement and engagement in our neighborhood.

Best Regards,

Michelle Jeffers
Chief, Community Programs & Partnerships
San Francisco Public Library



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission

Motion No. 0286

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Case No.: 2016-006157COA
Project Address: **Fulton Street at Larkin Street**
Project Name: **Art/Lit Living Innovation Zone**
Landmark: Civic Center Landmark District
Zoning: P (Public)
OS (Open Space) Height and Bulk District
Block/Lot: Assessor's Block 0353 / Lot 001, project is sited in the public ROW
Applicant: Deborah Clearwaters
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Staff Contact Nicholas Perry - (415) 575-9066
Nicholas.perry@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 IN THE PUBLIC RIGHT-OF-WAY IN ASSESSOR'S BLOCK 0353, WITHIN A P (PUBLIC) ZONING DISTRICT, AN OS (OPEN SPACE) HEIGHT AND BULK DISTRICT, AND CIVIC CENTER LANDMARK DISTRICT.

PREAMBLE

WHEREAS, on May 11, 2016, Deborah Clearwaters of the Exploratorium (Project Sponsor) filed an application with the San Francisco Planning Department ("Department") for a Certificate of Appropriateness to install a temporary (two years) Living Innovation Zone on the subject property located in the public right-of-way on Fulton Street in Assessor's Block 0353 / Lot 001. The work includes self-supporting wooden pathways and interactive 'acoustic phenomena' in the raised planter beds.

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 15, 2016, the Commission conducted a duly noticed public hearing on the current project, Case No. 2016-006157COA ("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 10, 2016 and labeled "Art/Lit Living Innovation Zone" on file in the docket for Case No. 2016-006157COA 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:
 - Review and approval of all final design details, materials and finishes as part of the Building Permit Application

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 proposed Living Innovation Zone will not remove or damage 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 will not impact 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 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 in the public right-of-way on Fulton Street in Assessor's Block 0353 for proposed work in conformance with the renderings and architectural sketches dated May 10, 2016 and labeled Exhibit A on file in the docket for Case No. 2016-006157COA.

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 20, 2016.



Christine L. Silva
Acting Commission Secretary

AYES: Wolfram, Hyland, Hasz, Johnck, Johns, Matsuda, Pearlman

NAYS: None

ABSENT: None

ADOPTED: July 20, 2016



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

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Filing Date: May 11, 2016
Case No.: 2016-006157COA
Project Address: **Fulton Street at Larkin Street**
Project Name: **Art/Lit Living Innovation Zone**
Landmark: Civic Center Landmark District
Zoning: P (Public), C-3-G (Downtown General)
OS (Open Space) Height and Bulk District
Block/Lot: Assessor's Block 0353 / Lot 001, project is sited in the public ROW
Applicant: Deborah Clearwaters
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Staff Contact Nicholas Perry - (415) 575-9066
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Reviewed By Tim Frye - (415) 558-6625
tim.frye@sfgov.org

PROPERTY DESCRIPTION

The subject site is a portion of the public-right-of-way along Fulton Street, which runs adjacent to the Asian Art Museum in Assessor's Block 0353, Lot 001. It is located within the Civic Center Landmark District and a P (Public) Zoning District.

Block 0353, bounded by McAllister, Hyde, Fulton and Larkin Streets, is home to the Asian Art Museum, which opened in 2003. The building previously functioned as the San Francisco Public Library from 1917 to 1995. Aside from the building itself, the block today has few landscape elements that date to the period of significance. These features include London Plane trees planted in turf beds at the building's south side, fire utilities and granite curb remnants.

PROJECT DESCRIPTION

The proposed project involves the installation of a temporary LIZ, which has been designed as a self-supporting structure that will be sited within the turf beds between three rows of the London Plane trees. According to the Project Sponsor, the concept for the 'Art/Lit' is informed by the collaboration between the Asian Art Museum and Main Public Library and their mutual efforts to: (1) increase engagement in the arts among local residents, pedestrians, and Museum and Library visitors, strengthening a sense of community and demonstrating the potential of the arts to enhance public space; and (2) provide a safe, fun, and engaging space for interacting with the arts in the public space outside the Museum and the Library's physical facilities.

The planned LIZ will consist of two main elements: an 18-foot tall dragon structure featuring a gallery wall and gathering space made of wood decking and a telescope art gallery. Like the Exploratorium's LIZ in UN Plaza, the architecture - including intimate, social and performative spaces - will encourage social interactions while simultaneously presenting passersby with a two unique art viewing experiences.

The body of the dragon bends and folds - inspired by the Japanese art of origami - and stands on steel 'poles,' evoking the dancing puppet dragons often included in Chinese New Year celebrations. Mounted on these poles will be prayer wheels. When the one near the head of the dragon is spun, it will operate a flag in the dragon's mouth which is intended as a 'flame.'

Floating below the dragon is the gallery space - a 4' high and 30' long, curved wall that will feature a rotating exhibit of youth and local artists every four months. A programmatic curator will be hired for the duration of the LIZ, who will oversee and coordinate bimonthly programs designed specific to the site that will align with the exhibition and programmatic schedules of the Library and the Museum.

These two elements will be mounted on a steel frame. The afore mentioned poles will connect directly to the base. In order to provide substantial support for the structure, six inches of soil will be excavated for the installation's base. The base will be covered by wood decking that will surround the structure and meet the sidewalk at grade.

Adjacent to the dragon structure will be five telescopes that will point at three of the Asian Art Museum's office windows and two of the Library's office windows. Made of stainless steel, the telescopes will vary in height as to be ADA compliant and fixed in place in order to keep them directed at specific windows. The intent is to transform these windows into gallery spaces, coordinating the featured artwork - sited behind the windows and not affixed to the building - with the dragon gallery wall.

Also, the Sponsor hasn't settled on a single color or pattern for the dragon. In concept, the Sponsor features patterns on the dragon that will ultimately be patterns of cultural significance, representing the Museum's diverse collections and the neighborhood's diverse population. Also, the Sponsor intends to use quality wood to provide visual warmth and humanize the space.

OTHER ACTIONS REQUIRED

A Minor Encroachment building permit issued by San Francisco Public Works will be required.

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. The project would be designed in such a way as to not damage any of the existing features adjacent to the Asian Art Museum or Fulton Street sidewalk.

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 will be designed as a self-supporting structure and six inches of soil will be excavated for the installation's base. The base will be covered by wood decking that will surround the structure and meet the sidewalk at grade. After the removal of the project, the Project Sponsor agrees to return the landscape to its original state. This work will not involve the removal of any historic features and will not alter features or spaces that characterize the district, the Asian Art Museum or surrounding landscape.

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 and 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.

The proposed project will not alter any changes to the Asian Art Museum or Fulton Street sidewalk that have acquired historic significance – additionally, all portions of the installation are self-supporting and temporary.

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 Asian Art Museum or Fulton Street sidewalk and the district, including the overall form and use of the sidewalk and the adjacent public right-of-way. This change will not alter any distinctive features, finishes, construction techniques, or examples of fine craftsmanship that characterize the district and sidewalk.

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 will feature a cohesive materials palette of steel, redwood decking and thoughtfully selected patterns on the dragon that reflect the Asian Art Museum's collections. These materials are consistent with the character of existing features of the sidewalk, adjacent buildings and the district. New features will provide minimal visual intervention in order to avoid competition with the important east-west axis from City Hall to Market Street. The LIZ is designed to be open and airy in character and will read as a cohesive system through the use of consistent color, materials and style.

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 LIZ is being proposed as a two-year installation. When the LIZ is removed in the future, the essential form and integrity of the sidewalk and its role as an open space within the district will be unimpaired. The LIZ is intentionally designed as a free-standing, easily removable structure. This change will not alter the overall form and integrity of the sidewalk 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 conducted extensive outreach to the general public through several outreach events at the site and within the Asian Art Museum as well as targeted outreach to key stakeholders and neighboring institutions including the Heart of the City Farmers Market, SHN, Art Institute, Recreation and Parks Department and the General Service Administration.

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 Kevin Jensen, ADA/Disability Access Coordinator from San Francisco 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. This process is still ongoing. The ADA Coordinator from the Department of Public Works must approve the project before the San Francisco Public Works can issue the permit.

Furthermore, the LIZ project team has conducted a robust outreach program to key stakeholders within and outside of the City Family. This includes:

- The Project Sponsor and Department have conducted extensive outreach throughout the entirety of the project, including an initial outreach event at a public event at UN Plaza in October 2015 and two outreach events at the Asian Art Museum in December 2015. Outreach stands to continue through June 2016 in the Civic Center area to key stakeholders, especially Asian organizations in the neighborhood as well as homeless and transient populations. Attached is an email from the Asian Art Museum’s Director of Community Engagement confirming this continued, targeted outreach.
- The Asian Art Museum met with their arborist who has reviewed the proposed project and has stated the LIZ would neither damage the trees nor impact their routine maintenance. Attached is an email from the Asian Art Museum’s Director of Maintenance confirming this review.

- The Project Sponsor and the Department presented the proposed project to the San Francisco Arts Commission's (SFAC) Visual Arts Committee on June 22, 2016 and received their approval.
- Other outreach within the City Family includes:
 - o Department of Real Estate (adjacent jurisdiction)
 - o Recreation and Parks Department (adjacent jurisdiction)
 - o Department of Public Works (permit authority, maintenance)
 - o Office of Economic and Workforce Development (stewardship)
 - o Office of Civic Engagement and Immigrant Affairs' Community Ambassadors Program
 - o San Francisco Police Department
 - o The Asian Art Museum (project sponsor)
 - o The Main Public Library (project co-sponsor)
- Other outreach within outside of the City Family includes:
 - o Civic Center Community Benefits District (project partner)
 - o Tenderloin Community Benefits District
 - o Heart of the City Farmers Market
 - o The General Services Administration (US Federal Building)
 - o SHN (Orpheum Theatre)
 - o Market Street Association
 - o Off the Grid
 - o Lava Mae
 - o Downtown Streets Team

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 the Asian Art Museum, the adjacent property. The proposed project will maintain the essential form and integrity of the sidewalk and district, and it will not impair the significance of the landmark – the historic character of the Asian Art Museum and surrounding landscape features will be retained and preserved.

The design of the LIZ draws inspiration from the sponsoring institutions, the Asian Art Museum and Main Public Library, and the nearby UN Plaza Living Innovation Zone installation. The students chose origami as a means to connect exterior architectural form to the art celebrated inside the museum, as well as to the pages of books in the library. Seeking ways to activate the opaque historic facades of both the Asian Art Museum and the Public Library on Fulton Street, the Telescope gallery is inspired by the existing windows on both buildings. With the careful placement of telescopes, selected windows now become the gallery walls, and the public is invited to look through to the interior display.

New features will provide minimal visual intervention in order to avoid competition with the important east-west axis from City Hall to Market Street. The LIZ is designed to be open and airy in character and will read as a cohesive system through the use of consistent color, materials and style.

The proposed project will provide access to the area underneath the London Plane trees, creating a new gathering space for children, youth and other visitors to the Asian Art Museum and Civic Center area.

At the request of the Planning Department and Project Sponsor, the proposed Art/Lit Living Innovation Zone (LIZ) was brought before the Architectural Review Committee (ARC) for review and comment on May 18, 2016.

At the ARC meeting, the Planning Department requested review and comment regarding conformance of the proposed design with the *Secretary of the Interior's Standards* and with Article 10, Appendix J (Civic Center Landmark District designation). Specifically, the Planning Department sought comments on the conceptual design for a proposed Art/Lit LIZ which will be installed on Fulton Street, adjacent to the Asian Art Museum, for approximately two years in April.

Planning Department Preservation Staff has prepared a summary of the ARC comments from that meeting.

ARC COMMENTS

1. **Maintenance Plan.** The Commissioners requested the design team provide the latest version of the installation's Maintenance Plan for the request for Certificate of Appropriateness hearing before the full Historic Preservation Commission.
 - o The Project Sponsor has included the latest draft Maintenance Plan for the 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:

- o Review and approval of all final design details, materials and finishes as part of the Building Permit Application.

ATTACHMENTS

Draft Motion
Plans and renderings
Draft Maintenance Plan
Letter from Kevin Jensen, ADA/Disability Access Coordinator
Letter from the Asian Art Museum verifying continued outreach
Letter from the Asian Art Museum verifying arborist review



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Motion No. XXXX

HEARING DATE: JUNE 20, 2016

Case No.: 2016-006157COA
Project Address: **Fulton Street at Larkin Street**
Project Name: **Art/Lit Living Innovation Zone**
Landmark: Civic Center Landmark District
Zoning: P (Public)
OS (Open Space) Height and Bulk District
Block/Lot: Assessor's Block 0353 / Lot 001, project is sited in the public ROW
Applicant: Deborah Clearwaters
200 Larkin Street
San Francisco, CA 94102
Staff Contact Nicholas Perry - (415) 575-9066
Nicholas.perry@sfgov.org
Reviewed By Tim Frye - (415) 558-6625
tim.frye@sfgov.org

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

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 IN THE PUBLIC RIGHT-OF-WAY IN ASSESSOR'S BLOCK 0353, WITHIN A P (PUBLIC) ZONING DISTRICT, AN OS (OPEN SPACE) HEIGHT AND BULK DISTRICT, AND CIVIC CENTER LANDMARK DISTRICT.

PREAMBLE

WHEREAS, on May 11, 2016, Deborah Clearwaters of the Exploratorium (Project Sponsor) filed an application with the San Francisco Planning Department ("Department") for a Certificate of Appropriateness to install a temporary (two years) Living Innovation Zone on the subject property located in the public right-of-way on Fulton Street in Assessor's Block 0353 / Lot 001. The work includes self-supporting wooden pathways and interactive 'acoustic phenomena' in the raised planter beds.

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 15, 2016, the Commission conducted a duly noticed public hearing on the current project, Case No. 2016-006157COA ("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 10, 2016 and labeled "Art/Lit Living Innovation Zone" on file in the docket for Case No. 2016-006157COA 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:
 - Review and approval of all final design details, materials and finishes as part of the Building Permit Application

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 proposed Living Innovation Zone will not remove or damage 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 will not impact 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 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 in the public right-of-way on Fulton Street in Assessor's Block 0353 for proposed work in conformance with the renderings and architectural sketches dated May 10, 2016 and labeled Exhibit A on file in the docket for Case No. 2016-006157COA.

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 20, 2016.

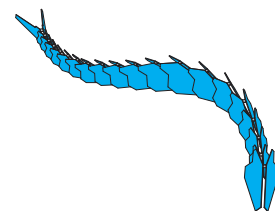
Jonas P. Ionin
Commission Secretary

AYES:

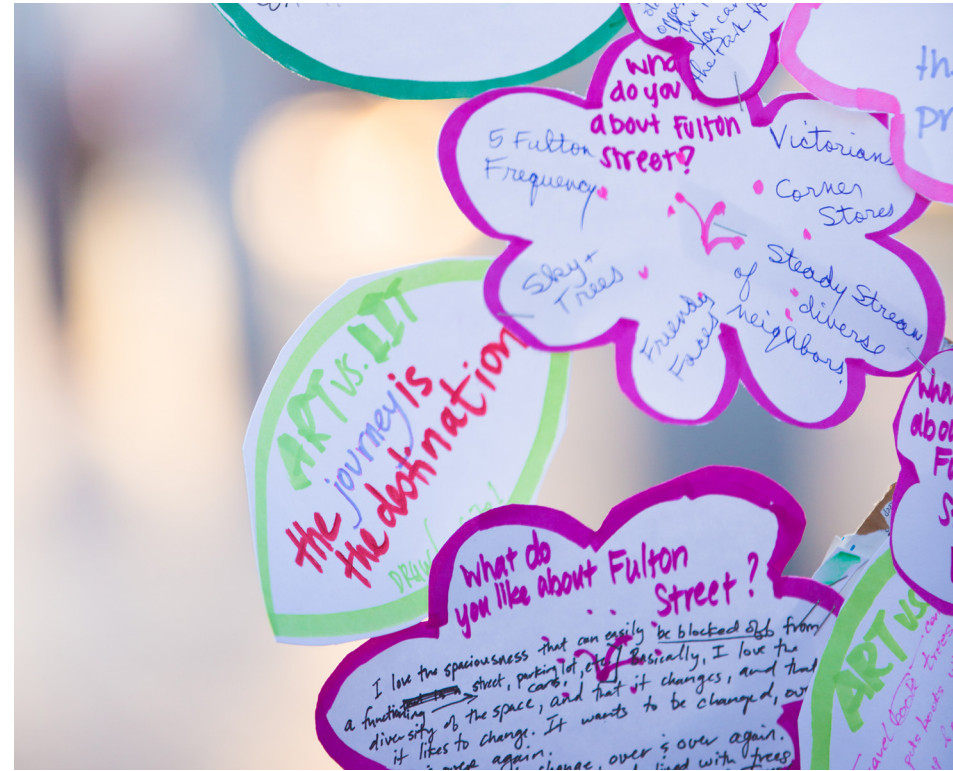
NAYS:

ABSENT:

ADOPTED: June 20, 2016



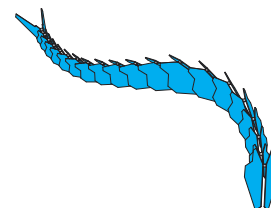
| ART/LIT LIVING INNOVATION ZONE | 05.10.16



origins

A Wishing Tree

When the Youth Art Exchange Architecture Firm was asked to design a Living Innovation Zone for the Asian Art Museum, the students also began a series of outreach events with the community. The first, conducted in September 2015 was the “Wishing Tree” installation. Here, students asked for feedback at the Civic Center Night Market - questions to the public included what do you love about the neighborhood; what do you want to see changed; and what matters most about Civic Center, the Asian Art Museum, and the Public Library. Answers posted as “wishes” on the Cherry Tree showcased the things community would like to see happen. This was the first of a series of outreach events with the community, peers, planners, and local stakeholders.





inspiration

Here there be dragons!

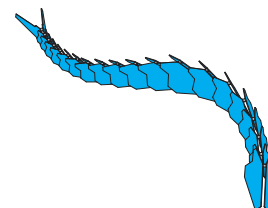
As the students in the firm developed their concept for the Asian Art Museum and the Public Library, they settled on four sources of inspiration that would drive their design and influence their ideas for incorporating play.

Dragon: From their research into common themes in the art of Asian cultures, the students found dragons to be a nearly universal feature in myths and art. Building upon the connection of dragons to mysterious landscapes, and the history of exploration, inspired the students to create a unique territory of discovery and play, watched over by a dragon.

Origami: The students chose origami as a means to connect exterior architectural form to the art celebrated inside the museum, as well as to the pages of books in the library. The students experimented with the art of paper folding to generate their design.

Interactive element: A mobile prayer wheel will spin at both ends of the dragon, with one at the mouth also operating a flame flag. This idea intrigued the students as a way to create an inclusive form of interaction for people of all ages and abilities, while referencing traditions relevant to the Asian Art Museum.

Telescope art gallery: Seeking ways to activate the opaque historic facades of both the Asian Art Museum and the Public Library on Fulton Street, the Telescope gallery is inspired by the existing windows on both buildings. With the careful placement of telescopes, selected windows now become the gallery walls, and the public is invited to look through to the interior display.

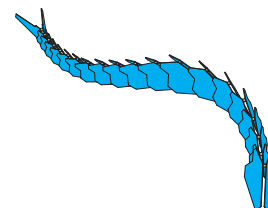




prototypes

Dragon Tail

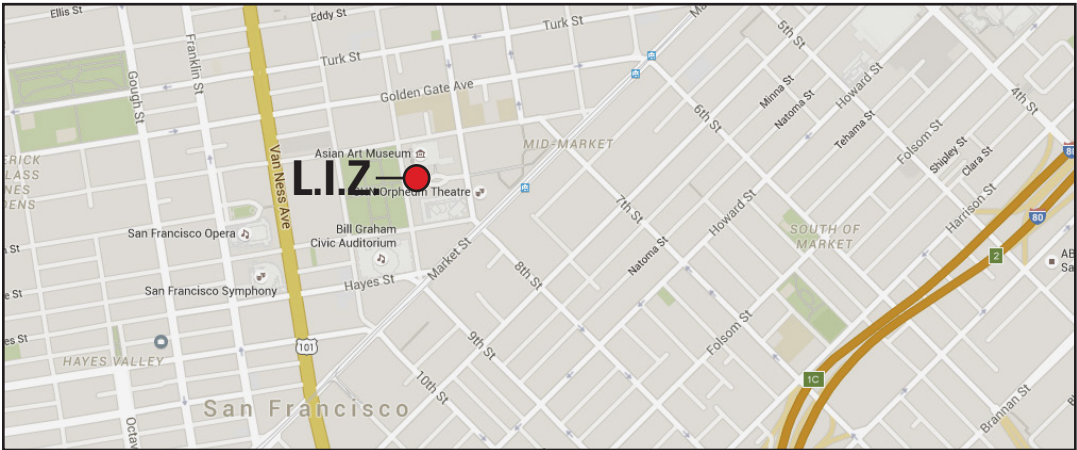
In their effort to test their designs and solicit additional feedback from the public, the students constructed scale models and multiple full-scale prototypes of their design. One prototype, a section of the dragon's 'tail', was installed at the Youth Art Summit, in front of city hall, and inside the Asian Art Museum atrium. The other, a 50% scale model of the final design, will be displayed at Root Division as part of the students' final exhibition on May 14th.



project location



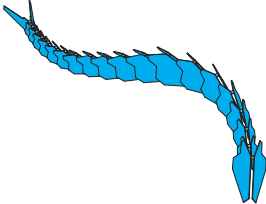
SITE LOCATION



VICINITY PLAN



CONTEXT PLAN

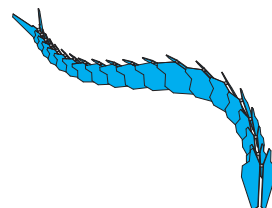


site context

Views of Existing Site



VIEW OF SITE LOOKING SOUTHEAST



site context



VIEW OF SITE LOOKING EAST



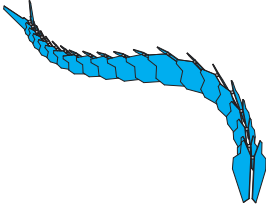
VIEW OF SITE LOOKING NORTHEAST



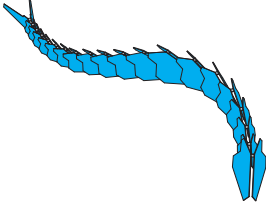
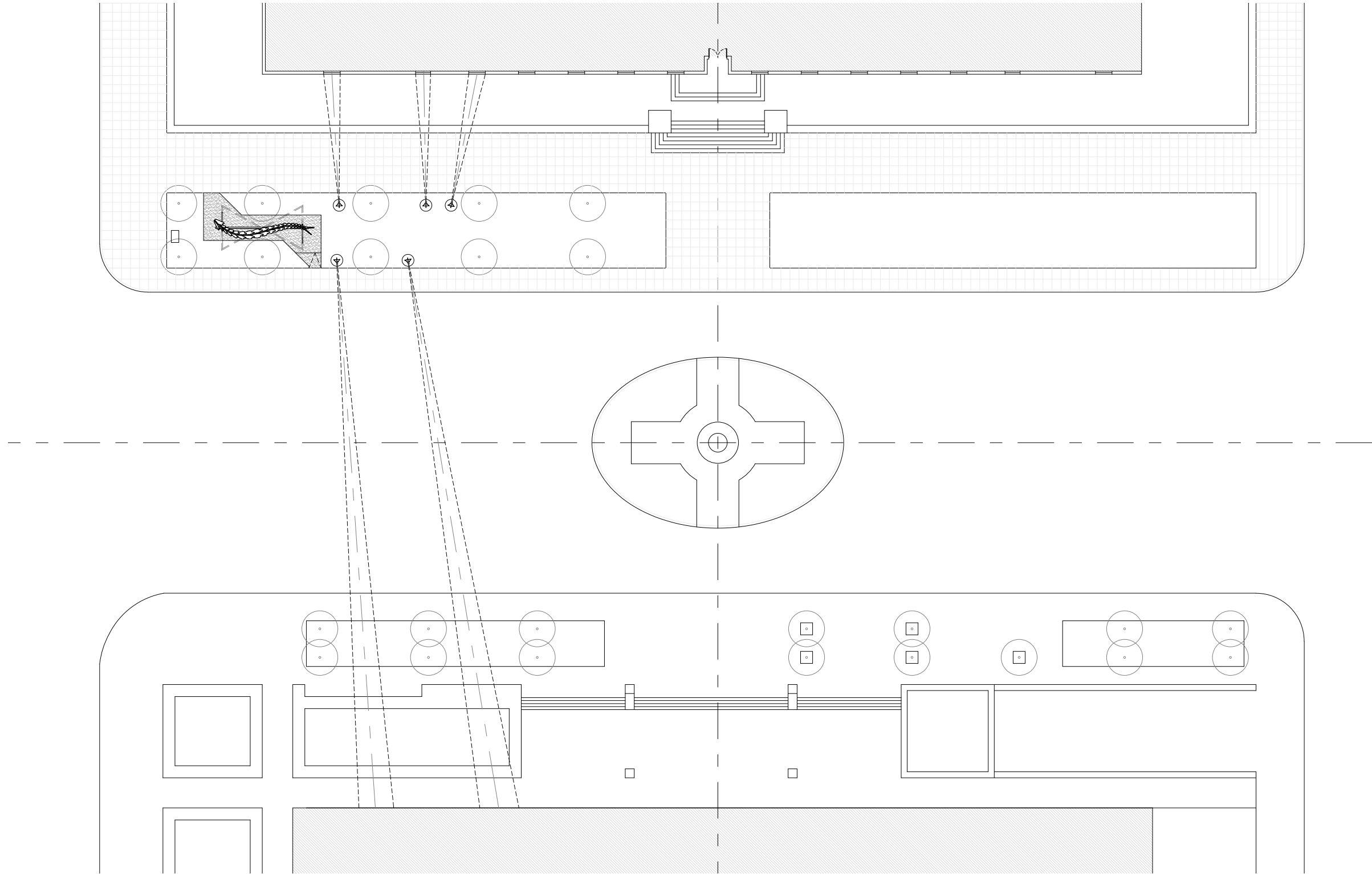
VIEW OF SITE LOOKING WEST



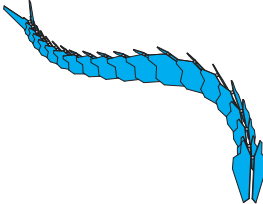
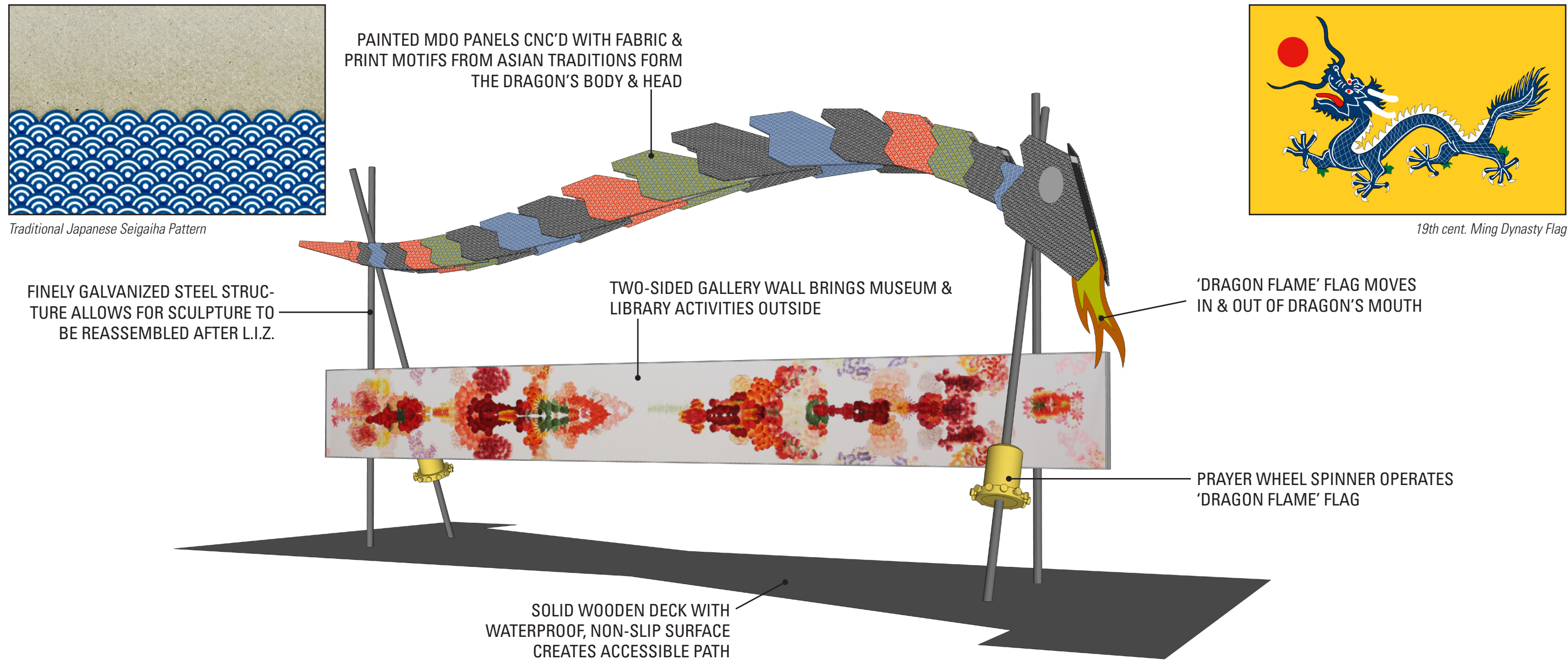
VIEW OF SITE LOOKING SOUTHWEST



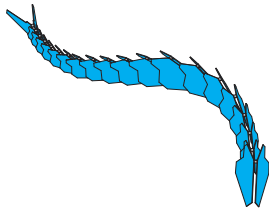
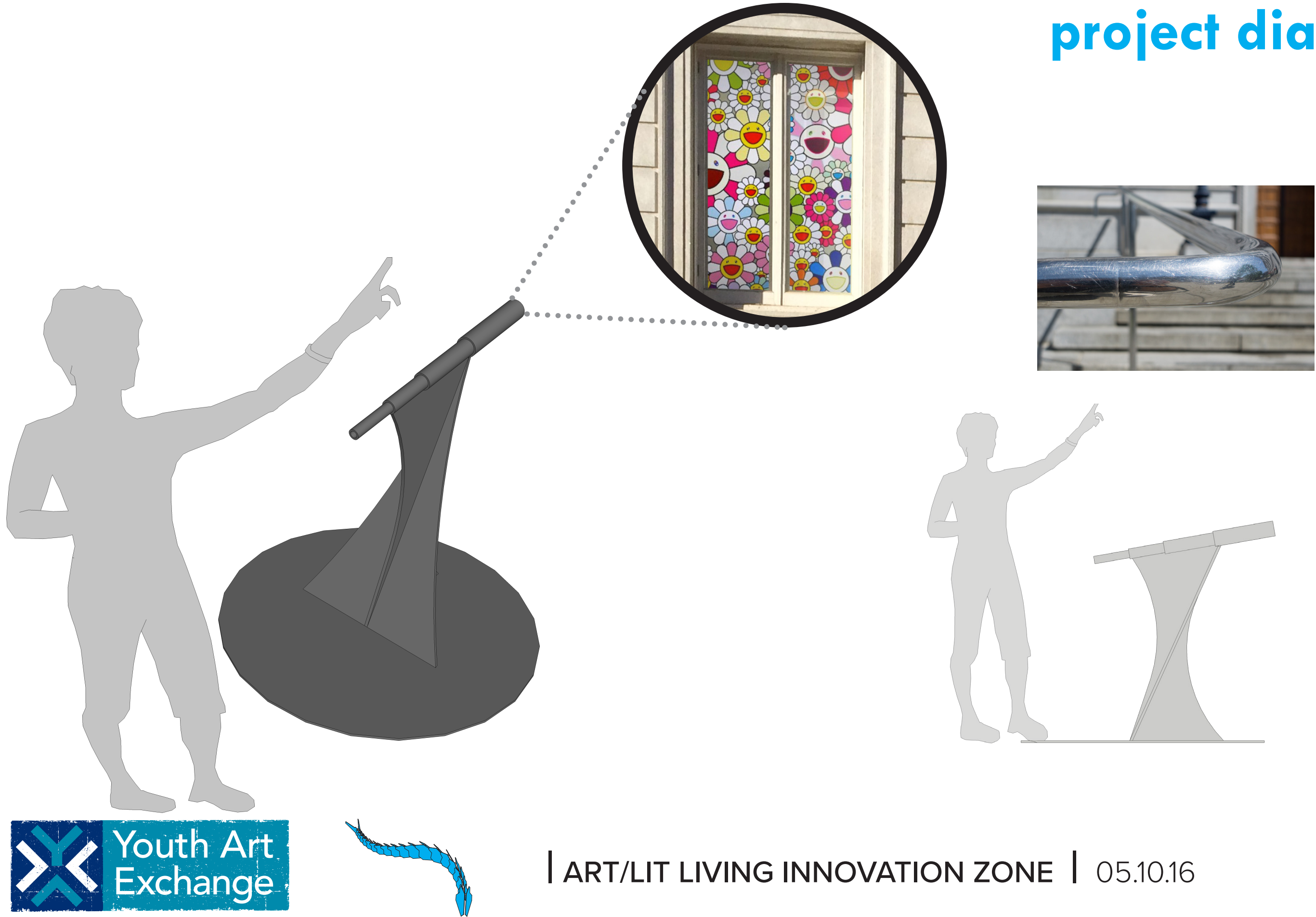
site plan



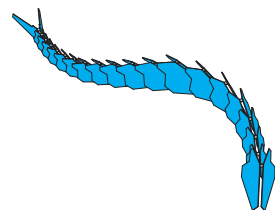
project diagram



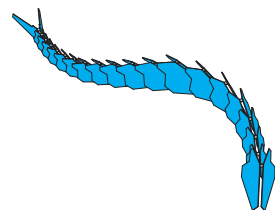
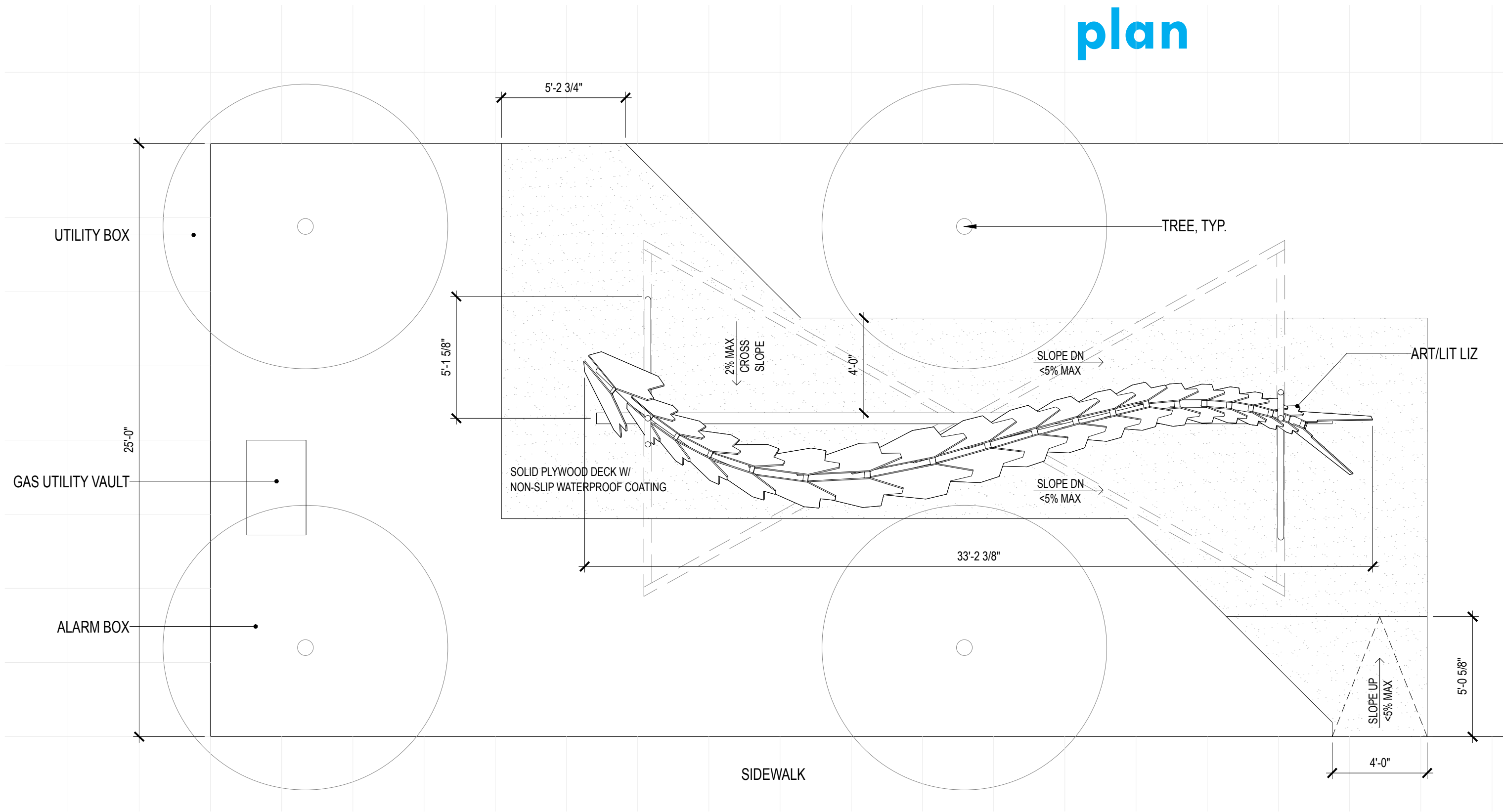
project diagram



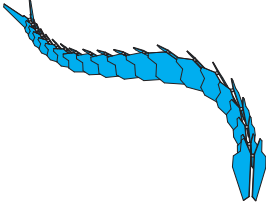
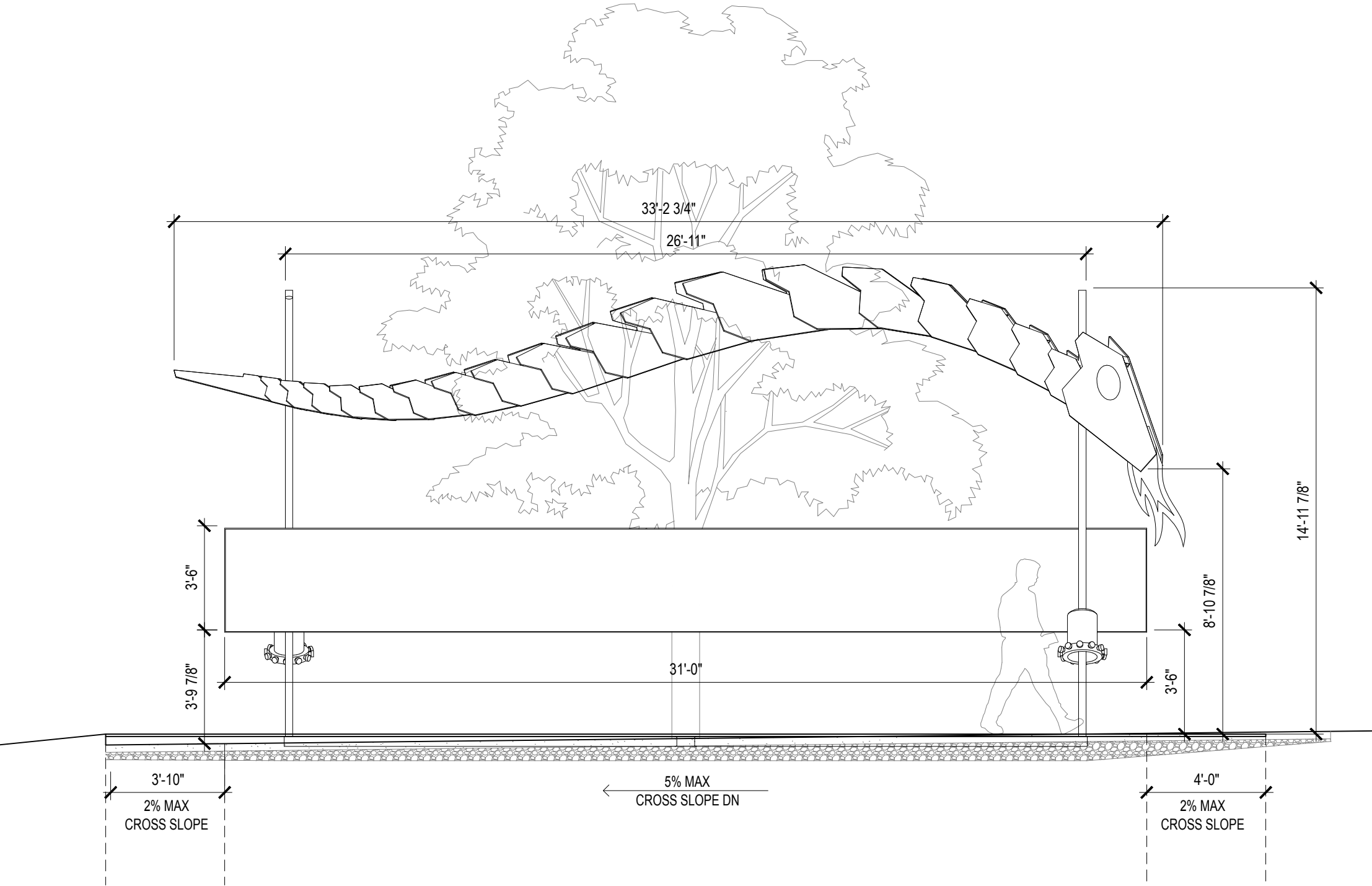
bird's eye view



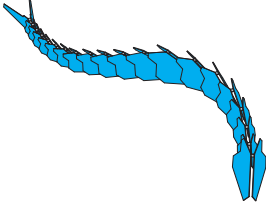
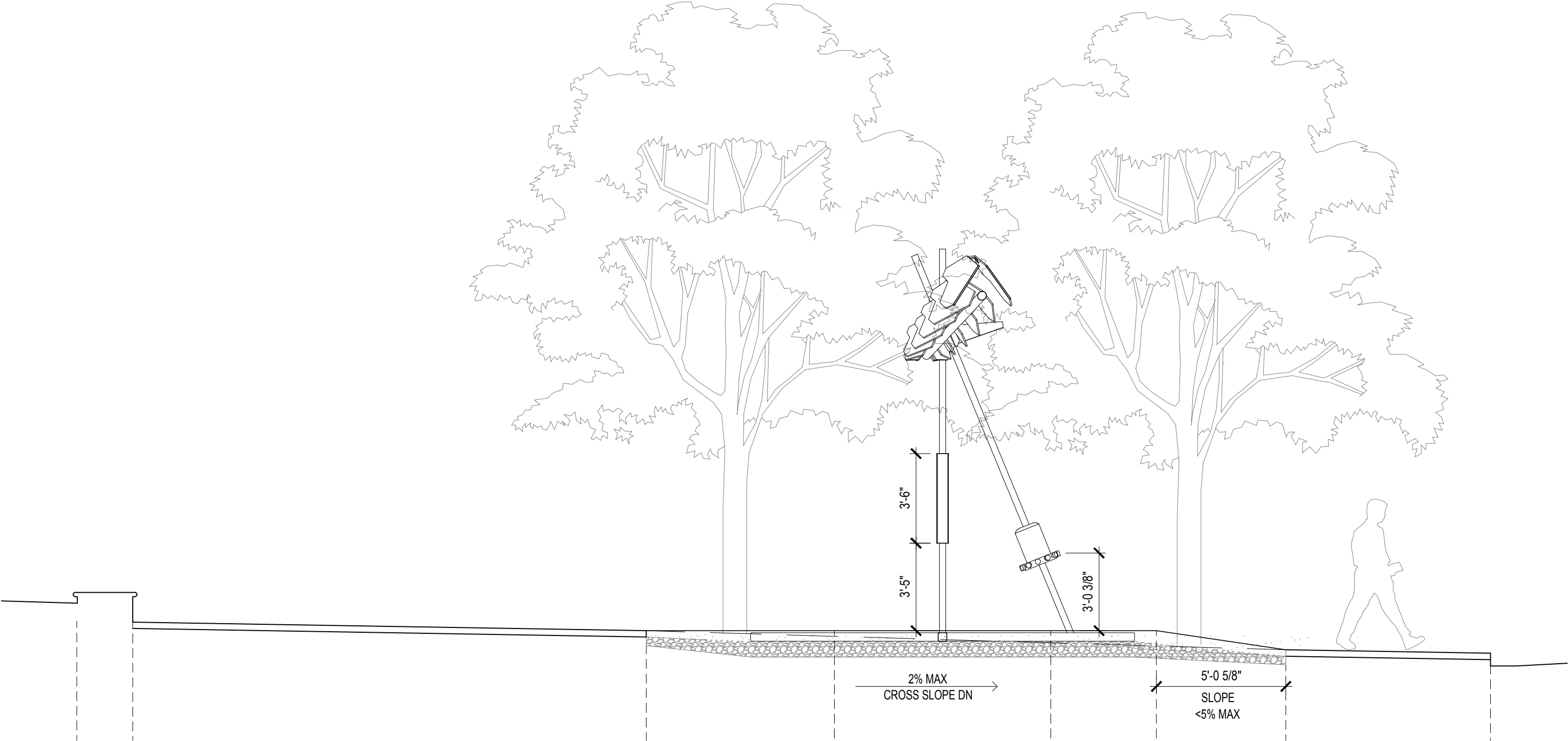
plan



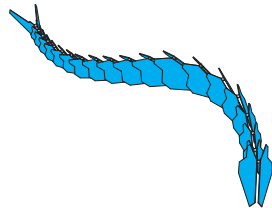
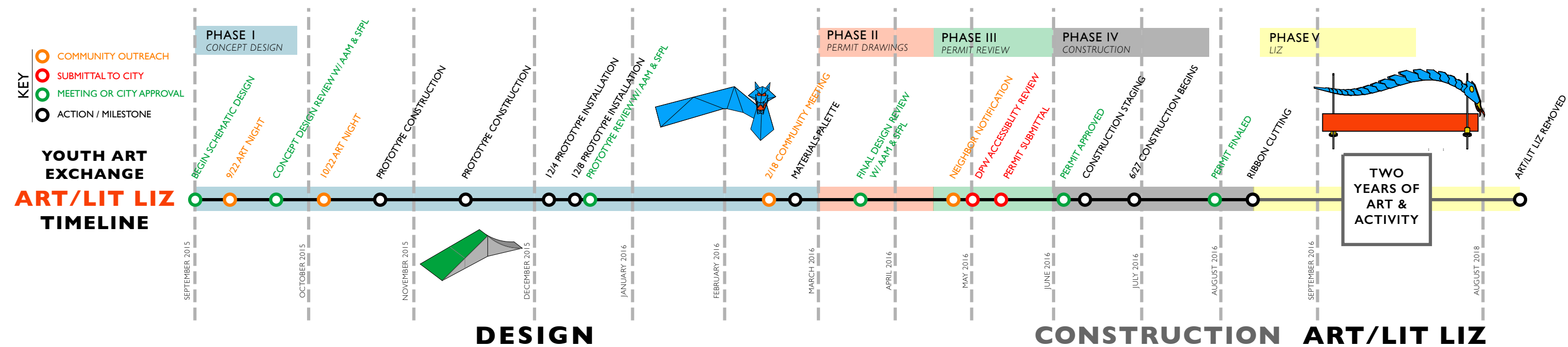
front elevation



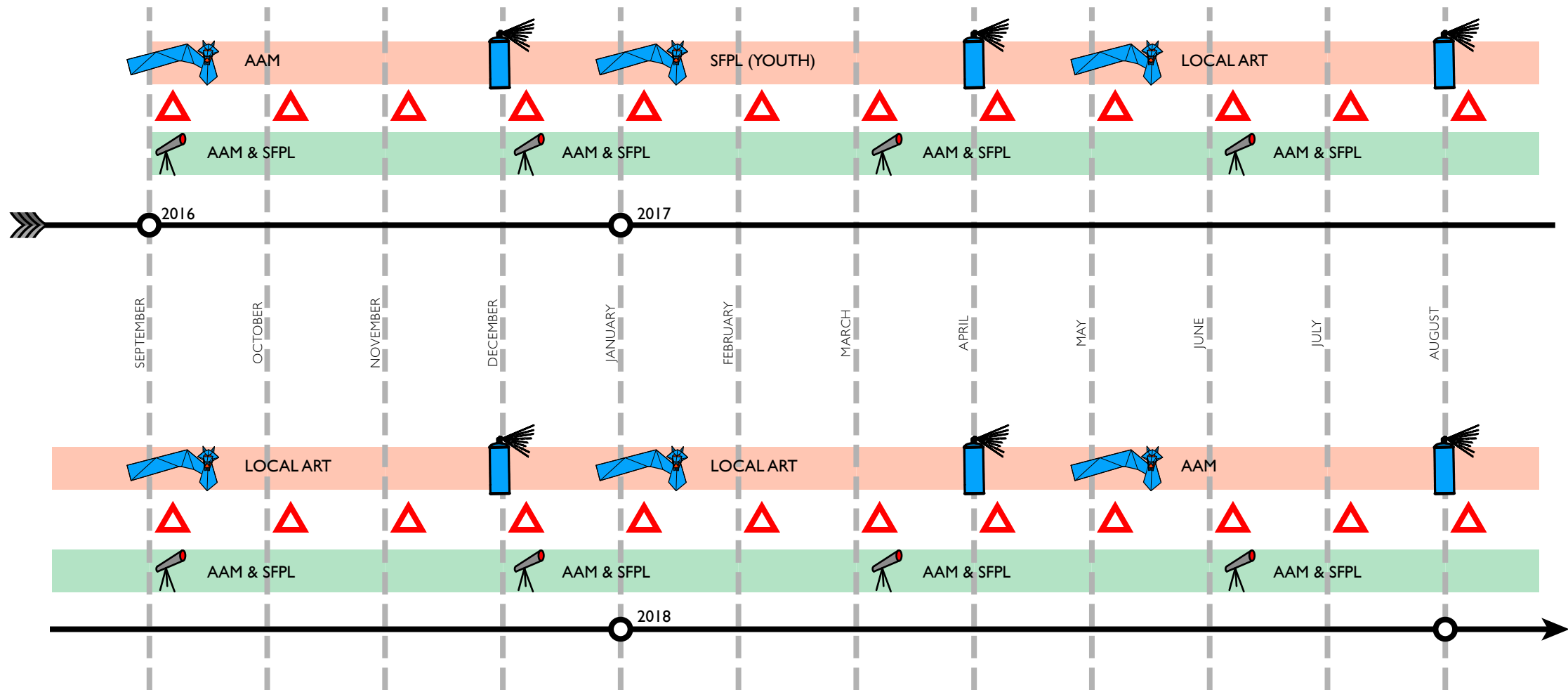
section



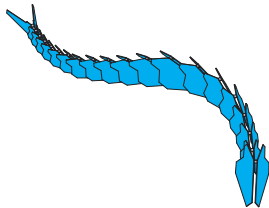
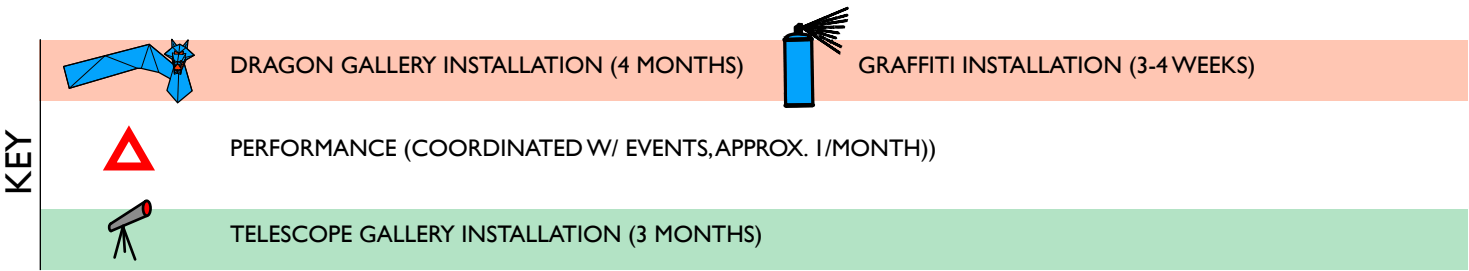
project timeline



gallery timeline

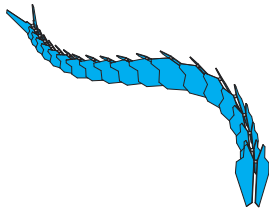


**YOUTH ART
EXCHANGE
ART/LIT LIZ
PROGRAMMING
TIMELINE**



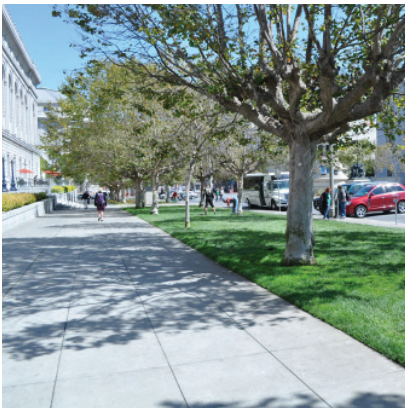
Cultural Landscape Report

Existing Conditions & Analysis, Block #0353
Pages 72-74





Double allée of Platanus x acerifolia/London Plane trees in turf area at Fulton Mall



Concrete sidewalk along south entrance to Asian Art Museum at Fulton Mall



Platanus x acerifolia/London Plane trees and turf planting area at Larkin St entrance



Planting area along Fulton Mall entrance



Elevated planter box with Buxus sempervirens/Boxwood at Hyde St



Curb ramp at McAllister and Hyde Streets



Light pole at Hyde St driveway and gate



Single cobra street light at McAllister and Larkin Streets



Granite curb along McAllister St



MUNI bus shelter with wavy red roof along Larkin St



Bronze statue of Ashurbanipal at Fulton St museum entrance



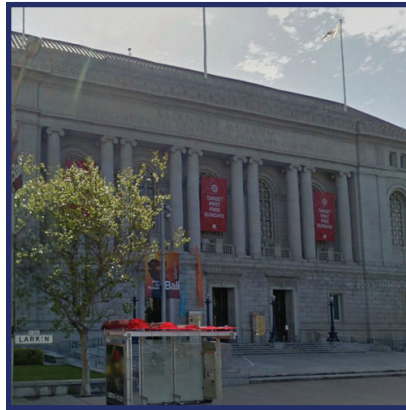
High pressure auxiliary water supply hydrant along Grove St



Fire box along Larkin St



Rear view of Asian Art Museum at Hyde and McAllister Streets*



Asian Art Museum entrance at Larkin St*

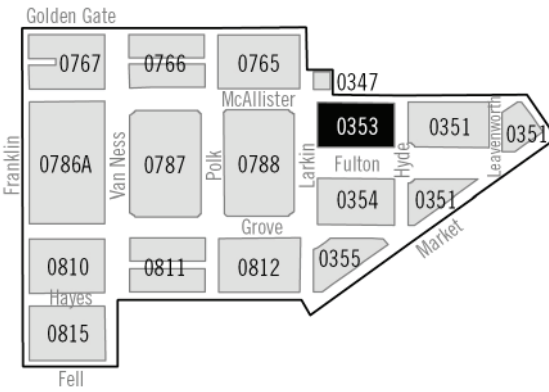


Traffic control box at Fulton and Larkin Streets

San Francisco Civic Center Historic District
Planning Department, San Francisco, California

Cultural Landscape Report

BLOCK #0353



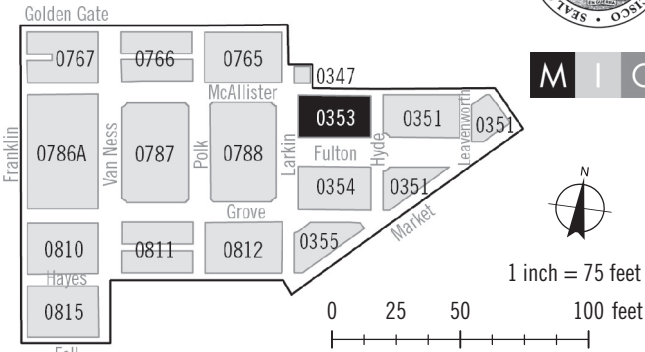
Block #0353, bounded by McAllister, Hyde, Fulton and Larkin Streets, is home to the Asian Art Museum. The building previously functioned as the San Francisco Public Library between 1917-1995. The museum opened in 2003.

Aside from the building itself, the block today has few landscape elements that date to the period of significance. These features include London Plane trees planted in turf beds at the building's south side, fire utilities and granite curb remnants.

San Francisco Civic Center Historic District
Planning Department, San Francisco, California

Cultural Landscape Report

BLOCK #0353



- SOURCES:**
- 1. MIG field work, September 10-14, 2012
 - 2. Hand drawn inventory field maps, September 2012
 - 3. Bing aerial imagery online for ArcGIS, 2012
 - 4. San Francisco Utility Commission light pole data, 2012
 - 5. San Francisco publicly available GIS city lot, block and curb data, 2012

DRAWN BY:
MIG: Rachel Edmonds, Steve Leathers and Heather Buczek using Arc GIS 10.

DRAWN DATE:
March 2013, updated September 2013

LEGEND FOR SURROUNDING LANDSCAPE FEATURES:

- vegetation
- small scale feature
- circulation
- circulation - curb
- building or structure



BLOCK #0353 - ASIAN ART MUSEUM								
CHARACTERISTIC	QTY.	FEATURE	DESCRIPTION	ADDRESS/LOCATION	DATE BUILT	PRIMARY SOURCE	JURISDICTION	CHARACTER DEFINING
buildings & structures	1	Asian Art Museum	Asian Art Museum; ten murals (former San Francisco Public Library)	200 Larkin	1916	1978 NR, 1987 NHL, 1994 SFLD	-	C
circulation	6	curb	6" cement curb	Block #0353 on Fulton, Hyde, Larkin, McAllister	-	site visit	DPW	-
circulation	2	curb	6" granite curb	Block #0353 on Hyde, McAllister	1910c	site visit	DPW	C
circulation	1	driveway	driveway with light pole	Block #0353 on Hyde	2003	site visit	-	NC
small scale feature	1	bike rack	bike rack	Block #0353 on McAllister	2003	site visit	DPW	NC
small scale feature	1	bus stop	bus stop - covered with bench	Block #0353 on Larkin	2010	site visit	MUNI	NC
small scale feature	1	fire box	firebox - red metal post	Block #0353 on Larkin	pre 1936	site visit	SFDT	C*
small scale feature	1	fire hydrant	fire hydrant - painted white with blue top	Block #0353 on Larkin	1909c	site visit	BEWS	C*
vegetation	1	planter box	planter box - adjacent to building	Block #0353 on Hyde	2003	site visit	-	NC
vegetation	1	planter box	planter box - granite with tall shrub	Block #0353 on Hyde	2003	site visit	-	NC
vegetation	2	planting area	planting area adjacent to building with box hedge	Block #0353 on Fulton	pre 1938	site visit	-	C
vegetation	2	planting area	planting area adjacent to building with turf and box hedge	Block #0353 on Larkin	pre 1938	site visit	-	C
small scale feature	1	sculpture	sculpture - at entry steps; bronze statue on a concrete base of Ashurbanipal - by Fred Parhad and Frank Tomsick	Block #0353 on Fulton	1985	site visit	DPW	NC
small scale feature	1	sign	sign - logo for SFPD inlaid into the sidewalk	Block #0353 on Fulton	-	site visit	-	-
small scale feature	1	sign	sign - street name 'FULTON' engraved into curbcut ramp apron	Block #0353 on Fulton	-	site visit	DPW	-
small scale feature	1	traffic control box	traffic control box - green metal post	Block #0353 on Fulton	1916c	site visit	-	C
small scale feature	6	tree well	tree well - square metal grate	Block #0353 on Hyde	2003	site visit	DPW	NC
small scale feature	1	utility	utility protected by a green mesh cage	Block #0353 on Larkin	1916c	site visit	-	C
small scale feature	1	light pole	light pole - double lamp on metal post on median into driveway	Block #0353 on Hyde	2003	site visit	-	NC
small scale feature	3	street light	street light - aggregate concrete post with single pendant arm style with cobra luminaire	Block #0353 on Fulton, Larkin	-	SF PUC	SF PUC	-
small scale feature	6	street light	street light - single cobra	Block #0353 on Fulton, Hyde, McAllister	-	SF PUC	SF PUC	-
small scale feature	1	sculpture	Pioneer Monument - see Block #0354 for more information	Fulton between Larkin and Hyde	1894, 1993	1987NHL, 1994 SFLD	DPW	C
spatial organization	1	Fulton Street Mall	Fulton Street Mall - associated with Blocks #0351, #0353, #0354, #0788	Block #0353	c. 1916	c. 1918 SF Planning image	DPW	C
vegetation	20	tree	street tree - Platanus x acerifolia, London Plane	Block #0353 on Hyde, McAllister	2003	site visit	DPW	NC
vegetation	5	tree	street tree - adjacent to planting area - Platanus x acerifolia, London Plane	Block #0353 on Larkin	1980-1993	site visit	-	NC
vegetation	20	tree	tree in an alley with turf - (historically) pollarded Platanus x acerifolia, London Plane	Block #0353 on Fulton	c. 1936	J. Tilman image courtesy of Moulin Archive	-	C

*This feature has been determined to be a contributing feature of the Civic Center Historic District. Features similar to this one located outside the district boundaries were not evaluated as part of this project.



Art/Lit LIZ | Maintenance Plan

Latest update: 6.3.2016

URL: <https://docs.google.com/document/d/143juVm4ygxq3-9LT9UBtDuooOI-qJWY7CavhzRM1YRI/edit?usp=sharing>

OVERVIEW

Art/Lit LIZ, the Asian Art Museum and SF Public Library Living Innovation Zone (LIZ), is permitted by San Francisco Public Works to remain installed at the corner of Larkin and Fulton Streets for up to two years. This area is maintained by the Asian Art Museum. This document outlines the maintenance plan for the installation during its time on the Fulton Street sidewalk adjacent to the Museum, which includes a description of each group involved in the maintenance of the installation, protocol for assessing challenges at the site and removal of the installation and a timeline that outlines maintenance milestones.

Please note: this is a living document and is intended to be altered and amended as needed by the sub-committee listed below.

DAY-TO-DAY MAINTENANCE AND SECURITY SCHEDULE

Morning. Beginning at 7:30-8:00am, Asian Art Security will check on the installation as part of their morning rounds. Any maintenance issues will be reported to the Civic Center CBD Clean Team before 10am.

Daytime. During the day, the installation will be watched over by the stationed Asian Art Security guard on the Fulton Street side of the building. Civic Center CBD ambassadors will be sure to include the installation in their regular roving routes.

Evening. Asian Art Museum Security surveillance is 24/7. Any issues observed by security will be addressed as needed.



MAINTENANCE PARTNERS

Partner	Role	Days	Hours	Contact
Asian Art Museum	Daily Security	7 days / week	Consistent outdoor presence: 7:30am-5:00pm Surveillance: 24/7	Calen McElDowney
Asian Art Museum	Daily Maintenance	7 days / week	10:00am-5:00pm	Erik Cline
Youth Art Exchange (Craig Hollow)	Technical Maintenance	As needed	As needed	Craig Hollow craig.hollow@gmail.com (415)
Public Works - Alley Crew and Swing Shifts	Daily Maintenance	Several shifts: Tuesday - Saturday (one person); Thurs - Sunday (two people) As needed	N/A	Darryl Dilworth Cell: 415-725-6152 Office: 415-641-2662 'Radio Room' (emergency cleaning, not public): 415-695-2134
Civic Center CBD - Clean Team	Daily Maintenance	7 days / week	Weekdays, 6:00am-3:30pm Weekends, 7:00am-3:30pm	dispatch@sfciviccenter.org (415) 781-4700
Civic Center CBD - Community Ambassadors	Additional Maintenance	7 days / week	Weekdays: 7:30am-4:30pm Weekends 12:00pm-5:00pm	dispatch@sfciviccenter.org (415) 781-4700
Downtown Streets Team	Additional Maintenance	Monday-Friday	8:00am-12:00pm	brandon@streetsteam.org

Daily Maintenance and Management: Asian Art Museum

Security. The Asian Art Museum has strong security presence on site, 7 days a week. Every morning at around 7:30, the Security Team does rounds first things in the morning. After these rounds, the security team reports any significant issues to the Maintenance Team who is able to report at 10am.

After business hours, surveillance of the entire property - including Fulton Street - continues within the Museum via camera surveillance, and the security team can call in incidents or respond as needed.



Maintenance. Every morning at 10am, the Custodial Team surveys the area to pick up trash, needles, human waste and other materials as needed. The Custodial team is available as needed during their hours of operations.

In addition to the regular maintenance provided by the Museum, the Museum is committed to assisting with minor repairs to the project. Youth Art Exchange (Craig Hollow) to provide shop drawings and list of vendors in order for management and repair of the project. Elements of the project that can be addressed by the maintenance staff include:

- Dragon gallery space
- Prayer wheel system: grease bearings, clean and replace as needed
- Dragon 'fire': replace flag as needed
- Telescopes: routinely check

Issues re: the technical aspects of the project that cannot be resolved by the Asian Art Museum's maintenance staff will be forwarded to Craig Hollow.

Technical Maintenance: Youth Art Exchange

Youth Art Exchange is responsible for the technical maintenance of the LIZ, including repairs and remedies to the interactive elements and other modifications to the structure as needed. This does not include graffiti removal, trash pickup, security, or cleaning items outside of their installation. Funds for this type of maintenance have been set aside in the project's budget. A detailed outline of their scheduled visits to the installation are outlined in the Timeline below.

- Craig Hollow / YAX to be on retainer for the duration of the installation

Daily Maintenance: San Francisco Public Works

As part of their regular 7 days/week cleaning on Fulton Street, Public Works will support the Asian Art Museum, Civic Center CBD Clean Team and Downtown Streets team with regular maintenance.

POTENTIAL - NOT CONFIRMED

Daily Stewardship: Civic Center Commons Stewards (Hunters Point Family)

Coordinated via Public Works, one-two staff from Hunters Point Family will serve as Civic Center Commons Stewards in along Fulton Street 7 days/week for 10-11 hours/day; this schedule will be developed and modified over time in response to what we learn about stewardship and management needs. The Hunters Point Family stewardship schedule will be developed over time in response to what is needed. Their responsibilities will include:

- **Serve as stewards and docents.** Hunters Point Family will oversee public space management of the installation, making the installation a safe and comfortable for all to



use. They will answer questions about the installation, how it works, the intent behind each phenomena and encourage people to engage with the installation.

- **Light cleaning.** At the start of each shift and throughout the shift, the Stewards will pick up trash, needles and other materials as well as remove graffiti as needed.
- **Inform Asian Art Museum and/or Youth Art Exchange staff of larger issues.** The Stewards will have contact information on hand so that they can reach the Exploratorium for installation repair and maintenance, Public Works for maintenance requests and law enforcement as needed.

Supplementary Stewardship: Civic Center Community Benefit District (CBD)

Light cleaning. The CBD's Clean Team service provides for a uniformed maintenance workers to respond to maintenance calls to remove graffiti, wash down the sidewalk or pick up an accumulation of debris on the sidewalk. The Asian Art Museum's security and maintenance teams will have the contact info for the Clean Team. Able to respond as needed during the hours they're operating.

Stewardship support. For special events and other programming at the LIZ, the Art/Lit LIZ Curator & Event Planner will coordinate with CBD to ensure it is on the Community Ambassadors' calendar for the Community Ambassadors and included on their regular rounds. The CSAs are goodwill ambassadors who assist the public in navigating the district with a welcoming and informed presence. They are easily visible and identifiable by their uniforms that will be unique to this district. They have a communication system to enable them to report conditions or observations of criminal activity immediately through the CBD dispatch to the San Francisco Police Department (SFPD).

Supplementary Maintenance: Downtown Streets Team

This work-experience program employs up to 24 homeless individuals (many from the immediate area) to clean the Civic Center Commons area from 8:00am-12:00pm, Monday-Friday. These services include trash pick-up, needle pick-up and other light cleaning. With the arrival of the LIZ in Art/Lit LIZ, this group will start their daily routine at this LIZ (and the neighboring LIZ at UN Plaza, Art/Lit LIZ) and remove trash and other debris, calling in larger issues as needed. Additionally, this group will participate in the 'docent' training led by Youth Art Exchange alongside the Civic Center Commons Stewards, Public Works teams and other ambassadors in the area. This group stands to serve as unofficial stewards for the LIZ, too.

311 Calls and Notices

311 notifications for maintenance issues will be received by Public Works and routed to the organization who is responsible for addressing the issue. For example, safety issues with the installation like a broken or missing piece, will be routed to the Museum.



PROTOCOL FOR ADDRESSING CHALLENGES, REMOVAL

Art/Lit LIZ Subcommittee

This group is ultimately responsible for making final decisions regarding changes to the maintenance plan, security/stewardship and redesign or removal of the installation if there are issues that cannot be resolved through adjusting maintenance and stewardship solutions.

A subcommittee of the Civic Center Commons (the Commons) Stewardship Working Group, this team will **convene on a monthly basis for the first three months of the installation** to review feedback from the Maintenance Partners listed above, key Fulton Street stakeholders, the Commons Stewardship Working Group and the Commons Activation Working Group.

The members of this subcommittee include:

- Project Manager, Planning Department (Cassie Hoeprich)
- Project Sponsor, Permit Holder, Fronting Property: Asian Art Museum (Deborah Clearwaters, Allison Wyckoff, Calen McEldowney, Erik Cline)
- Permitting Authority and City Maintenance Partner: San Francisco Public Works (Jonathan Diaz, Kelli Rudnick)

The committee will regularly consult:

- Designer: Youth Art Exchange (Craig Hollow)
- Project Co-Sponsor: Main Public Library (Michelle Jeffers)
- Community Partner: Civic Center Community Benefits District (Don Savoie)

The dates for the initial Subcommittee meetings will be:

- Monday, September 12
- Tuesday, October 11
- Wednesday, November 10

After the first three months, this committee will convene on a bi-monthly basis or as needed to review the status of the installation.

This committee believes the most efficient and effective way to identify and address challenges with the LIZ is through frequent communication with the stakeholders in the area. Between the Civic Center Commons Safety & Cleaning Committee and the Activation Working Group, a majority of the key UN Plaza representatives will have representation. During the first three



months of the installation, the Art/Lit LIZ Subcommittee will work with key UN Plaza stakeholders to ensure they have adequate representation. Identified key stakeholders include:

- Off the Grid
- Rec Park
- ISCOTT (MTA)

Revocation of Permit

If at anytime San Francisco Public Works deems the installation unsafe or a detriment to the social life of Fulton Street, San Francisco Public Works has the right to revoke the permit.

Background on Civic Center Commons Groups

- **The Civic Center Commons Stewardship Working Group** consists of representatives from all safety and cleaning entities (public and private) within and immediately adjacent to the Civic Center Commons (UN Plaza, Fulton Street and Civic Center Plaza). The purpose of this committee is to actively identify and address opportunities for improved safety and cleaning coordination in the Civic Center Commons as well as review maintenance and security plans for projects in the area, such as Living Innovation Zones. At these meetings, the committee will review the status of the Living Innovation Zone and advise the Art/Lit LIZ Subcommittee on adjustments to the maintenance plan of the installation.
- **The Civic Center Commons Activation Working Group** consists of representatives from all entities within and immediately adjacent to the Civic Center Commons (UN Plaza, Fulton Street and Civic Center Plaza) working on activation efforts (e.g. place-making initiatives, programming, special events, permitting, etc.). The purpose of this Working Group is to coordinate ongoing activation efforts, identify opportunities to support one another's projects and programs and collectively pursue new activation efforts, funding opportunities, partnerships, etc. This group represents the additional stakeholders in the area and will be able to provide input on the success and challenges of the LIZ.

From: [Jensen, Kevin \(DPW\)](#)
To: [Hoeprich, Cassie \(CPC\)](#)
Cc: [Pearman, Rick \(DPW\)](#); [Rudnick, Kelli \(DPW\)](#)
Subject: RE: Need email confirming Asian Art LIZ review in process
Date: Tuesday, June 07, 2016 3:58:07 PM

Hi Cassie:

By way of this email I confirm that I have been working with the Living Innovation Zone program and Craig Hollow (architect) on the ADA review of the proposed project design. The most recent iteration of the project proposal that I reviewed looked very promising.

Hopefully this email reply will meet your needs. Please let me know otherwise or if I may be of assistance.

Best regards,

Kevin



Kevin W. Jensen, AIA, CSI
ADA/Disability Access Coordinator

Infrastructure Design and Construction | San Francisco Public Works | City and County of San Francisco
30 Van Ness Ave., 5th Floor | San Francisco, CA 94102 | (415) 557-4685 | sfpublicworks.org ·
twitter.com/sfpublicworks

From: Hoeprich, Cassie (CPC)
Sent: Tuesday, June 07, 2016 2:15 PM
To: Jensen, Kevin (DPW)
Cc: Pearman, Rick (DPW); Rudnick, Kelli (DPW)
Subject: Need email confirming Asian Art LIZ review in process

Hi Kevin,

Hope this email finds you well. I am compiling information for the Historic Preservation Commission packet, and with Craig out of town we haven't been able to wrap up your review. I'm hoping that you would be able to send a short email indicating that you've been working with the Living Innovation Zone program and Craig Hollow (architect) on the ADA review of the project.

Would you be able to send me that email sometime today? Apologies for the late notice – we had hoped to have a more formal set of drawings for you to review sooner.

Thank you,
Cassie



Dear Cassie:

The Asian Art Museum has spoken to members of the Southeast Asian community in the Tenderloin regarding their thoughts on the proposed LIZ design slated for installation on Fulton Street.

We have passed feedback on to you for your reporting.

We are always pleased to support your efforts in any way possible.

Best,

Indra Mungal

Community Engagement Officer

Asian Art Museum

From: [Erik Cline](#)
To: [Craig Hollow](#)
Cc: [Hoeprich, Cassie \(CPC\)](#)
Subject: Re: AAM Arborist
Date: Thursday, May 05, 2016 10:42:03 AM

hi Craig,

Saul, our landscape maintenance contractor, arrived shortly after you and Cassie left (of course!), and here are the answers to our questions:

can we go down 8-12" on west end, then level out as we head east? *yes, critical tree roots are 16-20", so no problem*

how close can we encroach on tree trunks? *4' preferred, 3' minimum*

trim lower branches in center? *no problem; we may elect to pollard this grove of trees anyway*

impervious decking (drainage, roots cut off from water)? *no problems*

I showed him the site drawings too, and he couldn't see anything wrong with it.

Next step should be for PG&E to stake utilities. Should I schedule?

--e c

On Apr 28, 2016, at 9:10 AM, Craig Hollow <craig@youthartexchange.org> wrote:

Sounds good to me. See you all next Thursday, May 5th, at 9 am.

Best,
Craig

Craig hollow
415-624-4741

On Apr 28, 2016, at 9:06 AM, Erik Cline <ecline@asianart.org> wrote:

Hi,

I elected to consult with our regular landscaper, Robert W. Poyas Landscape Construction Inc, as they have the most experience dealing with our trees out there, and it happens that their usual maintenance day is Thursday, in the morning.

Shall we say 9am?