



SAN FRANCISCO PLANNING DEPARTMENT

Certificate of Appropriateness Case Report

HEARING DATE: JULY 19, 2017

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Information:
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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.

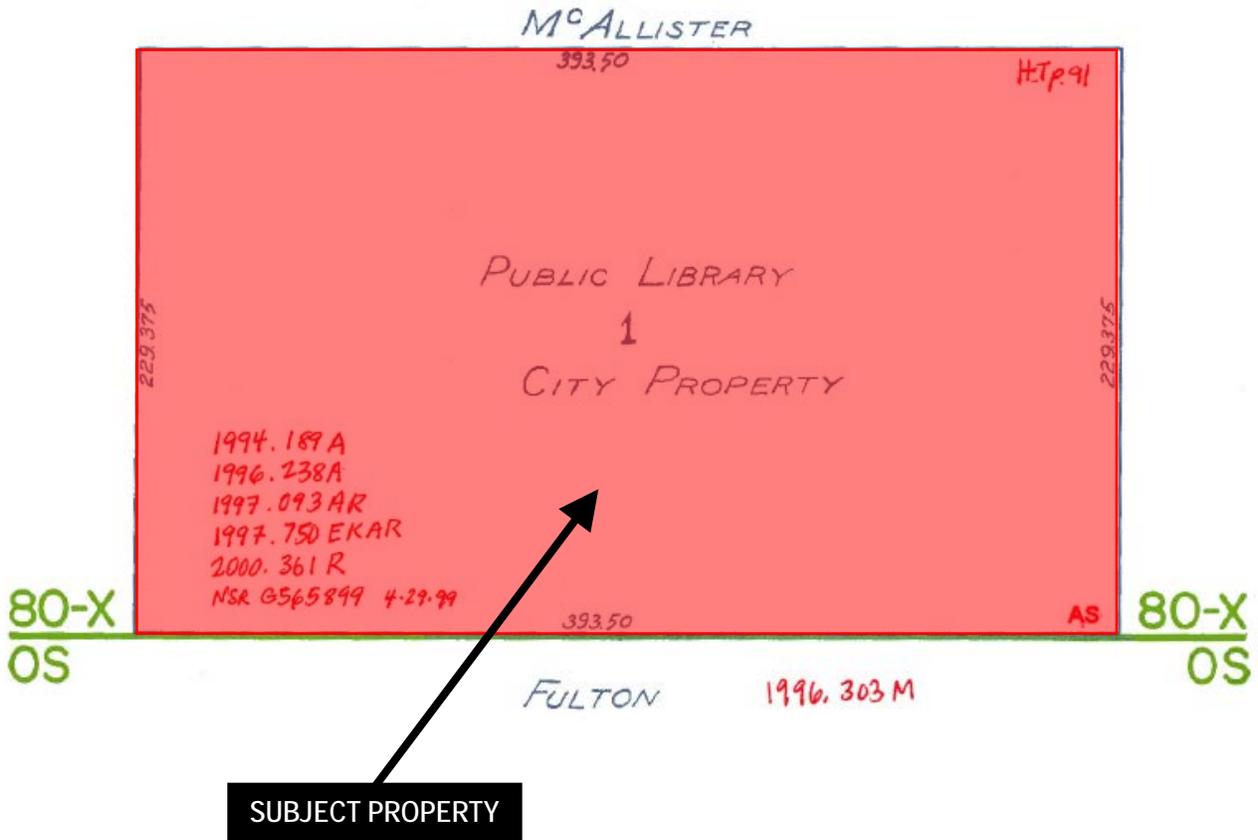
ATTACHMENTS

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

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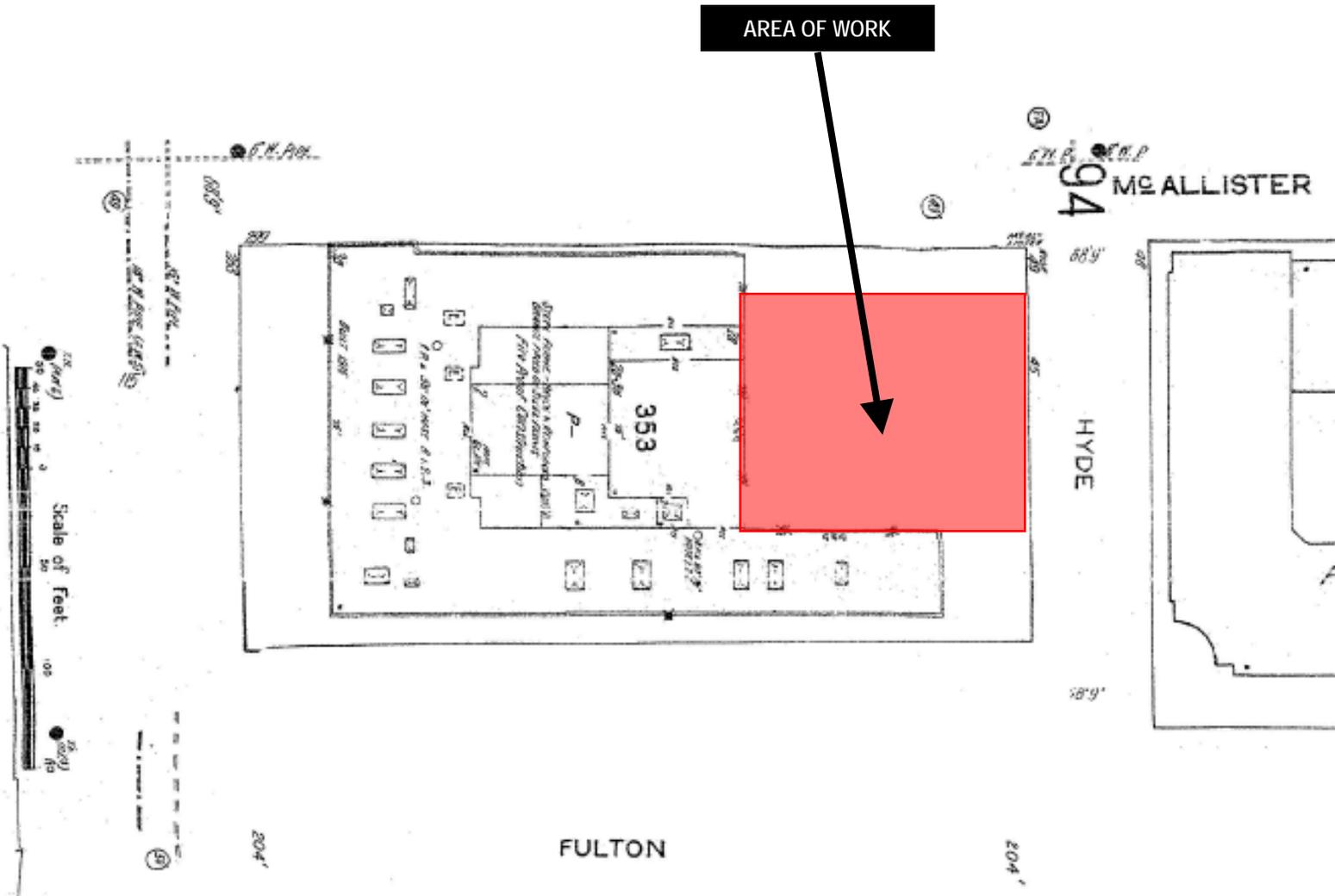
Parcel Map

P
CC SSD-1
CC HD
NRMP 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
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Asian Art Museum
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Aerial Photo

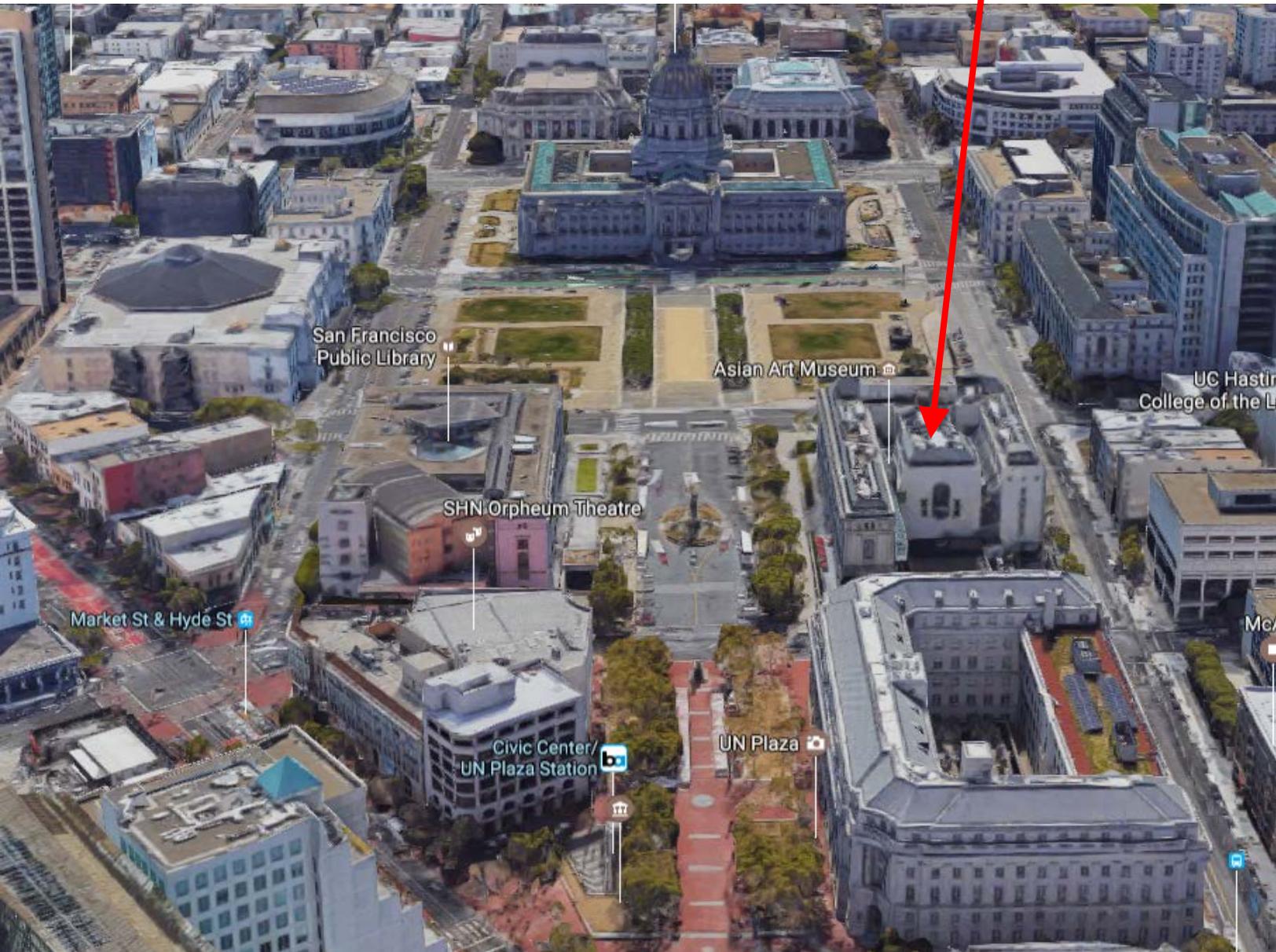
AREA OF WORK



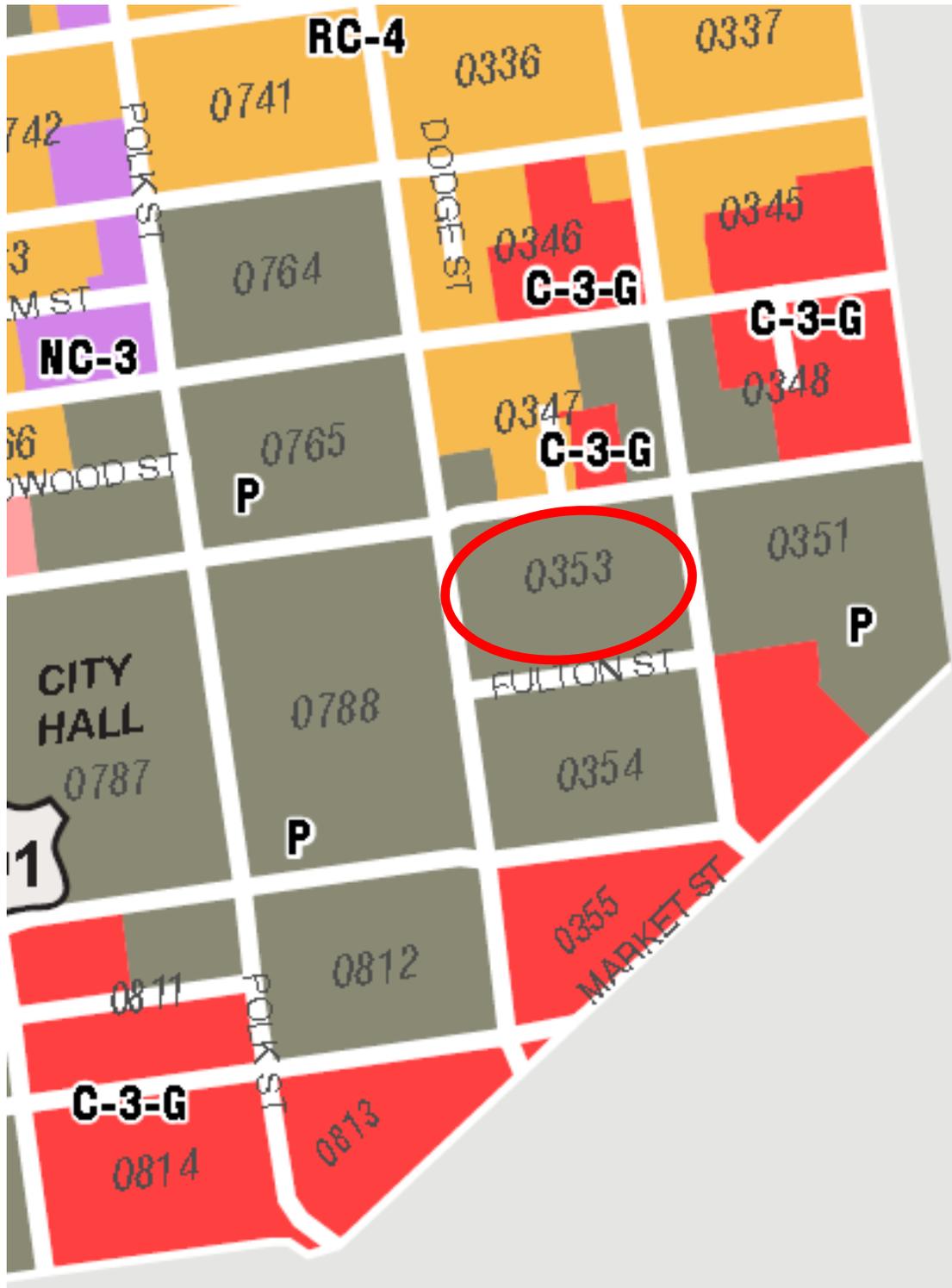
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Asian Art Museum
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Aerial Photo

SUBJECT PROPERTY



Zoning Map



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

Site Photo



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Site Photos



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SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Motion M-_____

HEARING DATE: JULY 19, 2017

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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 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

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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.

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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

APPLICATION FOR Certificate of Appropriateness

1. Owner/Applicant Information

PROPERTY OWNER'S NAME: Asian Art Museum	
PROPERTY OWNER'S ADDRESS: 200 Larkin Street San Francisco, CA 94102	TELEPHONE: (415) 581-3730
	EMAIL: jchou@asianart.org

APPLICANT'S NAME: Joanne Chou, Asian Art Museum Same as Above <input checked="" type="checkbox"/>	
APPLICANT'S ADDRESS:	TELEPHONE: ()
	EMAIL:

CONTACT FOR PROJECT INFORMATION: Carolyn Kiernat Same as Above <input type="checkbox"/>	
CONTACT PERSON'S ADDRESS: Page & Turnbull 417 Montgomery Street, San Francisco, CA 94104	TELEPHONE: (415) 593-3218
	EMAIL: kiernat@page-turnbull.com

2. Location and Classification

STREET ADDRESS OF PROJECT: 200 Larkin Street		ZIP CODE: 94102		
CROSS STREETS: Larkin and McAllister				
ASSESSORS BLOCK/LOT: 0353/001	LOT DIMENSIONS: 229 x 394	LOT AREA (SQ FT): 90,256	ZONING DISTRICT: P - Public	HEIGHT/BULK DISTRICT: 80-X
ARTICLE 10 LANDMARK NUMBER: Civic Center Area Plan		HISTORIC DISTRICT:		

3. Project Description

The proposed project includes a single story 13,000 SF pavilion and freight elevator along the east side of the building. The pavilion will be constructed on top of a non-historic 2003 addition and will have a rooftop art terrace. The elevator will be adjacent to the loading dock and new addition. The project also includes widening the loading dock driveway on Hyde Street and non-architectural improvements at the interior that will not impact historic fabric.

Building Permit Application No. _____

Date Filed: _____

4. Project Summary Table

If you are not sure of the eventual size of the project, provide the maximum estimates.

GROSS SQUARE FOOTAGE (GSF)	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Residential	0	0	0	0
Retail	5000	5000	0	5000
Office	37,000	37,000	0	37,000
Industrial / PDR Production, Distribution, & Repair	0	0	0	0
Parking	0	0	0	0
Other (Museum)	121,300	121,300	13,000	134,300
Total GSF	163,300	163,300	13,000	176,300
PROJECT FEATURES	EXISTING USES:	EXISTING USES TO BE RETAINED:	NET NEW CONSTRUCTION AND/OR ADDITION:	PROJECT TOTALS:
Dwelling Units	0	0	0	0
Hotel Rooms	0	0	0	0
Parking Spaces	0	0	0	0
Loading Spaces	4	4	0	4
Number of Buildings	1	1	1 story addition to existing building	1
Height of Building(s)	124	124	36'-1" addition to existing building	124
Number of Stories	4	4	1 story addition to existing building	4

Please provide a narrative project description, and describe any additional project features that are not included in this table:

The proposed project includes a single story, 13,000 SF pavilion and freight elevator along the east side of the building facing Hyde Street. The pavilion will be constructed on top of a non-historic addition dating from the building's 1998 renovation and the elevator adjacent to the loading dock and new addition. A rooftop art terrace will be constructed on the new pavilion. Three connections between the new pavilion and existing building are proposed, at points where only non-historic fabric will be affected. Widening of the loading dock driveway on Hyde Street is also proposed.

The project will also include non-architectural improvements to the entry lobby (removal of bag check), main entrance lobby (new desks and screens), renovation of the education classrooms on the main level, and minor improvements (principally new electrical and data outlets and addition of a few non-structural partitions) on the building's second and third floors to accommodate new exhibits. Proposed interior work mostly affects non-historic fabric; the only minor, reversible alterations to historic fabric are small openings for electrical wiring at 1st and 2nd floors.

See Appendix for further description of the proposed alterations.

Findings of Compliance with Preservation Standards

FINDINGS OF COMPLIANCE WITH PRESERVATION STANDARDS		YES	NO	N/A
1	Is the property being used as it was historically? (maintaining current use)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2	Does the new use have minimal impact on distinctive materials, features, spaces, and spatial relationship?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Is the historic character of the property being maintained due to minimal changes of the above listed characteristics?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Are the design changes creating a false sense of history of historical development, possible from features or elements taken from other historical properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5	Are there elements of the property that were not initially significant but have acquired their own historical significance?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6	Have the elements referenced in Finding 5 been retained and preserved?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
7	Have distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize the property been preserved?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Are all deteriorating historic features being repaired per the Secretary of the Interior Standards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
9	Are there historic features that have deteriorated and need to be replaced?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10	Do the replacement features match in design, color, texture, and, where possible, materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11	Are any specified chemical or physical treatments being undertaken on historic materials using the gentlest means possible?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
12	Are all archeological resources being protected and preserved in place?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13	Do exterior alterations or related new construction preserve historic materials, features, and spatial relationships that are characteristic to the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Are exterior alterations differentiated from the old, but still compatible with the historic materials, features, size, scale, and proportion, and massing to protect the integrity of the property and its environment?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	If any alterations are removed one day in the future, will the forms and integrity of the historic property and environment be preserved?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Please summarize how your project meets the Secretary of the Interior's *Standards for the Treatment of Historic Properties*, in particular the *Guidelines for Rehabilitation* and will retain character-defining features of the building and/or district:

The proposed project will not alter or remove character-defining features of the building so that the historic character of the Asian Art Museum will be retained and preserved. Interior improvements are non-architectural and reversible in nature so that the interior historic fabric will not be compromised. The proposed addition will be constructed at the rear of the building on a non-historic addition constructed in 1998. The new structure will be compatible with the historic building in massing, height, and materials of the exterior of the building. The design of the addition references key details of the historic building, such as its materiality and color and the Beaux-Arts hierarchy of its facade. Its construction will be undertaken in a manner that will allow its removal without harming the form and integrity of the historic building.

Findings of Compliance with General Preservation Standards

In reviewing applications for Certificate of Appropriateness the Historic Preservation Commission, Department staff, Board of Appeals and/or Board of Supervisors, and the Planning Commission shall be governed by *The Secretary of the Interior's Standards for the Treatment of Historic Properties* pursuant to Section 1006.6 of the Planning Code. Please respond to each statement completely (Note: Attach continuation sheets, if necessary). Give reasons as to *how* and *why* the project meets the ten Standards rather than merely concluding that it does so. IF A GIVEN REQUIREMENT DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. The 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 San Francisco Old Main Library was rehabilitated in 1998 and adapted to be used as the Asian Art Museum. The proposed project will not alter the current use of the building. Proposed changes will not impact the historic building's distinctive materials and features. The proposed construction of the Special Exhibition Pavilion will only minimally impact the spatial character of the rear of the building by partially obscuring the lower portion of the rear of the building, which is a secondary facade that was largely reconstructed in the 1998 construction project. The proposed project will comply with Standard 1.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property will be avoided;

There will be no removal or alteration of distinctive features, spaces or spatial relationships that characterize the property; neither the proposed rear addition nor the minor improvements within the main building will impact historic fabric. The proposed project will comply with Standard 2.

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 be compatible with the historic building. The Special Exhibition Pavilion will be designed as a contemporary addition with features that relate to and reference the historic building. The proposed project will not add conjectural features that result in a false sense of historical development. The proposed project will comply with Standard 3.

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

There are no known changes to the property that have acquired historic significance to be retained or preserved. The proposed project will comply with Standard 4.

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

The proposed project will not remove any distinctive materials, features, finishes, or construction techniques and will comply with Standard 5.

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;

There are no known historic features that are deteriorated and require repair. The proposed project will comply with Standard 6.

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;

The proposed project does not include chemical or physical treatments in the scope of work. The proposed project will comply with Standard 7.

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

There are no archaeological resources known to exist on site where excavation will occur. Excavation will be limited to 7 feet in depth at the new elevator pit, which is located in an area that was excavated with the prior renovation in 1998. If any archaeological material is encountered during this project, construction will be halted and the City of San Francisco's standard procedures for treatment of archaeological materials will be adhered to. The proposed project will comply with Standard 8.

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 shall 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 construction of the new addition will not destroy character-defining features of the historic building. The addition will be distinguished from the historic building and will be compatible in massing and height so that the historic integrity of the property is retained. The proposed pavilion relates to the 'plinth' and 'base' of the existing Beaux-Arts facades in materiality and alignment of horizontal datums. It should also be noted that there was a 2-story annex building in this location during the period of significance that was removed in the 1990s . The proposed project will comply with Standard 9.

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 not be impaired;

The proposed addition will not remove historic fabric and its construction will be undertaken in a way that if removed in the future, the essential form and integrity of the property would be retained. The project will comply with Standard 10.

PLEASE NOTE: For all applications pertaining to buildings located within Historic Districts, the proposed work must comply with all applicable standards and guidelines set forth in the corresponding Appendix which describes the District, in addition to the applicable standards and requirements set forth in Section 1006.6. In the event of any conflict between the standards of Section 1006.6 and the standards contained within the Appendix which describes the District, the more protective shall prevail.

Priority General Plan Policies Findings

Proposition M was adopted by the voters on November 4, 1986. It requires that the City shall find that proposed projects and demolitions are consistent with eight priority policies set forth in Section 101.1 of the City Planning Code. These eight policies are listed below. Please state how the project is consistent or inconsistent with each policy. Each statement should refer to specific circumstances or conditions applicable to the property. Each policy must have a response. IF A GIVEN POLICY DOES NOT APPLY TO YOUR PROJECT, EXPLAIN WHY IT DOES NOT.

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

Existing neighborhood-serving retail will not be impacted by the proposed project.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The existing housing and neighborhood character will not be impacted by the proposed project.

3. That the City's supply of affordable housing be preserved and enhanced;

The City's supply of affordable housing will not be impacted by the proposed project.

4. That commuter traffic not impede Muni transit service or overburden our streets or neighborhood parking;

The proposed project will not increase vehicular traffic to the museum or affect circulation around the property. The project will not impede Muni transit service or overburden surrounding streets or parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed project will not impact industrial or service sectors.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed project is limited to a single story addition at the rear of the building and minor improvements in the main building. The new addition will be constructed to meet current structural code requirements.

7. That landmarks and historic buildings be preserved; and

The proposed project will comply with the Secretary of the Interior's Standards and the historic character of the Old Main Library as a contributing property to Civic Center, an Article 10 designated Landmark District, will be preserved.

8. That our parks and open space and their access to sunlight and vistas be protected from development.

The City's parks, open spaces and their access to sunlight will not be impacted by the proposed project.

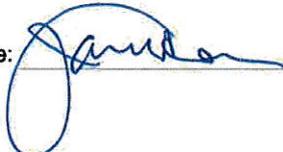
Estimated Construction Costs

TYPE OF APPLICATION: Construction / Renovation	
OCCUPANCY CLASSIFICATION: Museum A-3, Office - B, Museum Store - R, Storage - S	
BUILDING TYPE: Type I	
TOTAL GROSS SQUARE FEET OF CONSTRUCTION: 13,000 sf	BY PROPOSED USES: Exhibition of artwork and related public use areas.
ESTIMATED CONSTRUCTION COST: \$22,000,000.00	
ESTIMATE PREPARED BY: Swinerton Builders	
FEE ESTABLISHED:	

Applicant's Affidavit

Under penalty of perjury the following declarations are made:

- a: The undersigned is the owner or authorized agent of the owner of this property.
- b: The information presented is true and correct to the best of my knowledge.
- c: Other information or applications may be required.

Signature: 

Date: 4/11/17

Print name, and indicate whether owner, or authorized agent:

Joanne T Chou

Owner / Authorized Agent (circle one)



SAN FRANCISCO UNIFIED SCHOOL DISTRICT

CURRICULUM & INSTRUCTION DIVISION

WE ARE A THROUGHLINE TO STUDENT ACHIEVEMENT

July 5, 2017

Visual & Performing Arts Department
Division of Curriculum & Instruction
750 25th Avenue
San Francisco, CA 94121

Historic Preservation Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

Re: 200 Larkin Street (Case #2016-007523COA)

Dear HPC Commissioners,

I am writing to endorse the Asian Art Museum's exciting plans to build a special exhibition pavilion and rooftop terrace along Hyde Street. For the past six years San Francisco Unified School District (SFUSD) has partnered with the museum to produce the annual SFUSD Arts Festival (formerly Young at Art), which showcases the innovative arts education taking place within our schools. Thousands of San Francisco students and families participate in the 9-day festival each year. The pavilion and rooftop terrace will create additional space for student artwork and performances—making it an especially appealing destination for the SFUSD Arts Festival each spring.

Over 16,000 SFUSD students visited the museum this year for the festival and to participate in the museum's curriculum-based school programs. Bringing more art into public spaces with the Community Art Wall will make the museum a more welcoming place for our students and families and reinforce our collective efforts to make the Civic Center the cultural heart of the City.

I strongly support the Asian Art Museum's plans and look forward to these exciting new elements for our Civic Center community.

Sincerely,

Rob Daniels, Director
Visual and Performing Arts Department
Curriculum and Instruction
San Francisco Unified School District



San Francisco Public Library

June 27, 2017

Historic Preservation Commission
1650 Mission Street, Suite 400
San Francisco, CA 94103

RE: Asian Art Museum *Case # 2016-007523 COA*

Dear Historic Preservation Commissioners,

As a longtime supporter of our neighbor, friend and partner, the Asian Art Museum, I was delighted to see their recent plans for the expansion and further renovation of the old Main Library. The three-dimensional gem-like quality of the terracotta and glass on the new east wall will greatly improve the Hyde Street façade. The expansion of art in the Tenderloin with their Community Art Wall is yet another opportunity to support our local artists, enhance the pedestrian experience and offer positive activities in the area. Most importantly, increased pedestrian traffic and eyes on the street towards UN Plaza and the Library, will improve safety and security for our visitors and the museum's.

Jay Xu, the Director, along with his management team and the Asian Art Museum Board, continue to lead this important and relevant institution in directions that expand the cultural offerings and educational opportunities within the Civic Center Commons. I welcome their proposed improvements to the neighborhood and encourage your support.

Thank you for your consideration.

Sincerely,

Luis Herrera
City Librarian



ASIAN ART MUSEUM
SAN FRANCISCO, CALIFORNIA

CERTIFICATE OF APPROPRIATENESS, APPENDIX
INTERIOR ALTERATIONS AND REAR ADDITION

PREPARED FOR THE HISTORIC PRESERVATION COMMISSION



PAGE & TURNBULL

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

JUNE 23, 2017

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RESPONSE TO COMMENTS FROM ARCHITECTURAL REVIEW COMMITTEE HEARING

The proposed alterations to the Asian Art Museum were presented to the Architectural Review Committee (ARC) first on July 20, 2016 and then on May 3, 2017. At the July 20, 2016 hearing, the ARC requested that the project be brought back to the ARC for additional review and comment. The ARC comments from May 3, 2017 were summarized in a memo by Eiliesh Tuffy on May 24, 2017. This graphic appendix addresses comments made by the ARC on May 3, 2017.

I. Design Approach

The ARC commented that the design has made much progress since the July 20th review, especially with respect to compatibility with the Civic Center Historic District. Staff's memo stated that the current project appears to conform to the Secretary of the Interior's Standard #9.

Response: The design shown to the ARC in May 2017 has been further developed through details where requested and updated renderings included in this graphic appendix.

II. Scale and Proportion

At the July 20, 2016 hearing, the ARC encouraged a tripartite composition and overall expansion of the project scope. However, at the May 3, 2017 hearing, the committee acknowledged constraints regarding both scope and budget that limit the size and height of the proposed addition.

The commissioners requested that the rooftop mechanical massing be reduced to take up as little space as possible. Staff's memo further suggested that the space under the Gae Aulenti escalator could be explored as an alternate storage space.

Response: The proposed addition is scaled to align with the existing rusticated base of the historic building which serves as a datum line that provides continuity from the historic building to the proposed addition. The massing of the mechanical rooftop equipment has been reduced as much as possible. Sections of the area are provided in this package to illustrate this point. See pages 40 – 41.

III. Fenestration

Glazed window: The proposed project includes a faceted glass window along Hyde Street. This element was viewed as a positive change to the project by the ARC. The ARC commented on the architectural interest that the window brings to the addition and the potential that it has to activate Hyde Street. However, the committee requested that the project team provide details that demonstrate the constructability of the design. One of the ARC members also requested that the project team study a frit on the flat panels.

Response: This graphic appendix includes the development of details for the faceted glass window. The renderings have also been updated to show a more realistic image of window when constructed. See pages 38 – 39 for details and reference images for the faceted glass design. The project team prefers clear glass throughout the faceted window to keep the design simple and maximize views into and out of the museum.

Art wall: The ARC members expressed concern about the material proposed for the art wall. They do not want the appearance of a billboard. The ARC requested that the team explore options with a good quality appearance. A frame around the art wall was suggested.

Response: The art wall will be detailed so that it has a perimeter frame. The granite wall behind the art wall will have clips that can support a fiberglass art panel. The art panel containing the artwork will be changed periodically. See page 47.

IV. Materials

The proposed project includes a faceted terra cotta similar in color to the building's granite. The ARC found the terra cotta to be compatible with both the building and the historic district. Staff's memo noted that at the July 20, 2016 hearing the ARC recommended that the cladding of the elevator be better incorporated into the exterior design.

Response: The team changed the cladding of the elevator from a finish similar to the stucco at the rear of the building to a patinated zinc that will have a tone similar to the grey granite of the building. See pages 34, 35, 40, 41, and 45.

V. Color

The proposed project includes a limited color palette with tones compatible to the building's existing colors. The ARC found the tones to be compatible with the building and the historic district. However, the color of the Gae Aulenti escalator was brought up and the ARC inquired if changing the color of the escalator might improve the appearance.

Response: The Gae Aulenti escalator is not in the scope of work.

VI. Details

Rooftop Railing: The team showed two options for the railing. One option included a glass railing with a frit pattern to match banding of the original building's cornice. An alternative option included a clear glass railing similar to the glass guardrail on the south side of the building. The commissioners supported the clear glass railing.

Response: A clear glass guardrail is proposed. See page 43.

Planter Alterations:

The package shown to the ARC included the removal of the planter at Hyde and McAllister streets. The ARC supported this alteration and suggested that signage could be incorporated at this corner to mitigate the tall granite wall at this corner.

Response: Signage has been incorporated at the portion of the granite wall located at the Hyde and McAllister streets.

VII. Interior Alterations

Staff's memo requested that the interior alterations should be fully outlined in the Historic Preservation Commission packet submittal.

Response: This graphic appendix outlines the scope of the proposed interior alteration. See pages 21 – 31.

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PROJECT BACKGROUND & OVERVIEW

ASIAN ART MUSEUM OVERVIEW AND PROJECT SUMMARY

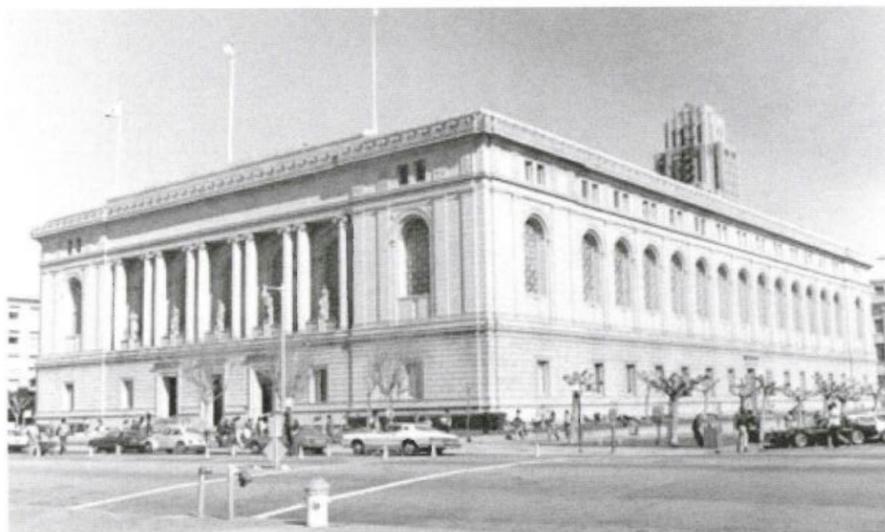
SITE HISTORY

The Asian Art Museum, previously the old Main Library, has both cultural and architectural importance for the city of San Francisco. The building was designed by architect George A. Kelham as part of the ambitious Beaux Arts Civic Center Plan, and has had various renovations and additions up to the present. The neoclassical style of this building, like other contributors to the Civic Center district, is a fine example of the City Beautiful movement, expressing a “democratization” of monumental architecture at the turn of the twentieth century.

The periods of significance for this district are 1900-1924, 1925-1949 and 1950-1974. This property served as the San Francisco Public Library from 1917 to 1995, and was the site of various civic events of historic import. In particular, the Library served as the center for the Library of Congress’s cooperative work for the United Nations in 1948, and a public meeting held by the LGBT community in March 1985, in the Commission Room of the Library, resulted in the founding of the San Francisco Bay Area Gay and Lesbian Historical Society.

In 1987, the City approved a plan for the revitalization of Civic Center and offered the former Main Library to the Asian Art Museum. In 1994, San Francisco voters overwhelmingly supported a bond measure to renovate the structure as the new home of the Museum. Following an extensive restoration and adaptive re-use project on the property, the Asian Art Museum opened on March 20, 2003.

Sources: SF City & County LGBTQ Historic Context Statement, Civic Center Cultural Landscape Inventory, SF Planning + Historic Preservation Committee



HISTORIC STATUS

The building has been determined to be a contributor to the Civic Center Historic District, an Article 10 designated Landmark District representing the City Beautiful concepts of design, building size, and interrelationships between individual structures and open spaces.

Character-Defining Features of the main historic building and the surrounding block #353 include:

- The Beaux Arts treatment of principal facades on Larkin and Fulton streets;
- Significant interior features such as the entry lobby, grand stair, loggia, former main catalog room, and the ceilings in the former main reading rooms;
- Historic landscaping and streetscape including a grassy plinth (along Fulton, Hyde and McAllister streets), retaining wall and border (all four sides), steps and platform (Fulton Street) and granite pedestals and benches (Larkin Street);

Aside from the building itself, the block today has some 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 SUMMARY

The project consists of a proposed rear addition, as well as minor improvements to the main historic building to improve the exhibition capacities of the Asian Art Museum.

A single story, 13,000 SF addition (containing gallery, lobby, lounge and restrooms) and new freight elevator is proposed on top of the non-historic 2003 addition on the Hyde Street side (east side) of the site that was structurally designed to accommodate an additional story.

Other proposed work onsite includes:

- Minor interior improvements (principally new paint finishes, new displays for artworks with new audiovisual elements) on floors 2 & 3 of the main building to facilitate exhibition design changes;
- Widening of the loading dock driveway on Hyde Street;
- Renovation of the non-historic education classrooms on the main level, which were part of the 2003 alterations;
- New, reconfigured admissions desk in lobby to facilitate re-establishment of main axis up the grand stairs;
- An art terrace at the top of the new pavilion.



BUILDING HISTORY

INTERIORS

The Asian Art Museum, formerly the Old Main Library, is a three story building with a steel frame structure and granite exterior. It occupies most of the block bounded by Larkin, Hyde, Fulton and McAllister streets in the Civic Center Historic District of San Francisco. The building stands upon a portion of the site of the old City Hall that was once the Yerba Buena Cemetery.

1910s: In 1914, Beaux Arts-trained architect George Kelham was selected to design the city's first publicly owned, free standing Main Library. Significant exterior features include Ionic columns, arched windows and decorative friezes on its facades. Interior features include Travertine marble flooring and the loggia. The sculptor Leo Lentelli created five sculptures that were set atop granite pedestals above the library's main (west) entrance in 1918.

1930s & 40s: From 1932-1945, artist Gottardo Piazzoni executed 14 murals illustrating California landscapes for the second floor stair hall. 10 of these murals were installed. Architect Harry A. Thomsen, Jr. designed wood display cases and paneling for the third floor elevator lobby in 1933, and alterations to the main entry in 1945. The Library served as the center for the Library of Congress's cooperative work for the United Nations during 1945.

1950s: A library annex was constructed on the rear portion of the site to house administrative functions. Various minor improvements were conducted, including the installation of resilient flooring, roof repairs, exterior repainting and repair of bronze handrails at the Main Stair.

1970s & 1980s: The four remaining Piazzoni murals were installed in 1975. In 1980, Elevator 1 was replaced and symmetrical handicap access ramps added at the front entry on Larkin Street. In 1985, public and staff restrooms were remodeled and a new check-out counter installed in the entry hall. The Statue of Ashurbanipal was installed at the Fulton Street entry in 1987.

1990s: After the building suffered damage in the 1989 Loma Prieta earthquake, an earthquake damage repair project was undertaken during 1992-1994. As City Librarian Ken Dowlin began to plan the library's move to a new building, usage studies suggested the structure was better suited for a museum. The high-profile rehabilitation and adaptive re-use project to convert the Library to the Asian Art Museum began in 1996, led by renowned Italian architect Gae Aulenti as design architect. Work included base isolation, structural renovations, restoration of the exterior granite skin facade and interior spaces. Aulenti's alterations included bisecting the main reading room with the construction of a mezzanine, and the addition of a 50 ft tall skylight. The project also included the removal of Piazzoni's historic murals in the loggia and Lentelli's sculptures.

Sources: 1998 Historic Structure Report

JUNE 23, 2017

REAR ADDITION

The 2003 renovation of the Old Main Library for use as the Asian Art Museum included a plinth that is 10 feet in height. It is situated at the rear of the property in an area that also contains a loading/unloading dock. According to Article 10, the walls, windows, doors and iron balcony (removed in 1998) on both historical facades in this area are considered significant.

1915:

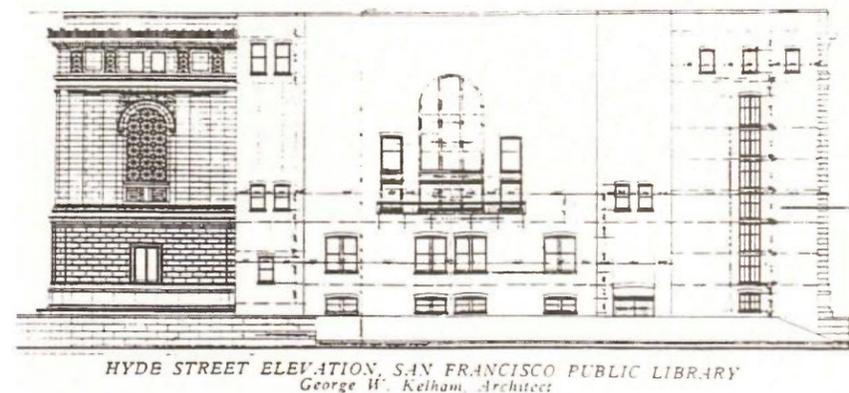
Initially, the library land parcel did not fill out the entire city block as it was not necessary for the library's needs in 1916. A separate parcel at the corner of McAllister and Hyde streets, was therefore left unbuilt. The walls of these back facades were finished with iron-spotted buff colored brick. As originally constructed, the rear of the building was asymmetrical with a long wing along the Fulton Street (south) side of the building. A shorter wing extends out from the building on the north side, McAllister Street. The lawn on the east side of the parcel was sparsely landscaped. See historic photo of the Hyde Street facade on page 3.

1940s:

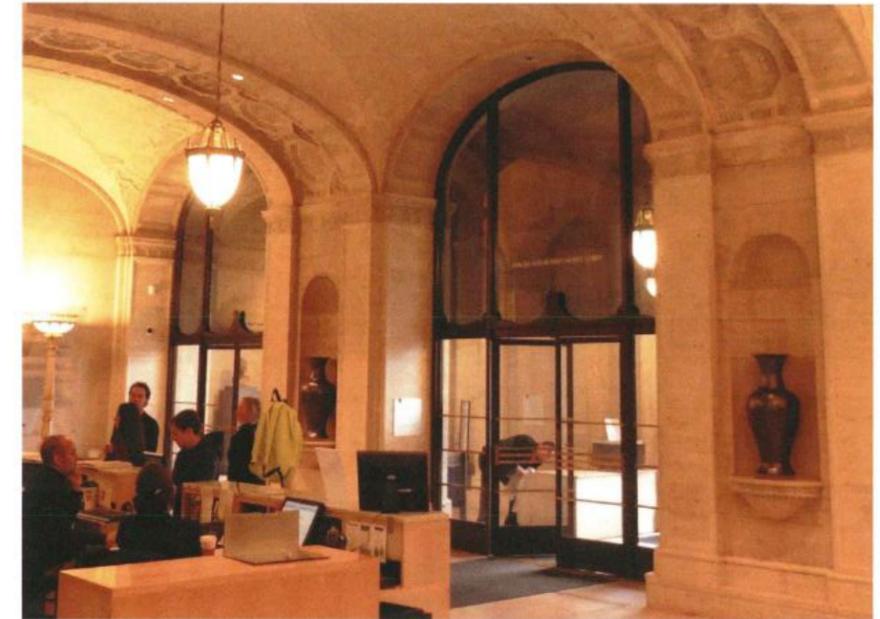
In the 1940s, a stucco clad annex was constructed to house the library's administrative offices. The wood-framed annex was three stories in height and obscured the rear portion of the library. The annex building was demolished in the 1990s, revealing the walls of the Old Main Library that face Hyde Street.

1998:

In order to accommodate the new Asian Art Museum, the building's redesign by Gae Aulenti included a one-story addition at the rear of the building and a glass and steel escalator enclosure. The addition currently houses museum support functions.



Historic drawing of Hyde Street elevation (Historic Survey Report, 1998)

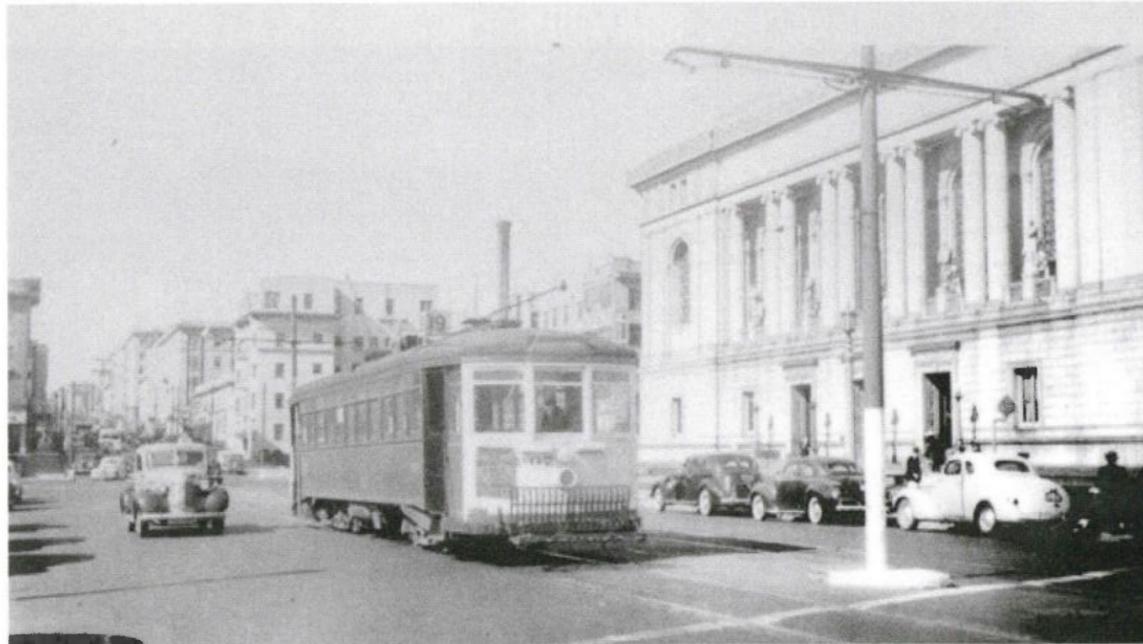


View of existing admissions desk at lobby



Aerial view from McAllister and Hyde Streets during 1998 construction (SF Gate, 2000)

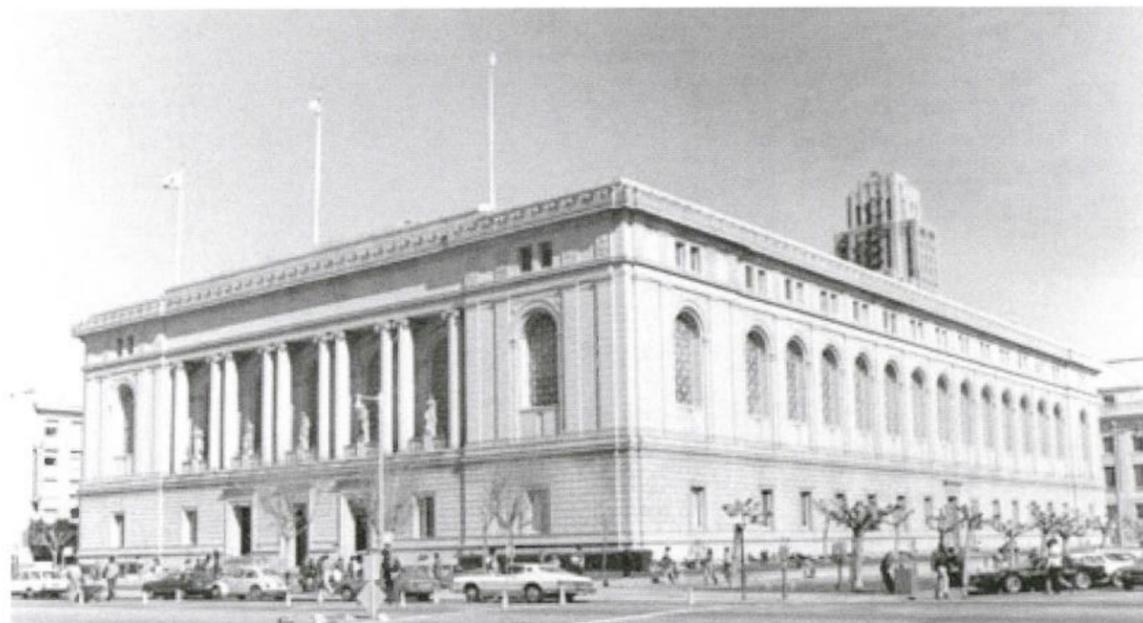
HISTORIC IMAGES



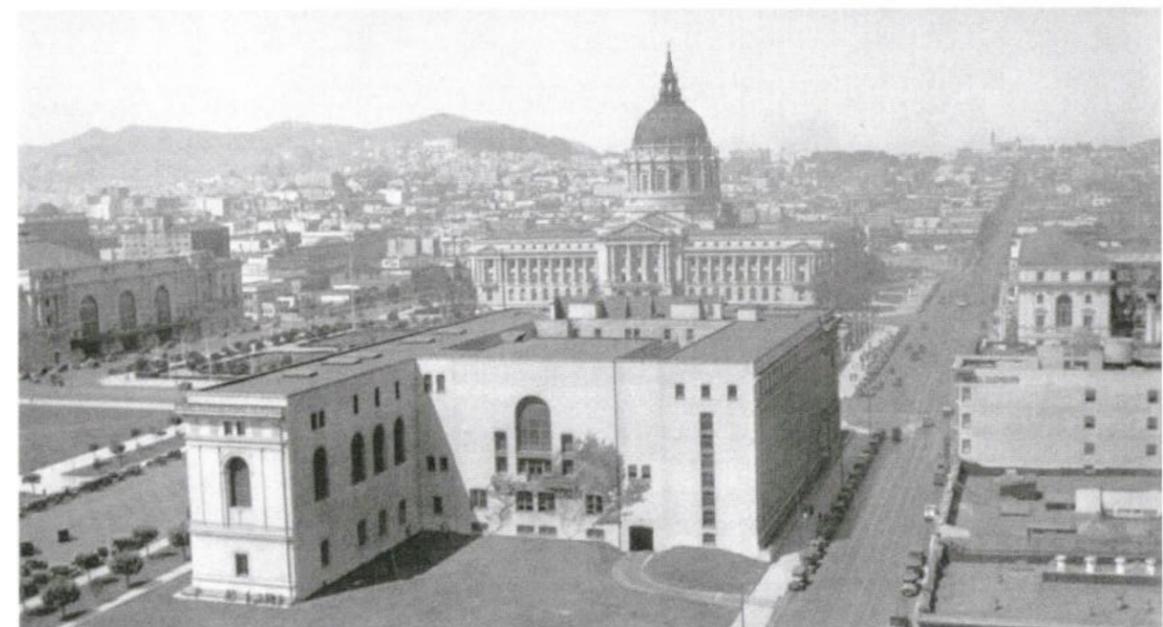
View from Larkin Street, looking northeast. (SFPL, 1945)



View from Fulton Street, looking north. (SFPL, 1970)

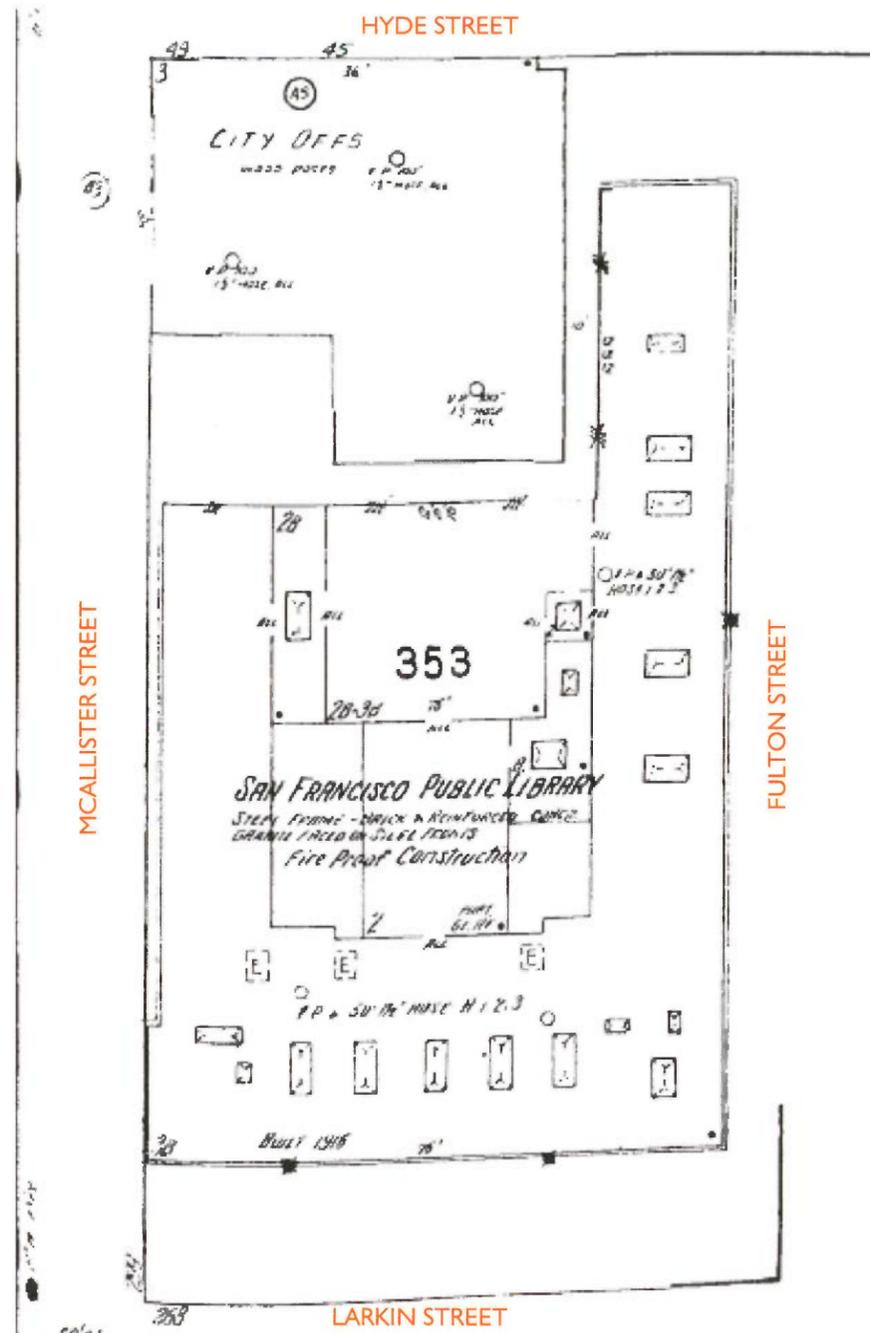


View from Larkin and Fulton Streets, looking northeast. (SFPL, 1982)



View from Hyde and McAllister Streets, looking southwest (SFPL, 1931) - Note original asymmetrical configuration.

HISTORIC IMAGES



Sanborn Map (1913-1948) - Note that the project site at the time consisted of two separate land parcels: The corner at Hyde and McAllister was occupied by a city office building.



Interior view of grand stair and loggia, looking west. (SFPL, 1970)



Interior view of grand stair and loggia from second floor, looking east. (SFPL, 1964)



Interior view of grand stair and loggia, looking east (SFPL, 1960)

CURRENT IMAGES



1 View of west facade from Fulton Street, looking east



2 View of northwest corner from Larkin and McAllister Streets, looking southeast



3 View of western most side of north facade from McAllister Street, looking southeast



4 View of north facade from McAllister Street, looking west



5 View of east facades from McAllister and Hyde Streets, looking southwest



6 View of east facade from Hyde Street, looking west

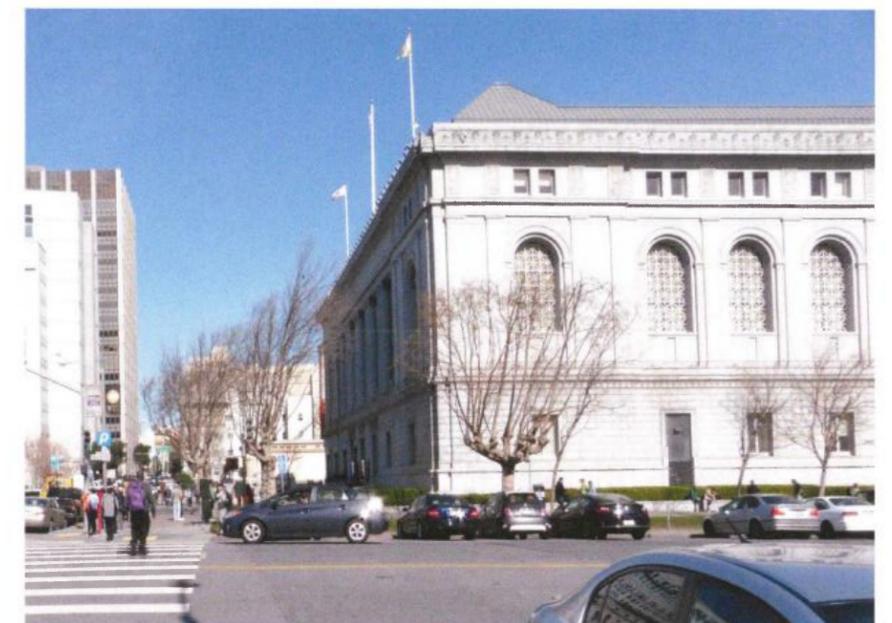
CURRENT IMAGES



7 View of south facade from Hyde and Fulton Streets, looking northwest



8 View of south facade from Fulton Street, looking north



9 View of southwest corner from Fulton and Larkin Streets, looking north



10 Rooftop of non-historic addition, view looking northwest

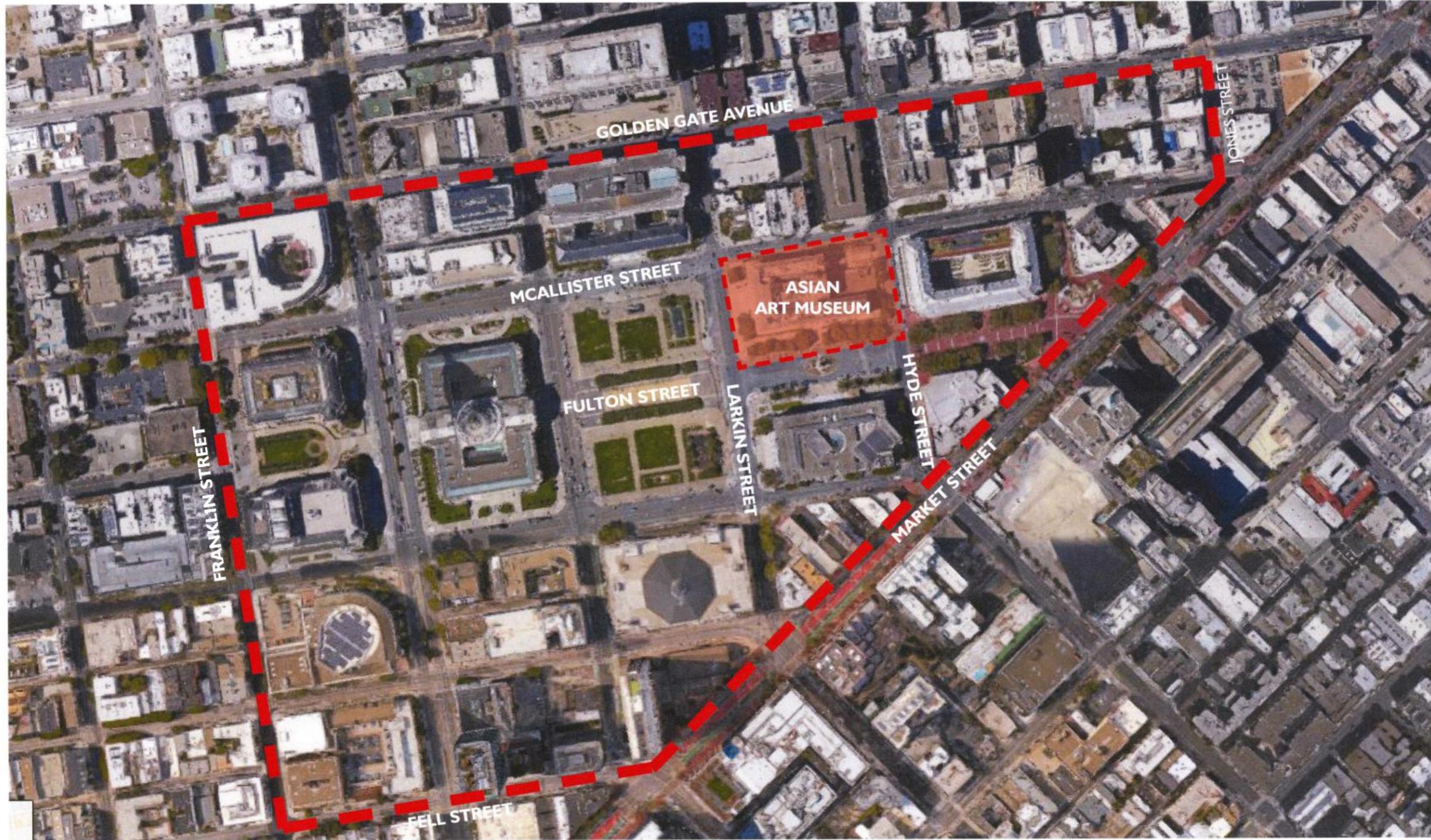


11 Rooftop of non-historic addition, view looking northeast



Key Map

DISTRICT PLAN



Map of Civic Center Historic District
JUNE 23, 2017

CONSTRAINTS

PROJECT CONSTRAINTS

ASIAN ART MUSEUM: THE CITY'S ART COLLECTION

The Asian Art Museum's art collection is the City of San Francisco's second most valuable asset after real estate. The collection is protected and cared for by City staff.

The collection:

- Includes over 18,000 objects
- Spans 6,000 years of history from 4000 BCE to today
- Covers seven geographical areas: West Asia, South Asia, Southeast Asia, Himalayas, China, Korea and Japan.
- Includes world-class masterpieces known for rarity, beauty, historical and cultural importance.

The Asian Art Museum contains one of the top collections for Asian art in the world and its facility requires the highest care to minimize risk to the collection in order to preserve the collection for future generations. The proposed project has been designed to meet the art collection's requirements, including the strategic location of certain programmatic features.



Buddha triumphing over Mara, dated approx. 850AD
 Kurkihar, Bihar State, India



Ritual vessel in the shape of a rhinoceros, dated approx. 1100-1050BC
 Henan Province, China



Figure of the diety Simhavaktra, dated 1736-1795,
 Beijing or vicinity, Hebei Province, China

BUDGET & SCHEDULE CONSTRAINTS

The adjacent cost breakdown compares the current project to an expanded project that includes Planning's recommendation to expand the project to the northeast corner of the property, in order to evaluate the feasibility of these suggested scope items.

Considerations:

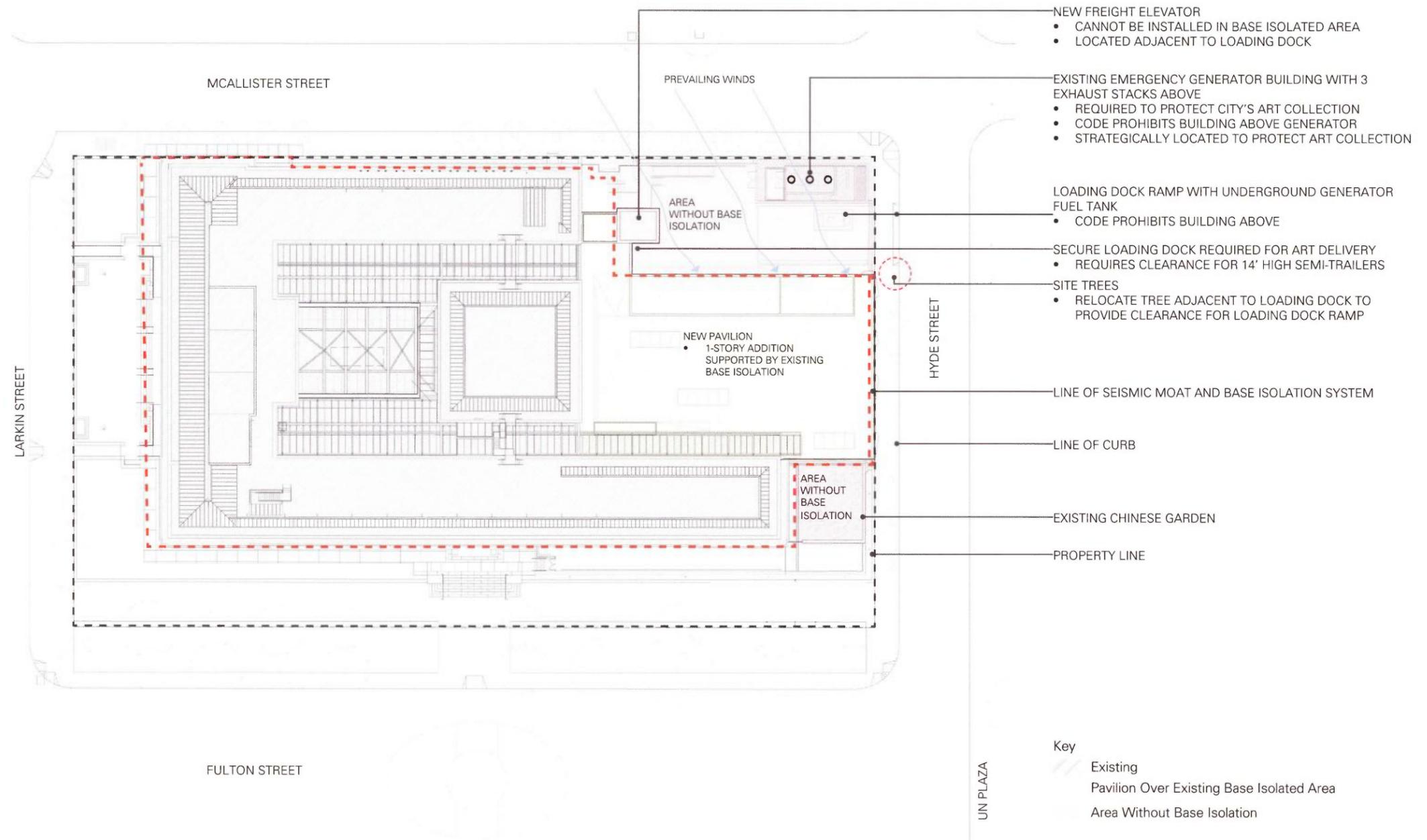
1. The Transformation Project is being funded privately with no City contributions.
2. The City originally paid for base isolation (see area of base isolation on next page) through a bond measure.
3. The City will not allow the museum to take on any more debt.
4. If the emergency generator is to be relocated, the removal of art from the building is required as temperature/humidity tolerances are critical to maintain through a potential power disruption.

CURRENT PROJECT COSTS (13,000 sf of new space plus art terrace & selective renovation)		PROJECT COSTS, IF PROJECT WERE EXPANDED PER PREVIOUS ARC COMMENTS (20,000sf of new space over the loading dock with 7000sf of new base isolation plus art terrace, selective renovation, new emergency generator building & equipment relocation)	
Project Budget Overall	38M	Project Budget Overall	86.1M
		Relocate Emergency Generator Construction Costs	9.7M
		• Requires 9-12 mos. facilities shutdown of galleries/art storage & offsite relocation of City's Art Collection	
Construction Budget	22M	Lost Revenue during Shutdown	8M
Other Costs	16M	Deinstall/Storage/Insurance/Conservation/Registration/Reinstall Art	2.4M
Schedule		Construction Budget	42M
• File for Permit	3Q 2017	Other Costs	24M
		Schedule	
• Start Construction	1Q 2018	• Extended Fundraising Campaign	4Q 2018
• Construction Complete	1Q 2019	• Generator Design/Permitting/BAQMD/Mobilization	4Q2018
• Opening	2Q 2019	• Deinstall Art/Start Construction	1Q 2019
		• Construction/Relocate Generator/Reinstall Art	4Q 2019
		• Start Construction	1Q2020
		• Construction Complete	1Q 2021
		• Opening	3Q 2021

Cost breakdown

SITE CONSTRAINTS

The proposed pavilion is strategically located within the boundary of the existing base isolation system. This location avoids areas currently occupied by the below-grade fuel tank and generator. The corner of the site cannot feasibly be built upon.



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PROPOSED PROJECT

DESIGN OBJECTIVES AND GOALS FOR PROPOSED ADDITION

The project proposes the addition of a single story, 13,000 square feet special exhibitions pavilion with a roof terrace on top of the existing 10' plinth, raising the building height to 30'-4" with a guardrail and mechanical/storage shed at roof level (total height 41'-2"). This proposed addition will sit on top of existing lower level offices and storage that were already identified as areas for a future expansion during the 1998 renovation of the Old Main Library into the Asian Art Museum.

The proposed pavilion will be differentiated from the main historic building by its simple massing and contemporary detailing. The project proposes to build out to the property line on Hyde Street and will align with the existing 'plinth' and 'base' of the Beaux-Arts facades. The lower level 'plinth' will be clad in granite matching the other facades of the building, while a contemporary terra cotta facade will be introduced at the first level 'base' above that echoes the materiality, color and patterning of the masonry facades of the existing building as well as the surrounding Civic Center urban environment. Rooftop features of the new addition will be articulated to recall the historic primary facade's transition from the coursed ashlar masonry of the 'base' to the smooth ashlar masonry of the upper stories 'shaft'.

The extension will partially obstruct views of the rear facades at McAllister and Hyde Streets; however these are secondary facades that are currently obscured by an annex building. Therefore this will result in only a minor impact on a less distinctive portion of the property.

The proposed project also includes a new freight elevator for art movement adjacent to the loading dock. The loading dock ramp and driveway on Hyde Street will be made wider to allow safer and better access for art delivery vans and reduce impact on traffic.

DESIGN OBJECTIVES

The Asian Art Museum's mission statement is "to lead a diverse global audience in discovering the unique material, aesthetic, and intellectual achievements of Asian art and culture".

IDENTITY AND BRAND

The identity of the Asian Art Museum is hidden in the Beaux-Art shell of the old public library. The new pavilion provides an opportunity to reveal the identity of the museum on the exterior as well as the Vision/Mission and Brand of the museum without impacting or distracting from the historic building.

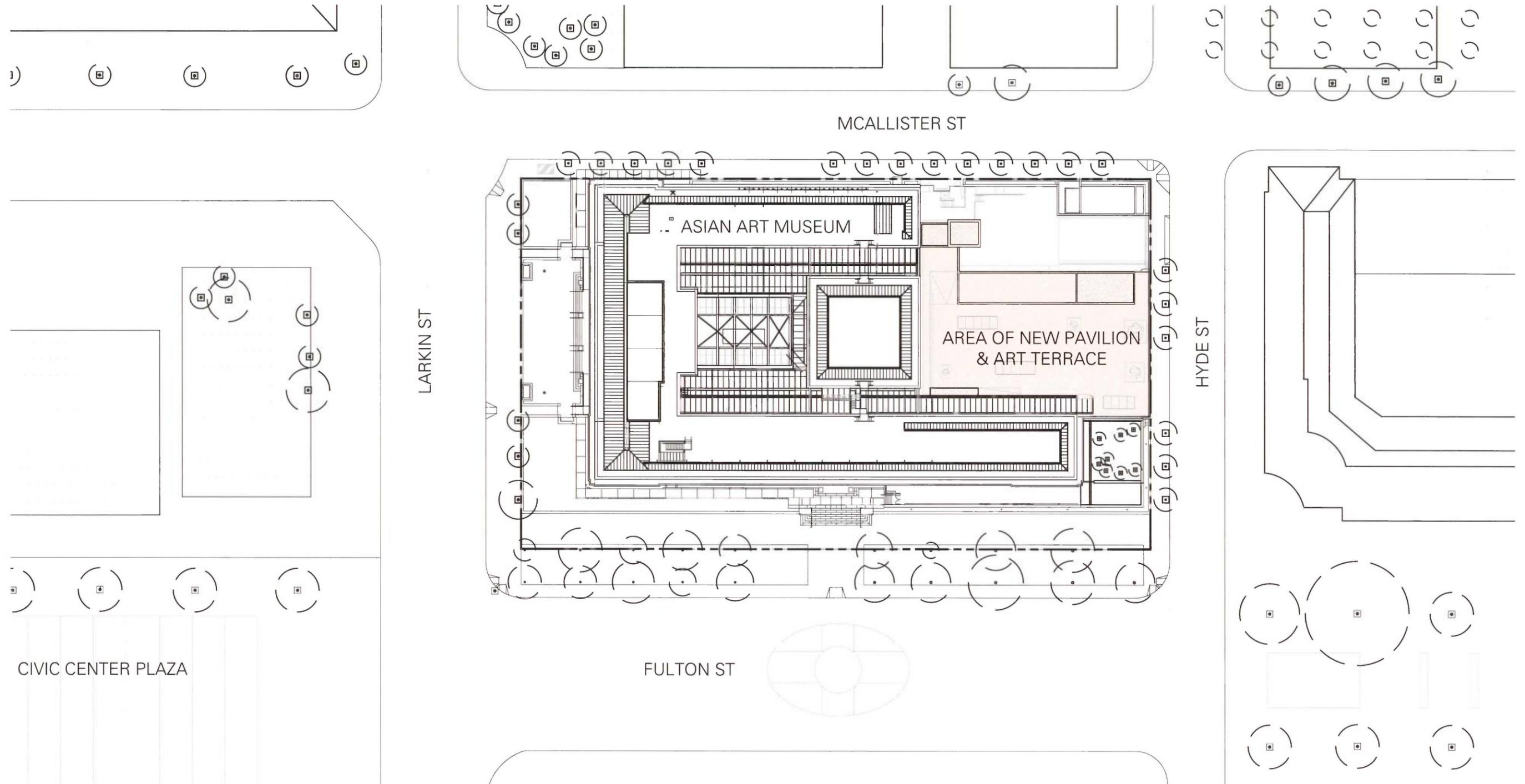
CIVIC CENTER CONTEXT

The location of the Museum at Civic Center across from City Hall is also critical to consider not just for its beautiful grand architecture, but also the area's challenges. Undesirable street activity on Hyde Street is encouraged by the back of house feel of the museum's Hyde Street elevation. This is not just an opportunity to build a new addition, but to activate the street and help revitalize the area.

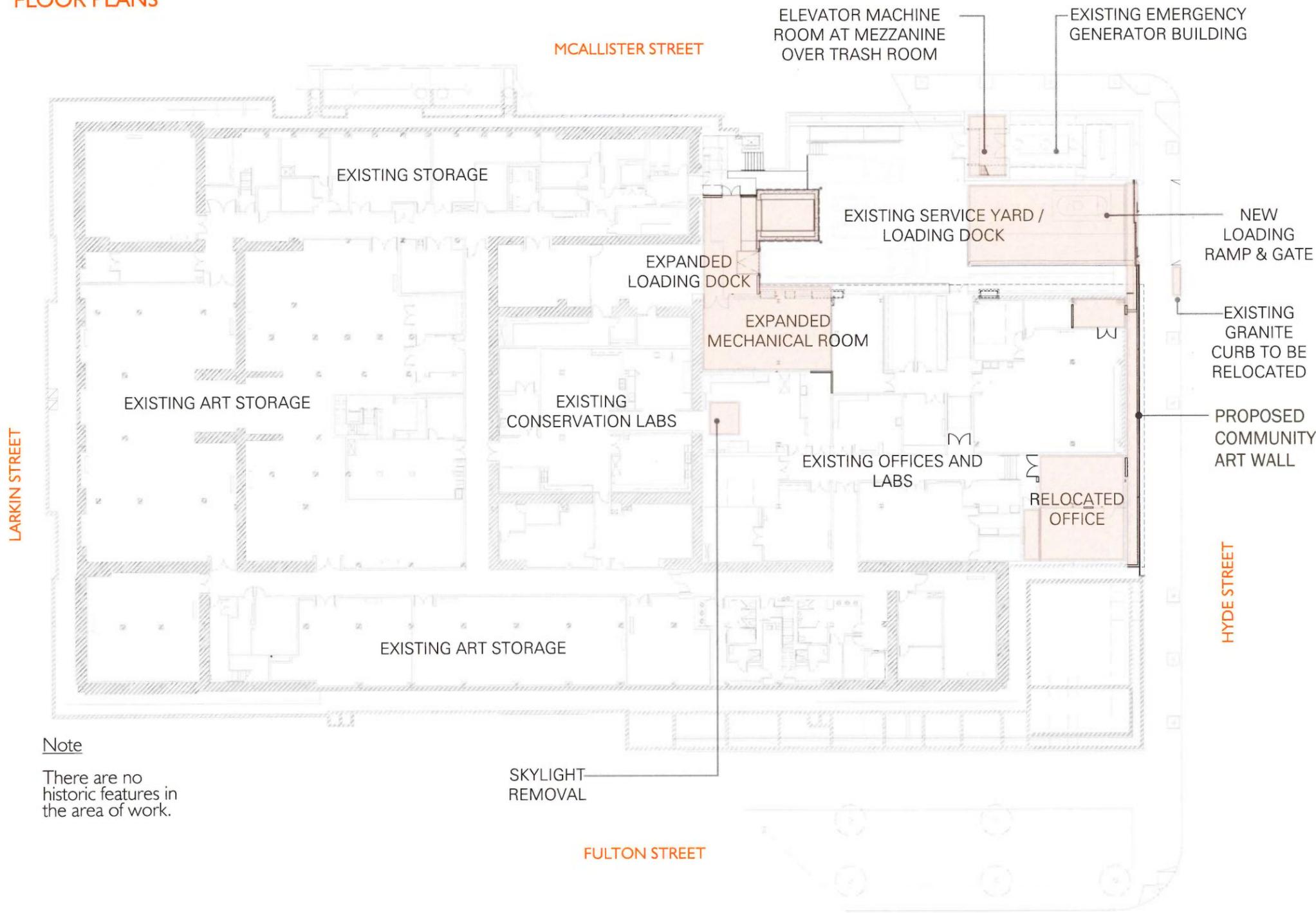
A NEW CULTURAL ICON FOR CIVIC CENTER

By creating a window into the galleries, the pavilion adds much needed transparency to reveal the museum activity within. Similar to Davies Symphony Hall in Civic Center, the continuous expanse of glazing at 'base' level creates a visual connection into a cultural facility that strengthens the community and adds to Civic Center's cultural amenities. While the glass creates a striking new dynamic with changing art displays and transparency, the terra cotta tiles ground the pavilion in the character and gravitas of the Beaux Arts building.

SITE PLAN



FLOOR PLANS



Note
 There are no historic features in the area of work.

AAM PROGRAM NOTES

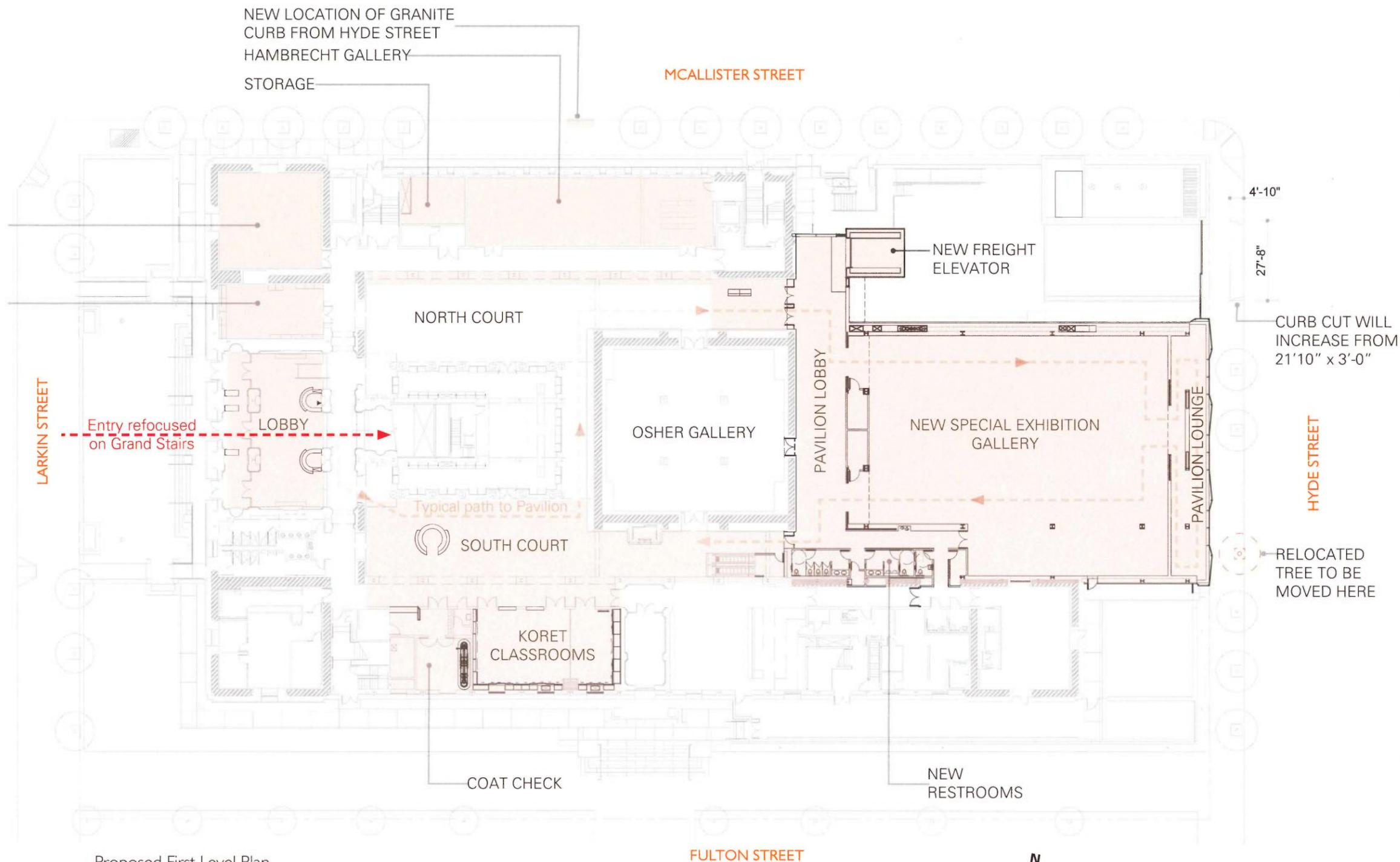
- A street-level Community Art Wall will provide a platform to engage local artists and enhance the Public Realm along Hyde Street. See page 47 for details.
- Bright street and art lighting is provided within the overhang of the level above.
- At the north side of the Community Art Wall, there will be signage that identifies the building as the Asian Art Museum and its benefactor.
- The loading dock gate will be built of metal panels (matching other parts of the building) with some perforation for wind to pass through, with minimal visibility to the loading dock.
- The 2003 granite walls and planters at Fulton/Hyde and McAllister/Hyde Street corners will remain and retain the symmetrical design of these corners.

Proposed Lower Level Plan

JUNE 23, 2017



FLOOR PLANS



Proposed First Level Plan

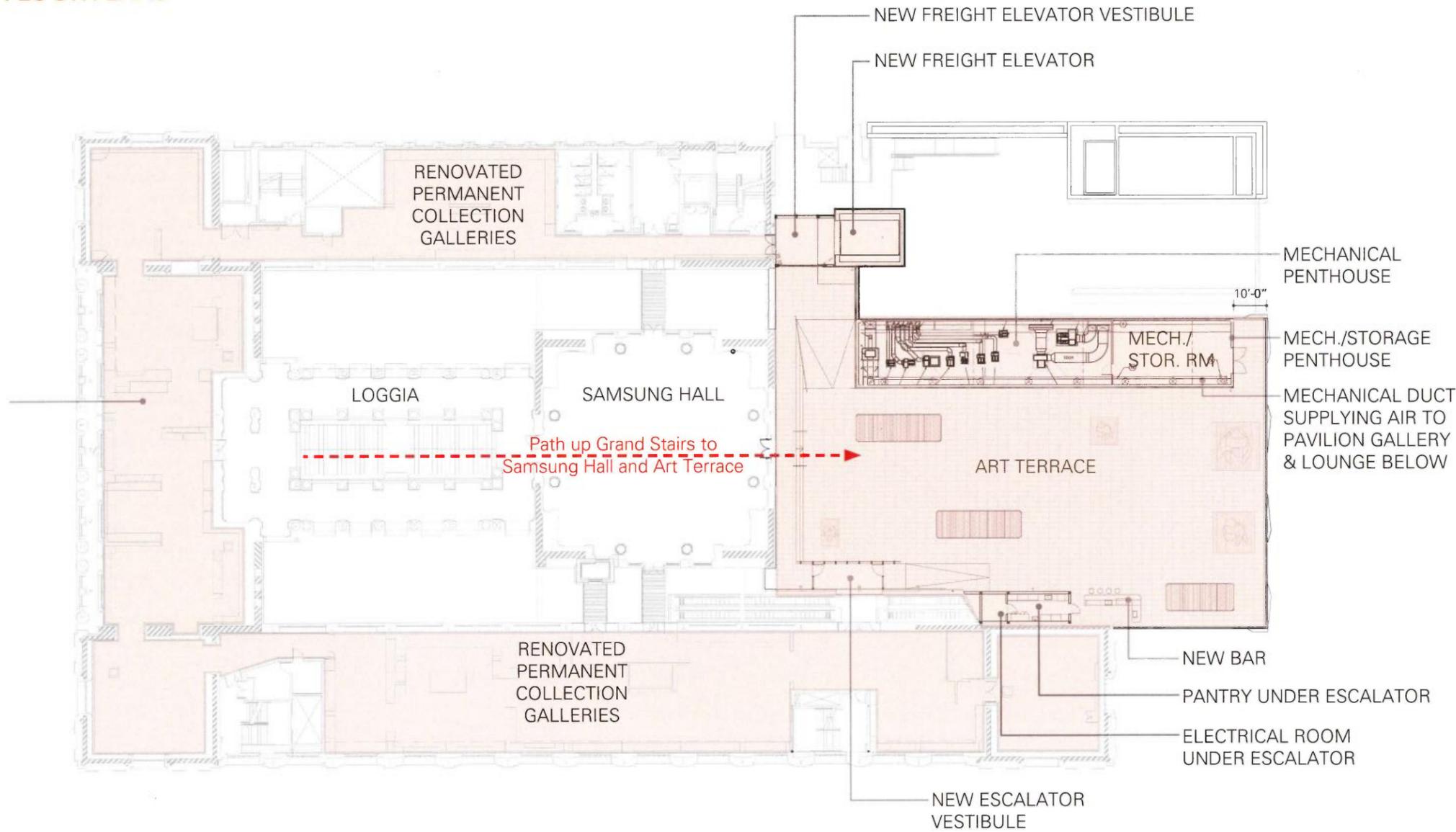
JUNE 23, 2017



AAM PROGRAM NOTES

- The pavilion façade consists of a rusticated terra cotta tile façade that features a faceted glass window that wraps the corners and provides visibility both into and out of the museum lounge area.
- Windows along Hyde Street and the glass corners were introduced as a requirement by the SF Planning Department at an increased risk for the Asian Art Museum. Glass on this façade was not originally programmed because it: (1) creates a potential intrusion risk to a high-security facility which houses the Asian Art Collection, the City of San Francisco's second most valuable asset; (2) opens adjacent to an exhibition gallery which may limit our ability to obtain art loans from some international art institutions due to their restriction; (3) has planter walls adjacent to the glass corners that makes the façade easier to compromise; (4) may increase the insurance costs for the museum.
- Because of the glass façade at the Pavilion Lounge, the walls and doors between this space and the new Special Exhibition Gallery will need to be secured after hours with no possible entry should the glass façade be compromised.
- The Pavilion Lounge was not originally programmed, but with the addition of the windows, it became necessary as most artwork cannot be exposed to natural light and needs a controlled environment. To achieve this, its square footage was taken out of the new Special Exhibition Gallery. This room requires an additional air handler and sizeable rooftop ducting, increasing the size of the rooftop mechanical room, as well as package air handling units below the floor in the space behind the Community Art Wall. Window blinds will be required at certain times of the day to control heat gain.
- During the month-long change-over of exhibitions (3-4 times per year) in the Special Exhibition Gallery, the Pavilion Lounge will not be accessible to visitors.

FLOOR PLANS



AAM PROGRAM NOTES

- As the main area for art on the Art Terrace is along Hyde St, the museum's preference is for a clear glass railing that allows the art to be as visible as possible from the street.
- The Mechanical/Storage enclosure is set back from the Hyde St façade by 10 feet. The Mechanical room is located over the Lower Level Mechanical Room and cannot be relocated due to duct runs and venting. It has no roof.
- The Storage Room encloses two mechanical ducts (30" x 50" and 26" x 14") that run along the roof deck on the south side of the room to supply all cooling/heating into the Special Exhibition Gallery and the Pavilion Lounge. The length of the Storage Room has been kept to a minimum. It has a roof and blind doors at the east end, as the ductwork prohibits entry otherwise. The south side of the Art Terrace is already enclosed under the escalator for a food service pantry and electrical room, while other south side locations are either visible from the Hyde/Fulton corner or in front of the glazed escalator enclosure. Access from the freight elevator needs to be kept clear for movement large artworks that could occupy the Art Terrace. The museum's storage throughout the building is at maximum capacity and this space is critical to the functioning of the Art Terrace as a new and exciting venue for the City of San Francisco.
- The Storage Room façade on McAllister side provides a location for the Pavilion building signage which will identify the Asian Art Museum and the benefactor of the Pavilion Building.
- The Art Terrace is right at the threshold of 7500 SF occupiable space limits for egress. Any additional occupiable area beyond 7500 SF at this level would force the need for an additional exit. Given the required separation needed between exits, that would place a dedicated exit stair at the Hyde Street side of the Art Terrace, creating a great security risk for the museum's collection, reduce gallery programming further, and have a profound impact on the Hyde St façade.

Proposed Second Level Plan

JUNE 23, 2017



PROPOSED INTERIOR WORK

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PROPOSED INTERIOR WORK

The project will include non-architectural improvements to the main entrance lobby, renovation of the non-historic education classrooms and coat check on the main level, and minor improvements to the building's ground level galleries and resource center. Minor improvements are also planned for the second and third floor spaces to accommodate new exhibits.

Proposed interior work, by floor, includes:

On lower level,

- Conversion of non-historic lower level storage space into mechanical rooms for the new pavilion;
- Reconfiguration of back-of-house spaces.

On ground level,

- Three new freestanding desks at entrance vestibule;
- Redesigned and relocated lobby admissions desk, South Court information desk, digital wayfinding kiosk and north court mobile desk;
- Opening of pathway to Grand Staircase;
- Existing flooring will be patched if needed;
- New graphics to replace existing in public areas;
- Upgrading of infrastructure, equipment, ceiling, lighting, and finishes in non-historic education classrooms, resource center and two galleries;
- Six monitors in lobby for ticketing, events and promotion.
- Six monitors in North and South Courts for information, promotion and wayfinding;
- Power/data added to columns at North and South Courts;
- New storage room.

On levels 2 & 3,

- Gallery renovations will be limited to exhibit caseworks, minor changes to exhibition partitions (non-structural, non-historic partitions used to support artwork), paint finishes, selected new electrical and new data;
- New graphics and signage throughout;
- The new special exhibitions pavilion, including a 9500sf special exhibitions gallery, lounge, lobby space, bathrooms and a new freight elevator;
- An art terrace above the pavilion with bar/pantry, freight and escalator vestibules and mechanical storage, providing additional programming and event space.

The proposed work largely affects existing non-historic fabric and will have only minor, reversible impact on historic fabric as outlined in the building floorplans in the following pages. There will be no impact to distinctive features, spaces or spatial relationships that characterize the property.

LOBBY DESK



Photo montage of existing admissions desk configuration



View of proposed reconfigured lobby

ARTICLE 10, APPENDIX J - DESIGNATED INTERIOR SPACES

FIRST 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 first 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 Grand Staircase (Room S101);
- The Main Entrance Hall and Vestibule (Rooms 101 and 191);

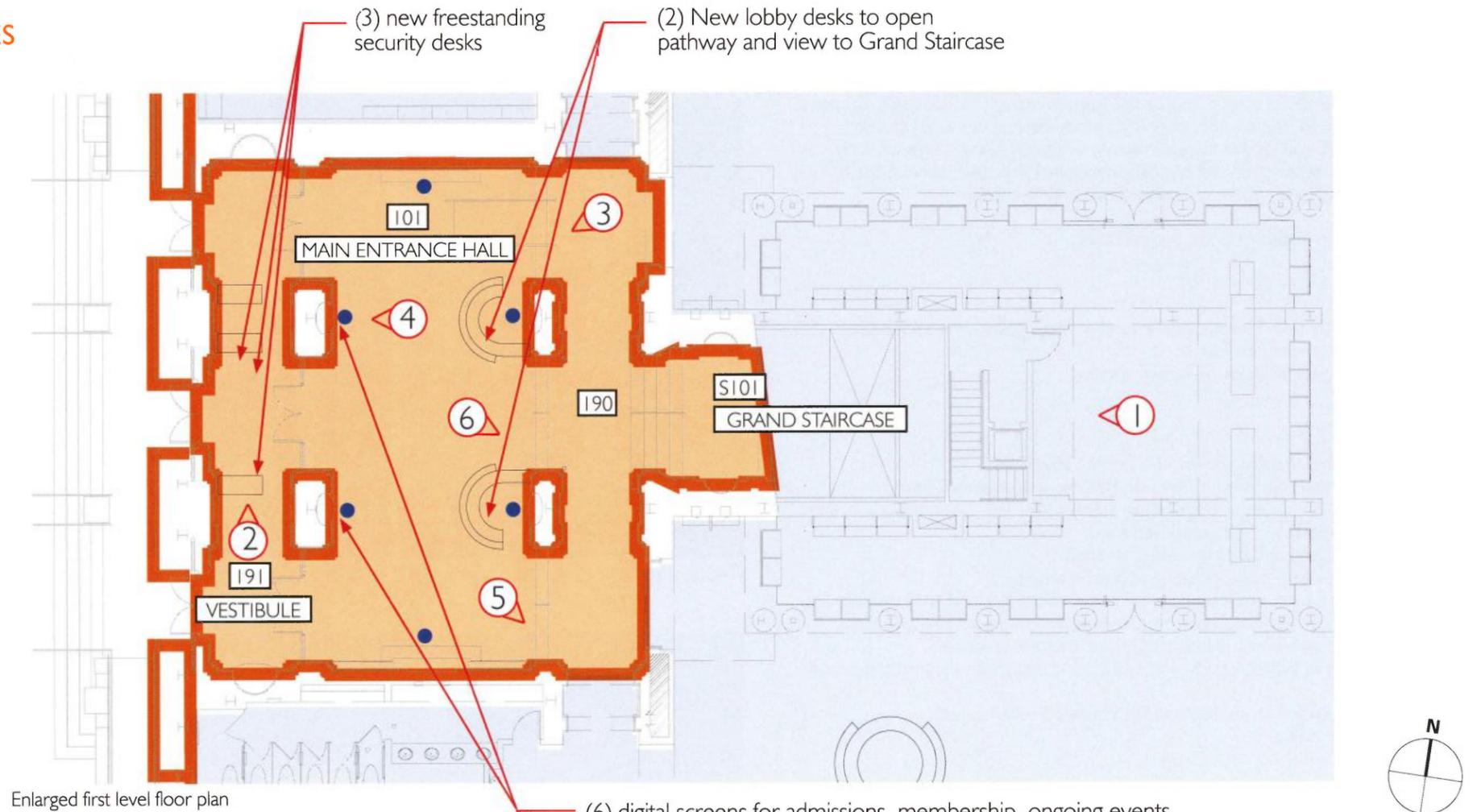
INTERIORS SCOPE *(items affecting historic fabric are underlined)*

Rm 101:

- (6) small penetrations for conduit whip for power/data
- (6) digital screens for admissions, membership, ongoing events, upcoming events: (4) to match areas of existing printed information & (2) additional locations per plan.
- Mounting of connection clips to hold digital screens - using least invasive method.
- (2) New lobby desks to open pathway and view to Grand Stair

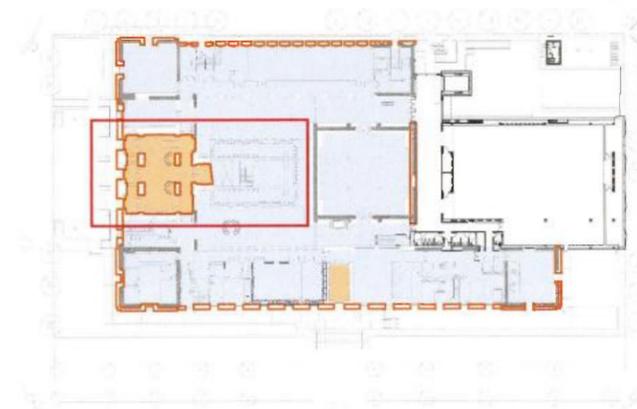
Rm 191:

- (3) new freestanding security desks



Enlarged first level floor plan

(6) digital screens for admissions, membership, ongoing events, upcoming events: (4) to match areas of existing printed information & (2) additional locations per plan.
 + mounting of connection clips to hold digital screens and power/data penetration for wire whips - using least invasive method.



Key Plan

LEGEND

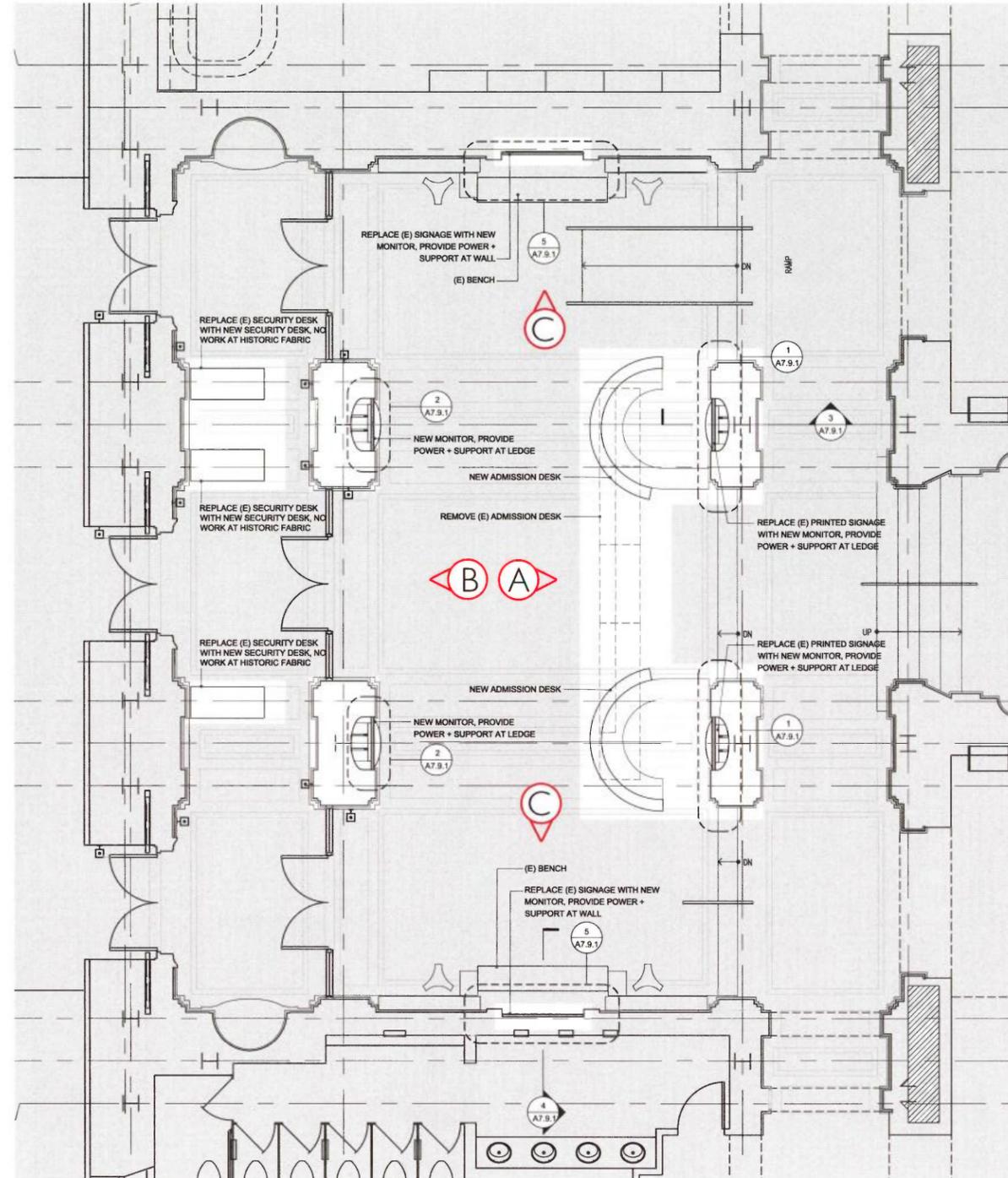
- NON-CONTRIBUTING AREAS
- ARTICLE 10 SURFACES & AREAS
- MASTERPIECE LOCATION (See scope)
- POWER / DATA CONDUIT WHIP



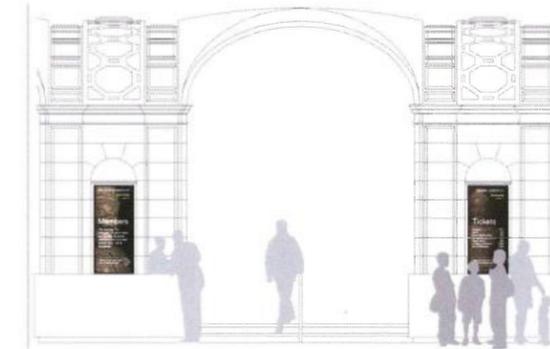
1. View of lobby and vestibule from the upper landing of the grand staircase, showing the existing lobby desk



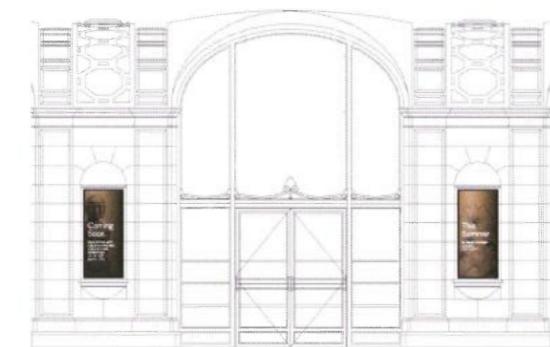
2. Photo of existing security desks at vestibule, and enlarged plan of proposed replacement desks that will align with existing historic pilasters



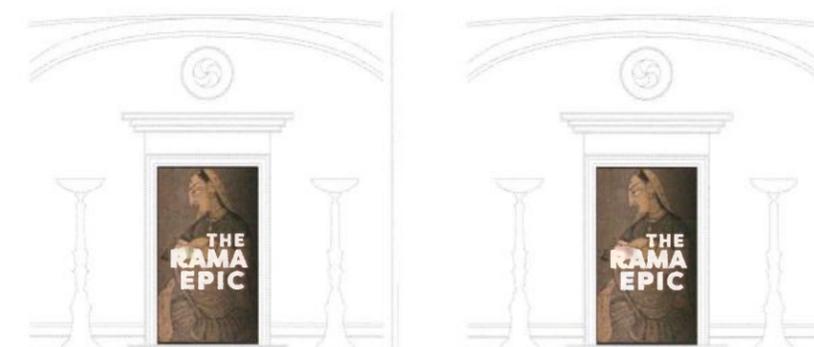
Enlarged plan of historic lobby and vestibule



A. Membership and admissions displays



B. Upcoming exhibitions and programs displays, see section on page 24.



C. Current exhibitions and programs displays (both left and right), see section on page 24.

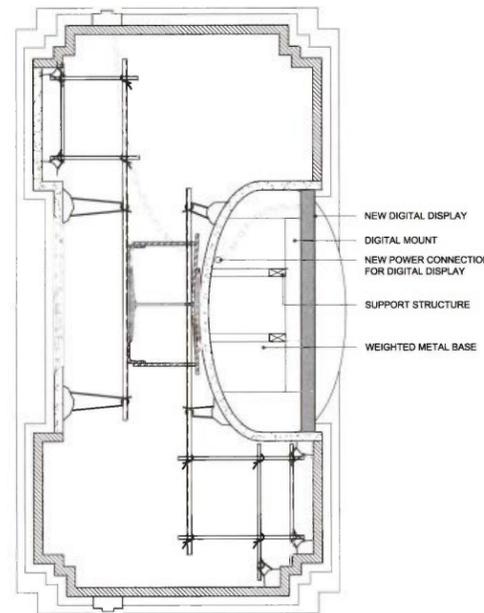
EXISTING CONDITIONS: VESTIBULE & LOBBY



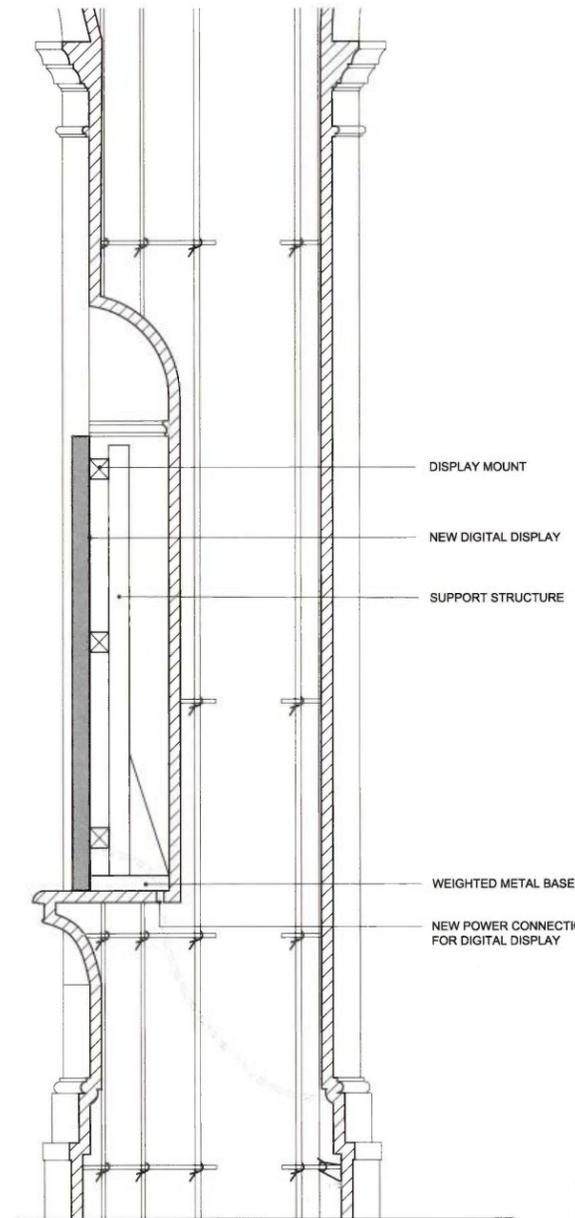
3. View of lobby and main entrance. Arrows and red outlines indicate location of proposed digital display screens to be mounted at existing decorative plaster niches. There will be small penetrations into the plaster to mount new connection clips for the screens, and new conduit whips for power/data.



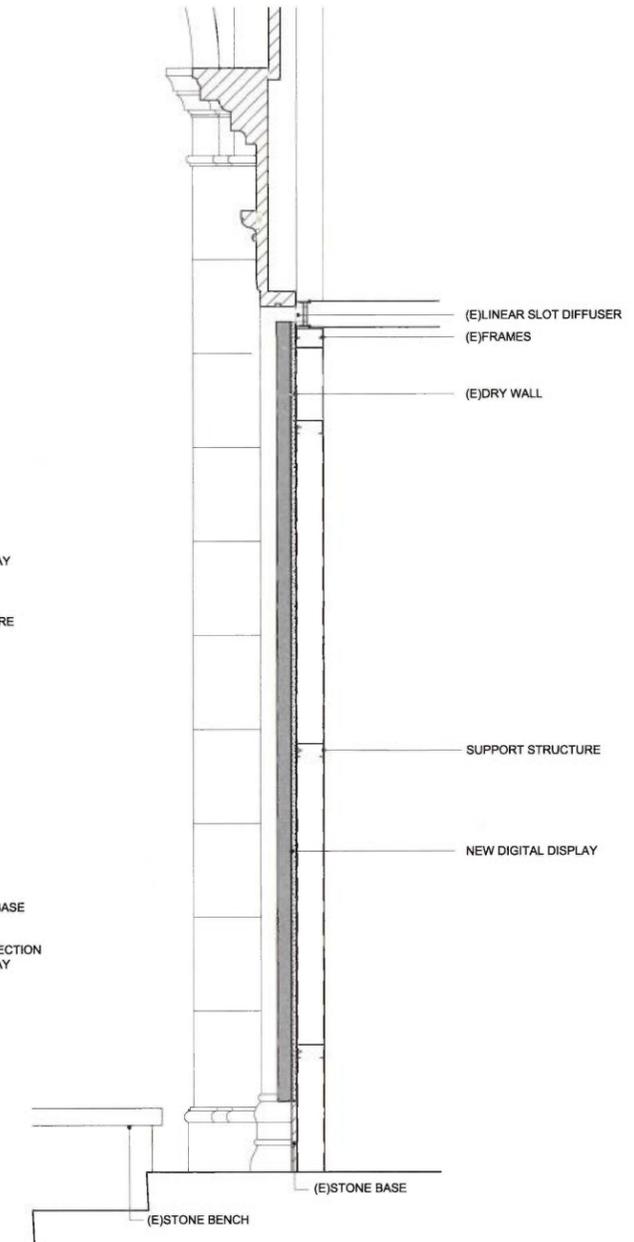
4. Close-up view of historic plaster niche, proposed display screen outlined in pink



Detail (in plan) of proposed installation of digital screen in historic plaster niche, screen indicated with gray fill



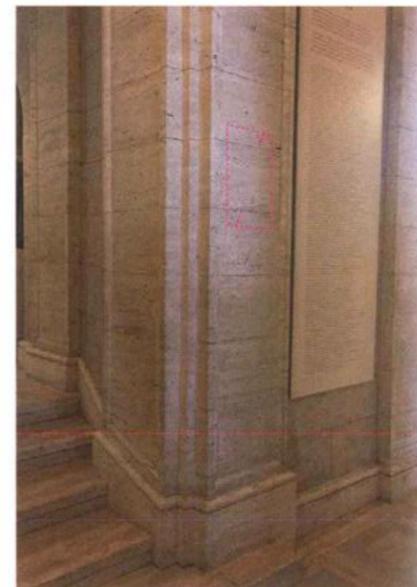
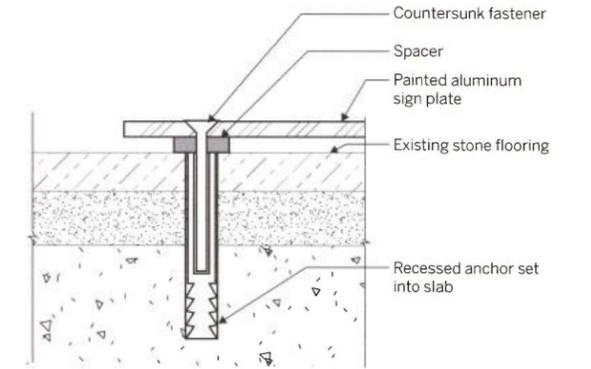
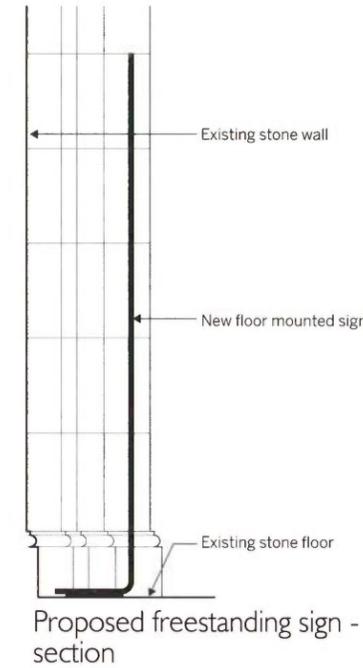
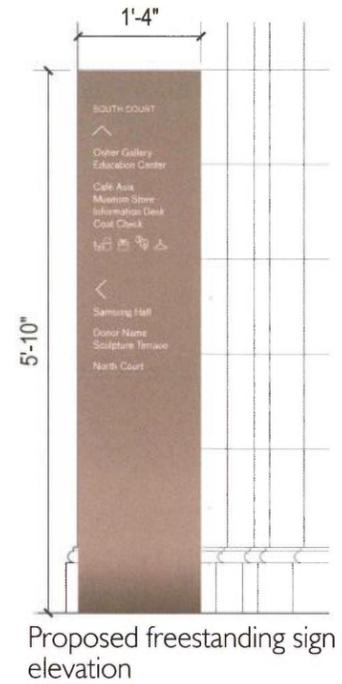
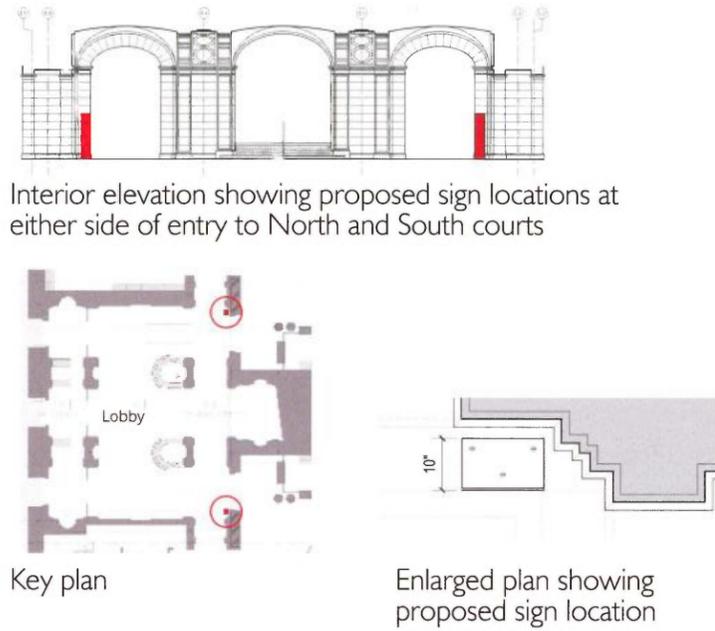
Detail (in section) of proposed installation of digital screen in historic plaster niche, screen indicated with gray fill



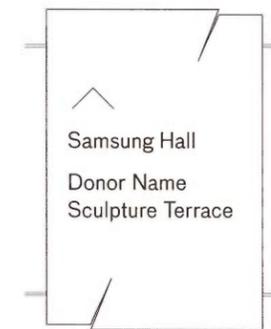
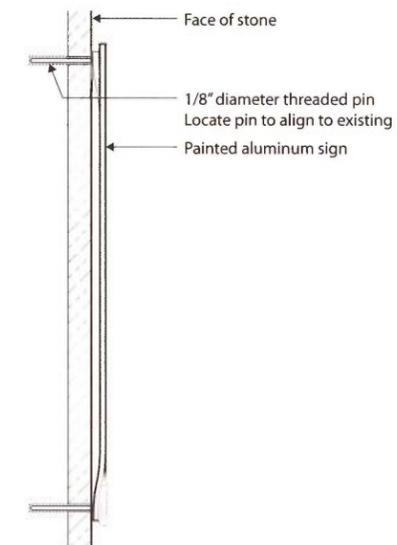
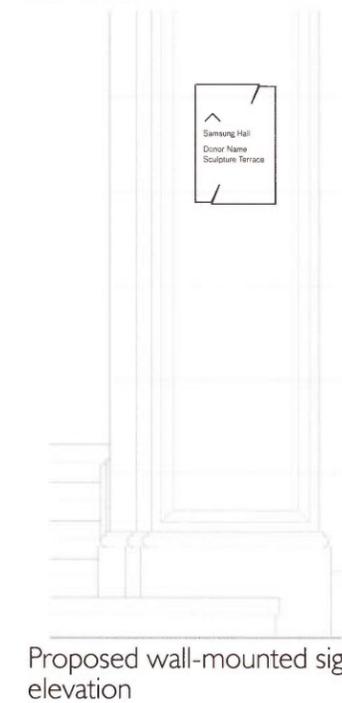
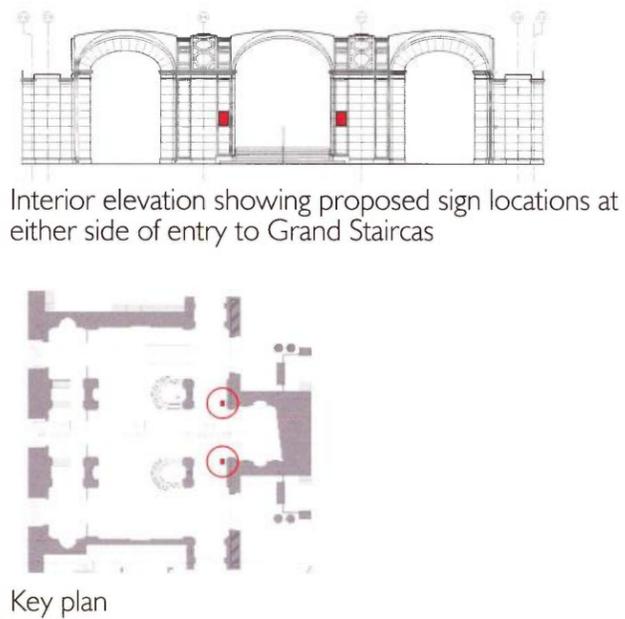
Detail (in section) of proposed installation of digital screen in historic plaster frame at side walls
 Note: Displays already exist in these locations.



5. View of proposed location for new freestanding sign at North & South Courts



6. View of proposed location for new wall-mounted sign at entry to Grand Staircase



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 Gottardo Piazzoni 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:

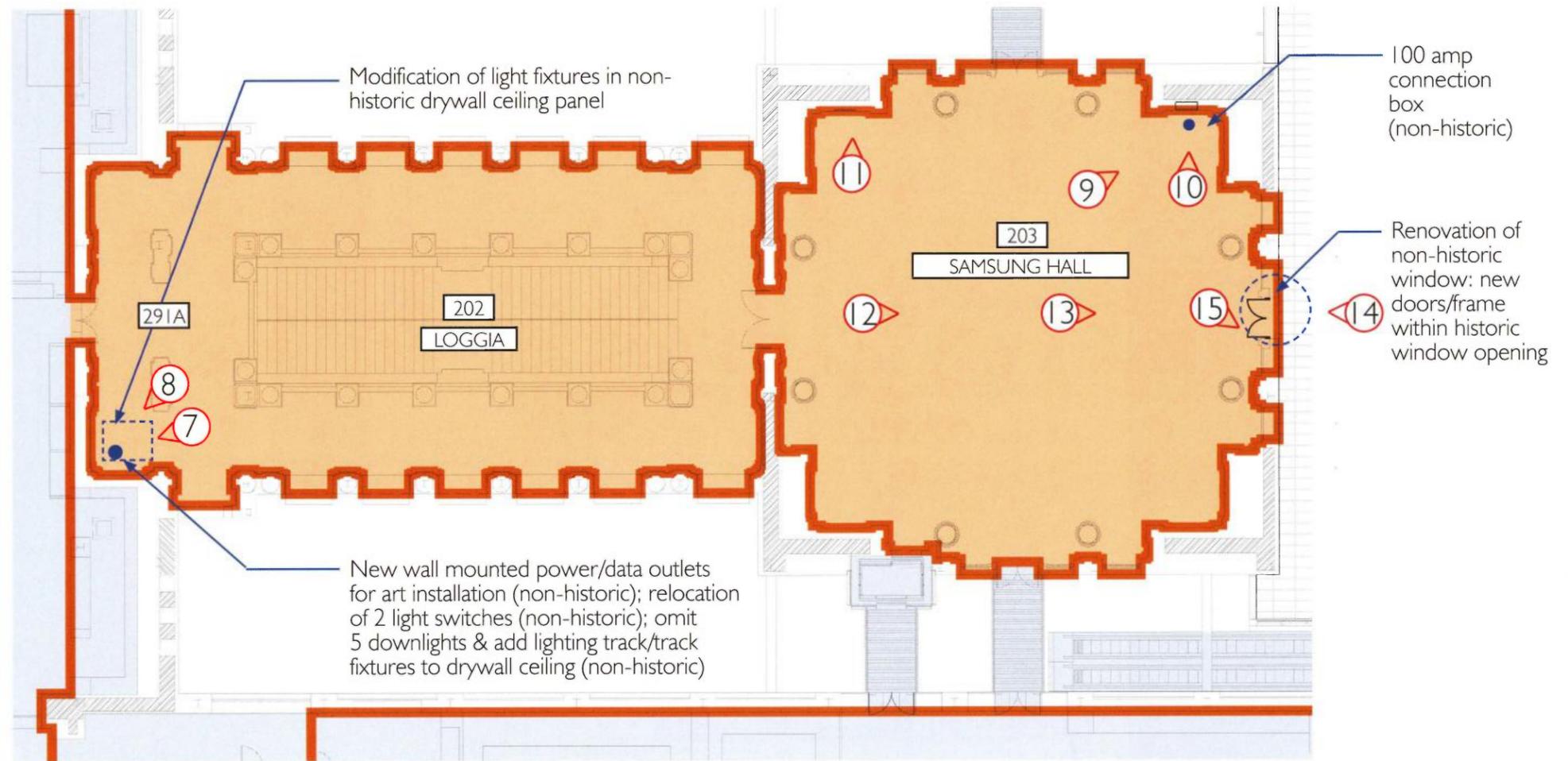
- Add 100 amp connection box low on wall to service events
- Remove non-historic east facing center window and replace with new pair of doors, frame and hardware/security hardware set into historic frame for access from Samsung Hall to Art Terrace

Room 210:

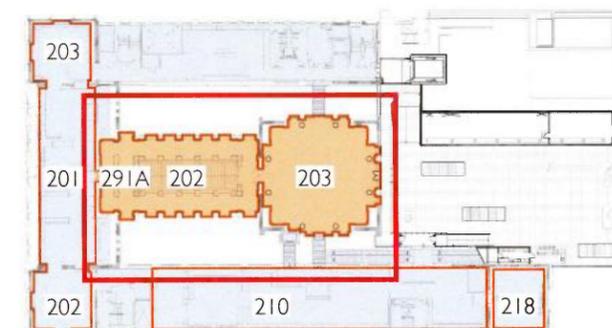
- Replace recessed floor closer at non-historic glass door

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



Enlarged second level floor plan

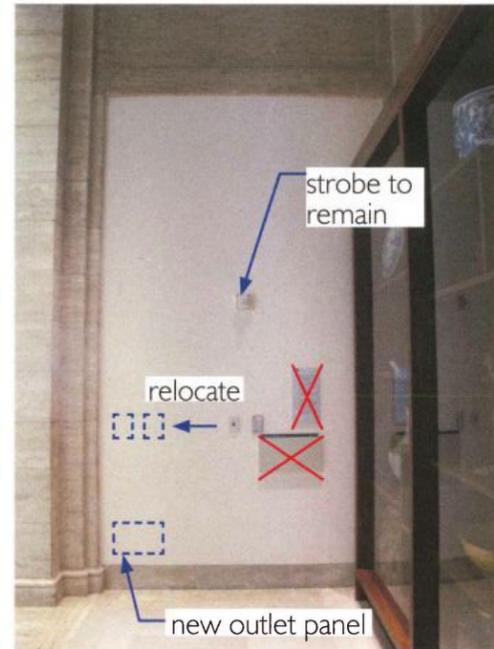


Key Plan

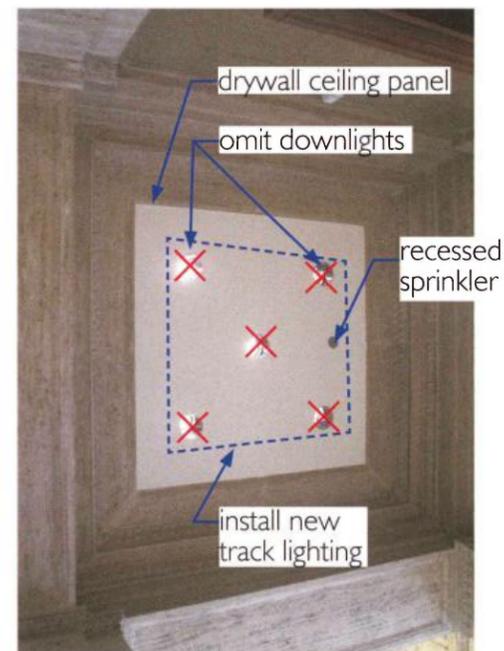
LEGEND

- NON-CONTRIBUTING AREAS
- ARTICLE 10 SURFACES & AREAS
- MASTERPIECE LOCATION (See scope)
- POWER / DATA CONDUIT WHIP

LOGGIA NON-HISTORIC FINISHES

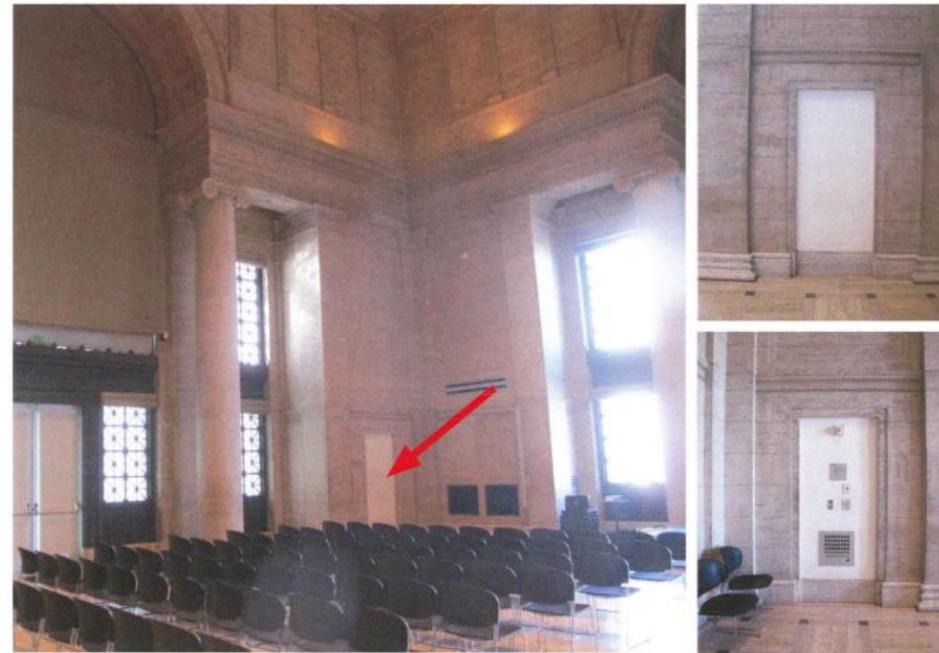


7. Proposed modifications on drywall panel at southwest corner of loggia

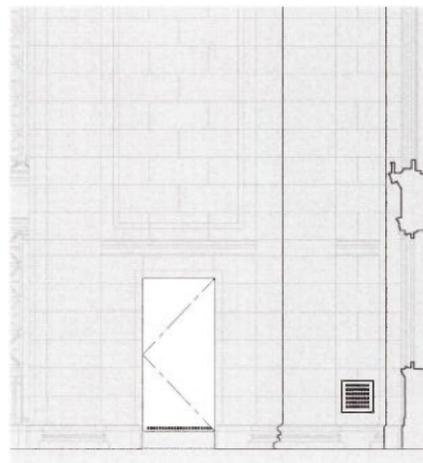


8. Proposed modifications on drywall ceiling panel at southwest corner of loggia
 JUNE 23, 2017

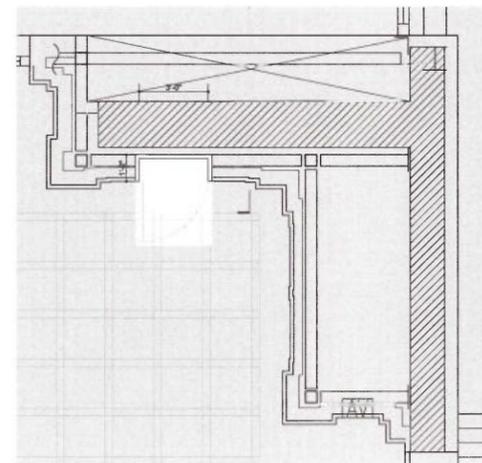
SAMSUNG HALL



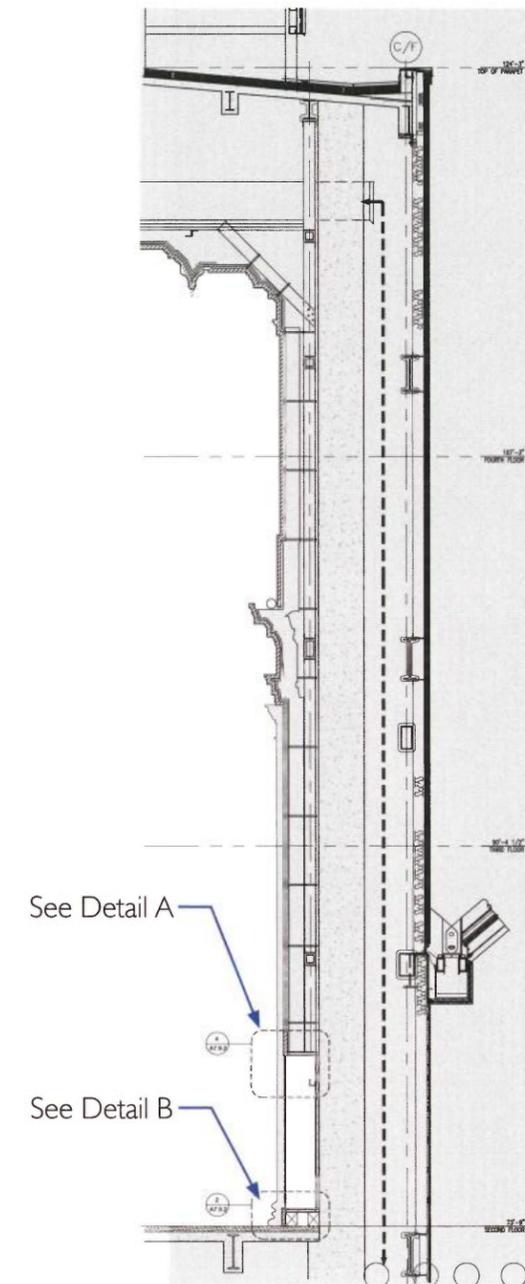
9. (clockwise) Location of proposed 100 amp connection box; 10. Closeup of wall panel; 11. Existing power location in similar panel at northwest corner of the room.



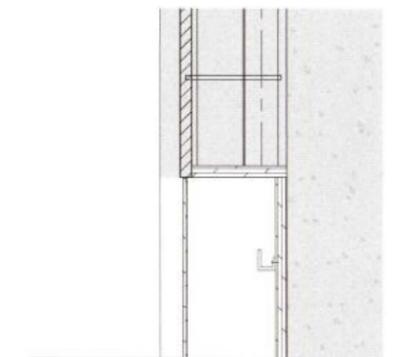
Enlarged elevation



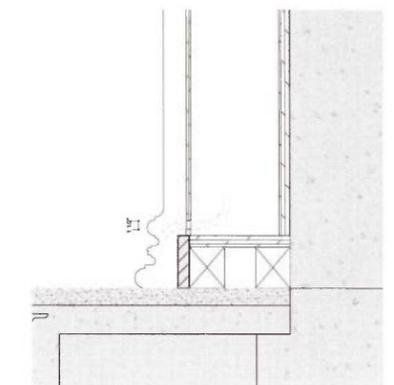
Enlarged plan



Detail in section



A. Detail in section (header)

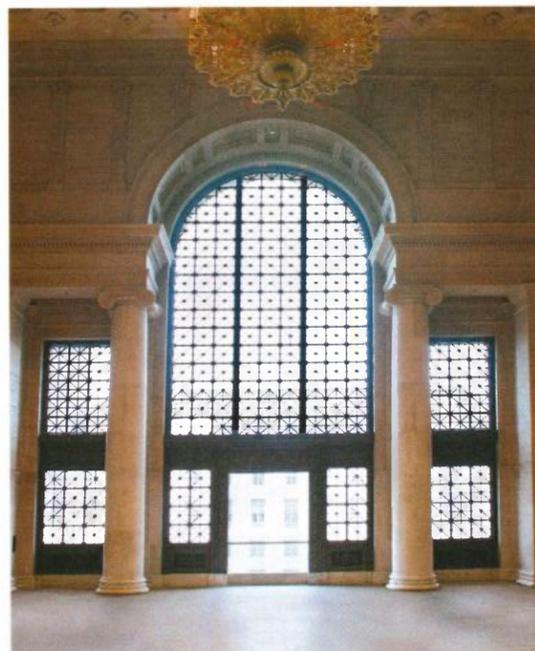


B. Detail in section (at floor)

SAMSUNG HALL



12. Samsung Hall interior looking east towards Hyde Street



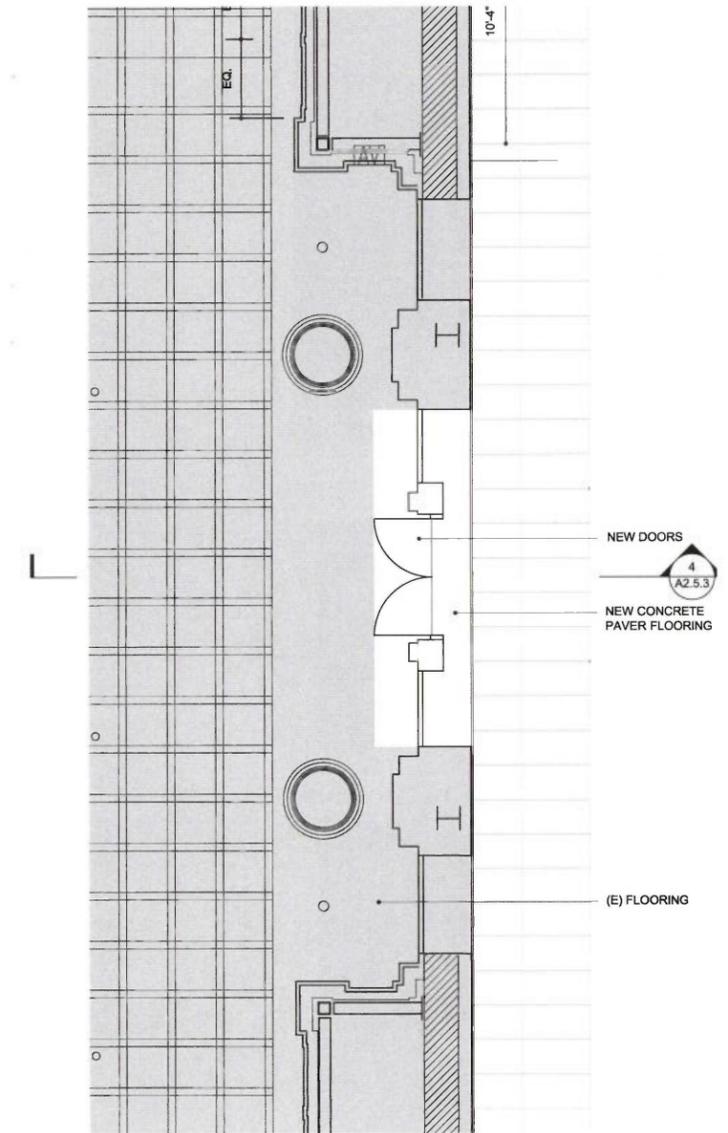
13. Samsung Hall interior detail, looking east



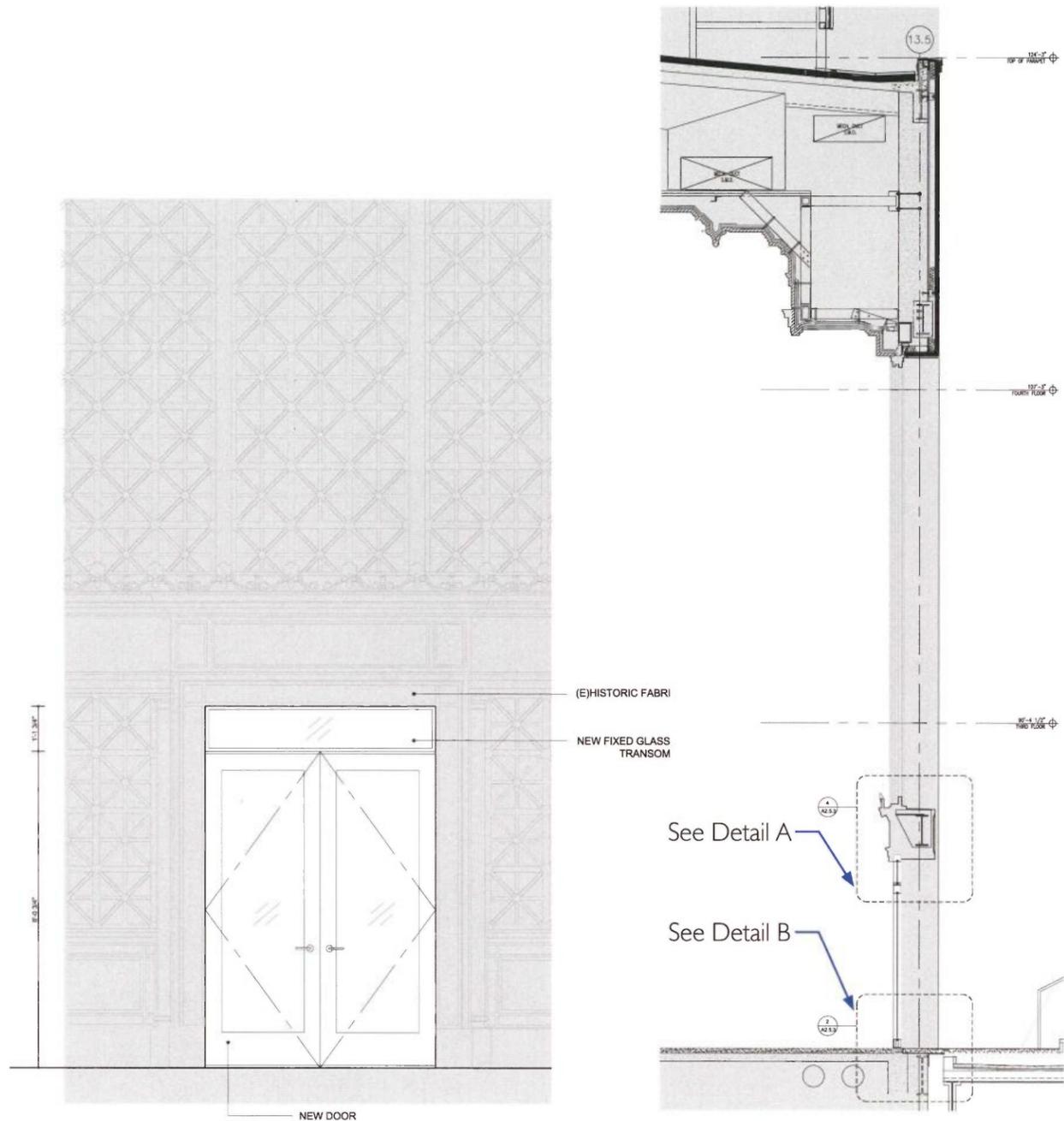
14. Samsung Hall exterior window assembly from Hyde Street



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

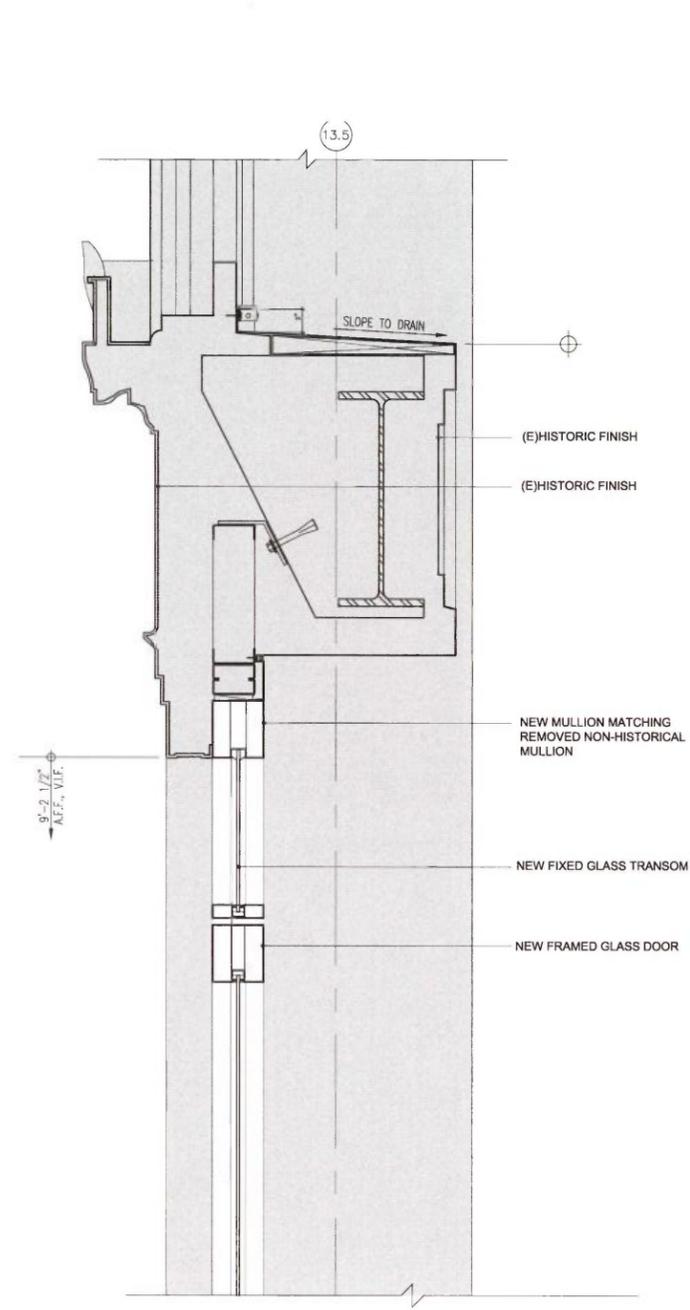


Enlarged plan showing proposed doorframe in historic window opening

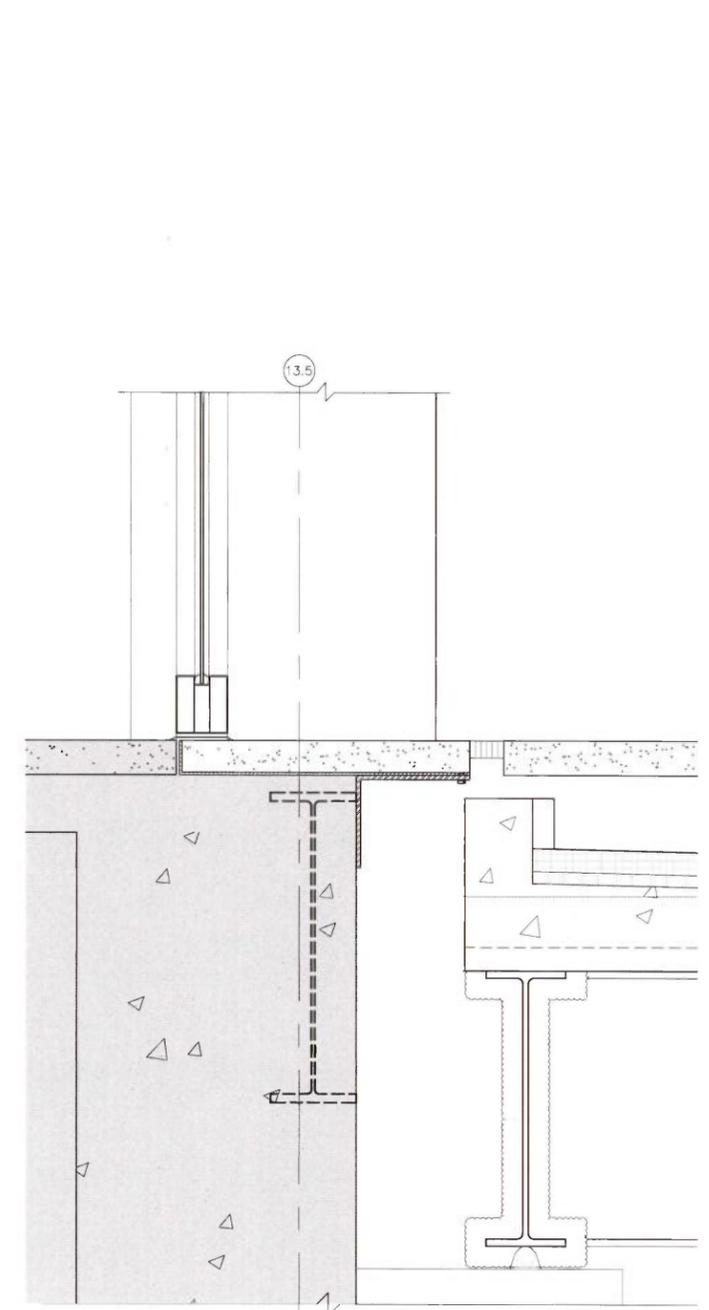


Enlarged elevation showing proposed doorframe
 in historic window opening

Detail in section



A. Detail at header



B. Detail of connection at floor to new Art
 Terrace

JUNE 23, 2017

ARTICLE 10, APPENDIX J - DESIGNATED INTERIOR SPACES

THIRD 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 third level of the building (which was added to the double-height second level during the 2003 renovation), 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 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].

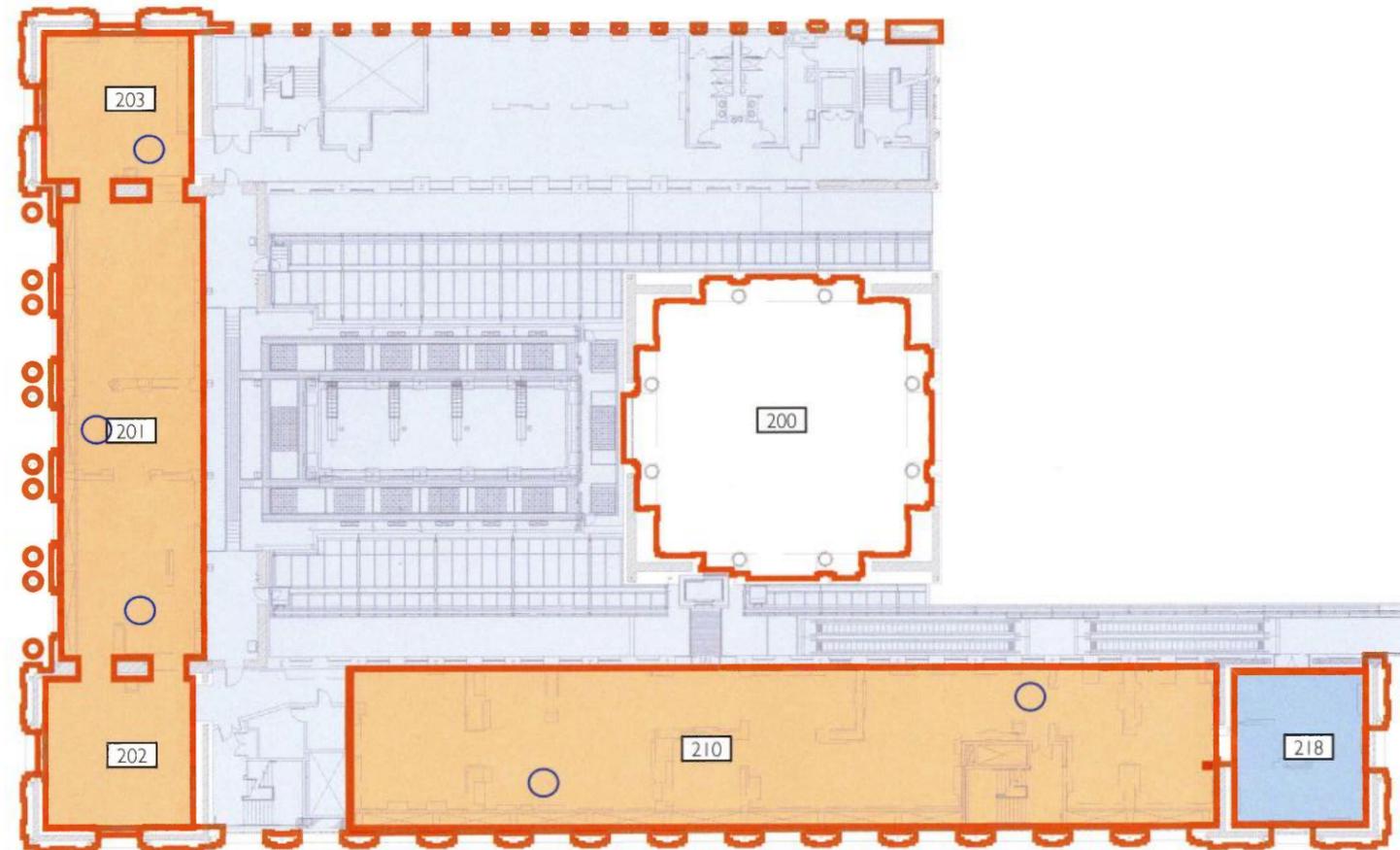
INTERIORS SCOPE (items affecting historic fabric are underlined>)

General:

- New LED light fixtures in existing light track set in historic ceiling – working adjacent to historic ceiling, but no impact to ceiling.

Room 210, 201, 202, 203 (previously double-height spaces, now converted into Third Floor rooms)

- New casework at Masterpiece locations
- Floor/wall outlets for Masterpiece Interpretative Planning/Lighting
- Paint Walls
- 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 lighting within wall cases
- New label rails and labels
- New signage for code, wayfinding and exhibit displays throughout



Third level floor plan

LEGEND

- NON-CONTRIBUTING SPACES
- ARTICLE 10 SURFACES & SPACES
- MASTERPIECE LOCATION
(See scope)
- POWER / DATA CONDUIT WHIP

GALLERIES



11. Existing casework at Second Level for a Masterpiece artwork, to be replaced



15. Existing casework at Third Level for a Masterpiece artwork, to be replaced

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PROPOSED EXTERIOR WORK

PROPOSED REAR ADDITION

PROPOSED REAR ADDITION

The addition proposed for the Asian Art Museum will be located at the back of the historic building and will face Hyde Street. The addition will have a panoramic window that:

- Activates Hyde Street;
- Reveals the art and activity inside the pavilion lounge;
- Strengthens the connection to UN Plaza.

To accommodate the black box requirements of the special exhibition gallery, the plan within the gallery was revised to create a daylit lounge space for non-light sensitive art and shield the rest of the gallery from daylight.

The addition will be compatible with the historic building through:

- A rusticated terra cotta facade that recalls the granite base of the existing building, yet is distinctively contemporary;
- The faceted glass in the design of the panoramic window will recall the rustication of the base of the building;
- The panoramic window will be symmetrically located about the east façade of the addition;
- The top of the panoramic window will match the height of the existing windows at the base portion of the building.
- The height of the existing base of the building will be used as a datum line that informs the height of the addition.

The Hyde Street façade currently has a back of house appearance with a hodge podge of dissimilar features. The addition that extends from the south wing of the building to the existing loading dock, will unify this facade. The dynamic look of the addition will add vitality to the street. The artwall at the pedestrian level will further help to activate Hyde Street.



View from Fulton and Hyde

PROPOSED REAR ADDITION



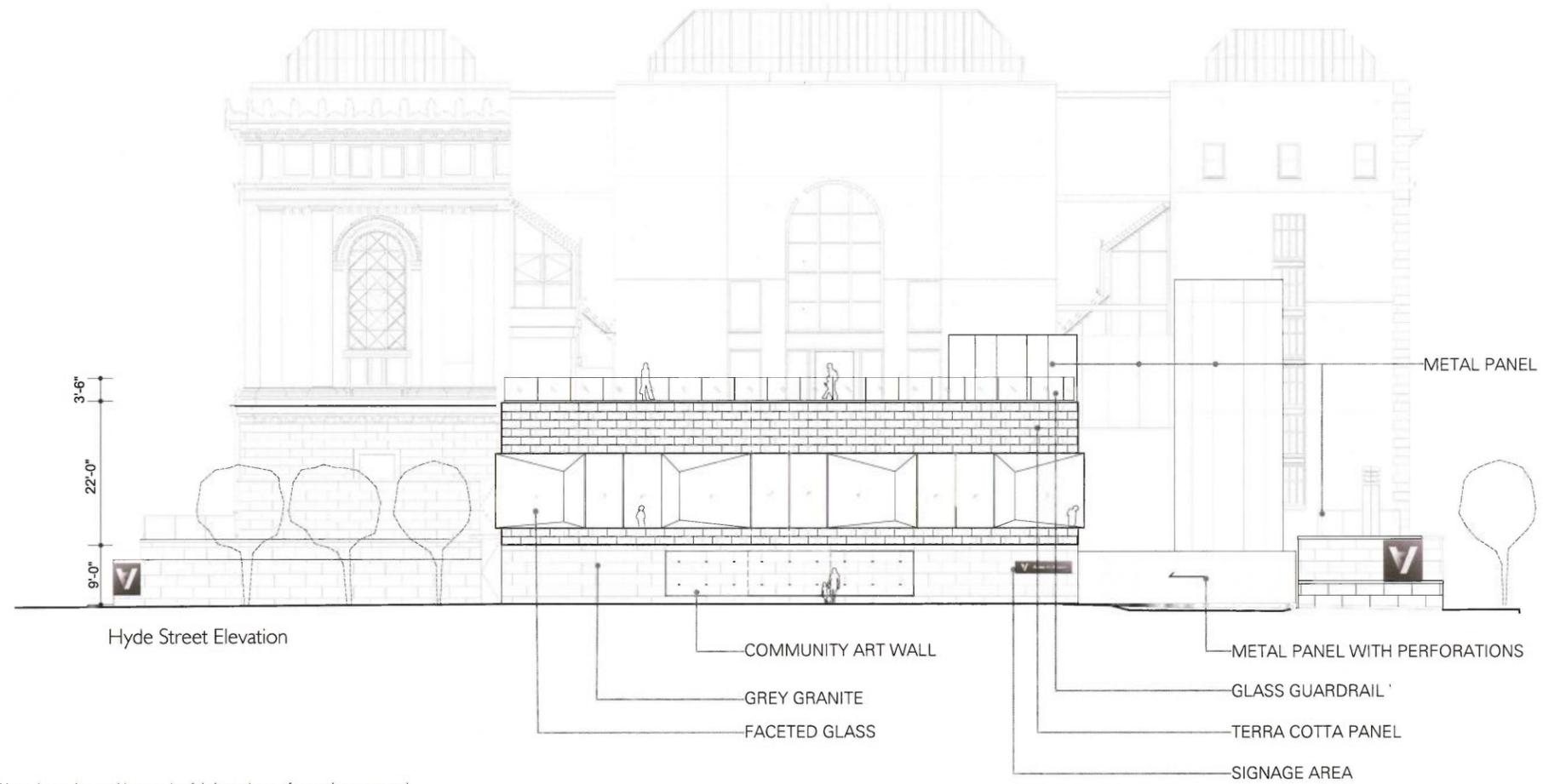
View from Hyde and McAllister

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PAGE & TURNBULL

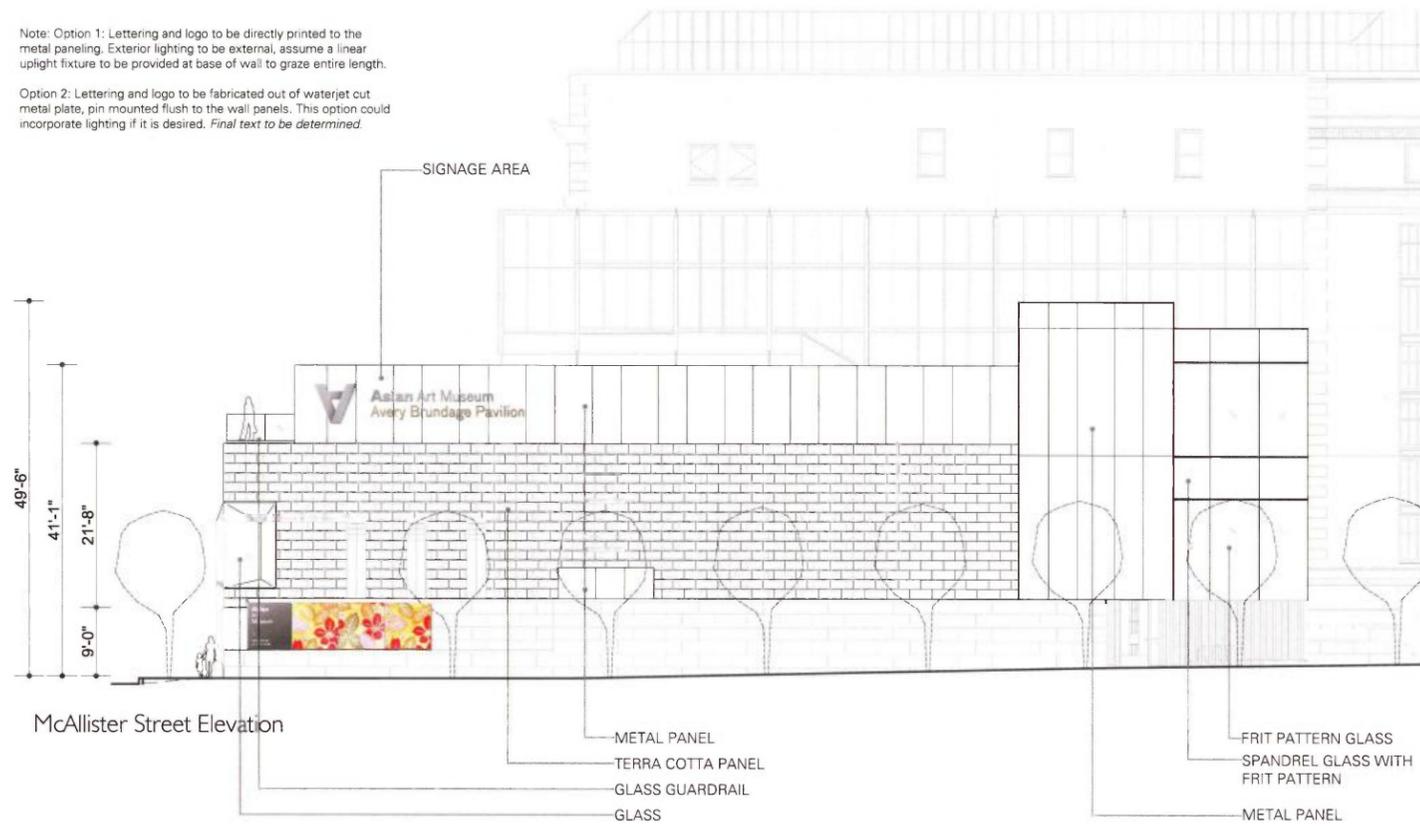
ELEVATIONS



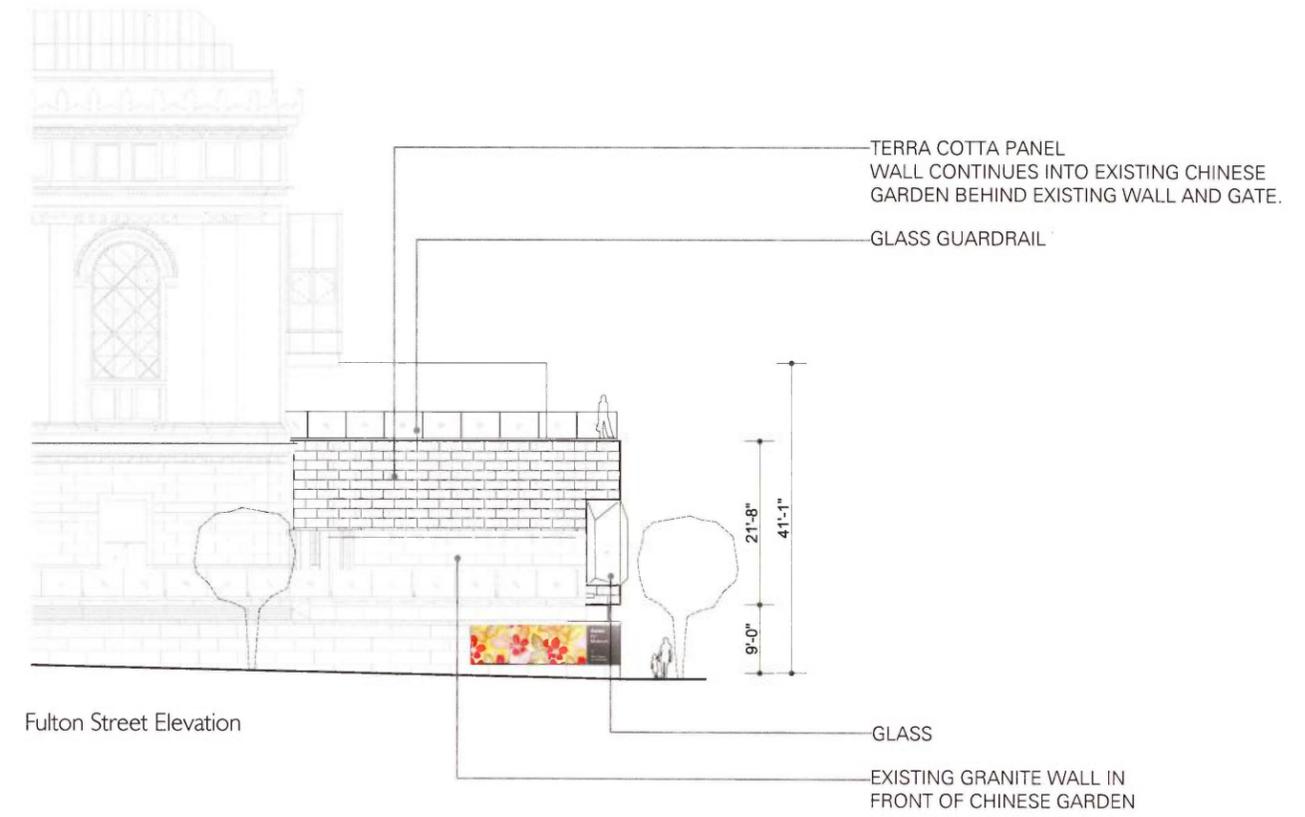
Note: Lettering and logo to be fabricated out of waterjet cut metal plate, pin mounted flush to the wall panels. This sign would be externally illuminated with fixtures provided in overhang. *Final text to be determined.*

ELEVATIONS

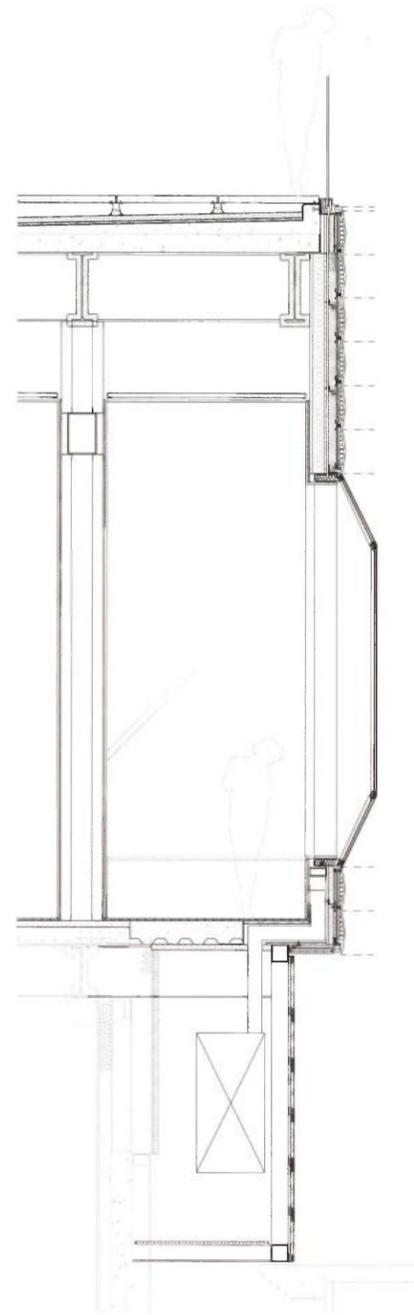
Note: Option 1: Lettering and logo to be directly printed to the metal paneling. Exterior lighting to be external, assume a linear uplight fixture to be provided at base of wall to graze entire length.
 Option 2: Lettering and logo to be fabricated out of waterjet cut metal plate, pin mounted flush to the wall panels. This option could incorporate lighting if it is desired. Final text to be determined.



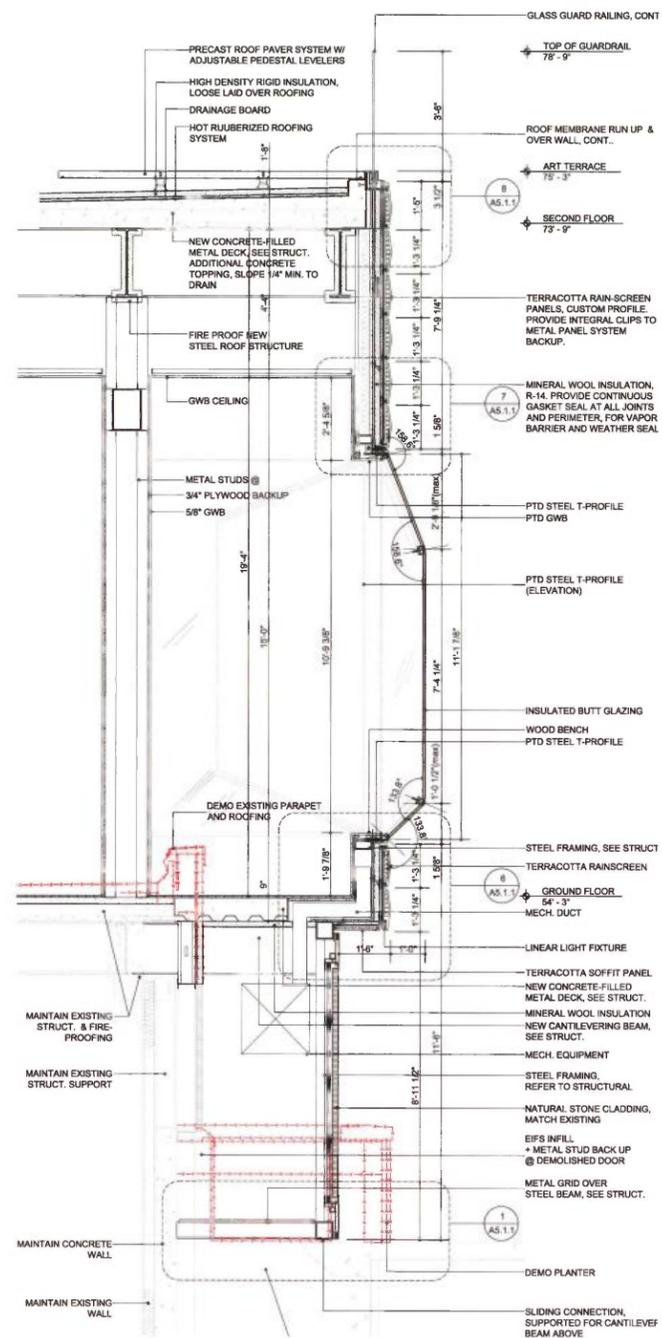
McAllister Street Elevation



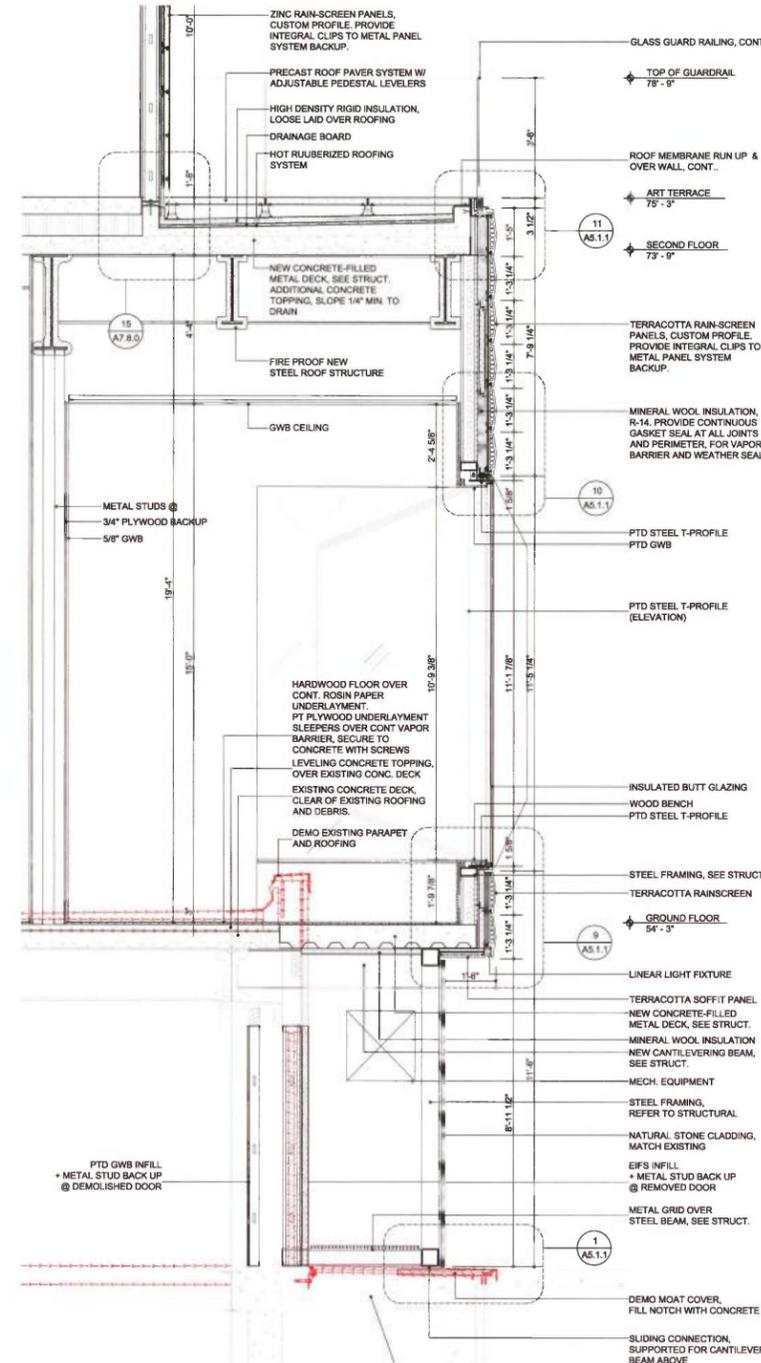
Fulton Street Elevation



Enlarged building section



Glazing detail in section - at faceted panel



Glazing detail in section - at flat panel

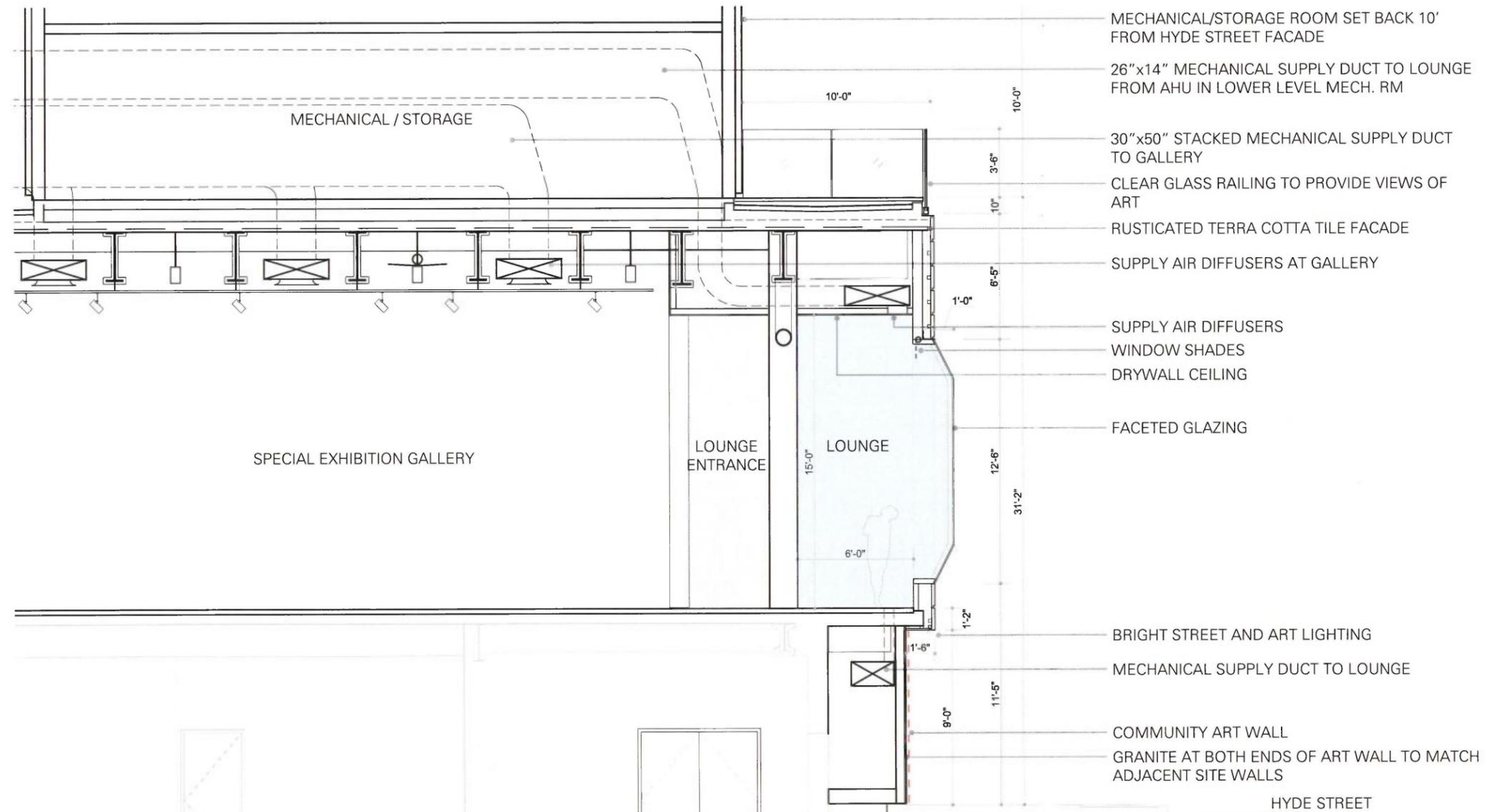
JUNE 23, 2017

ART TERRACE

ROOFTOP MECHANICAL ENCLOSURE

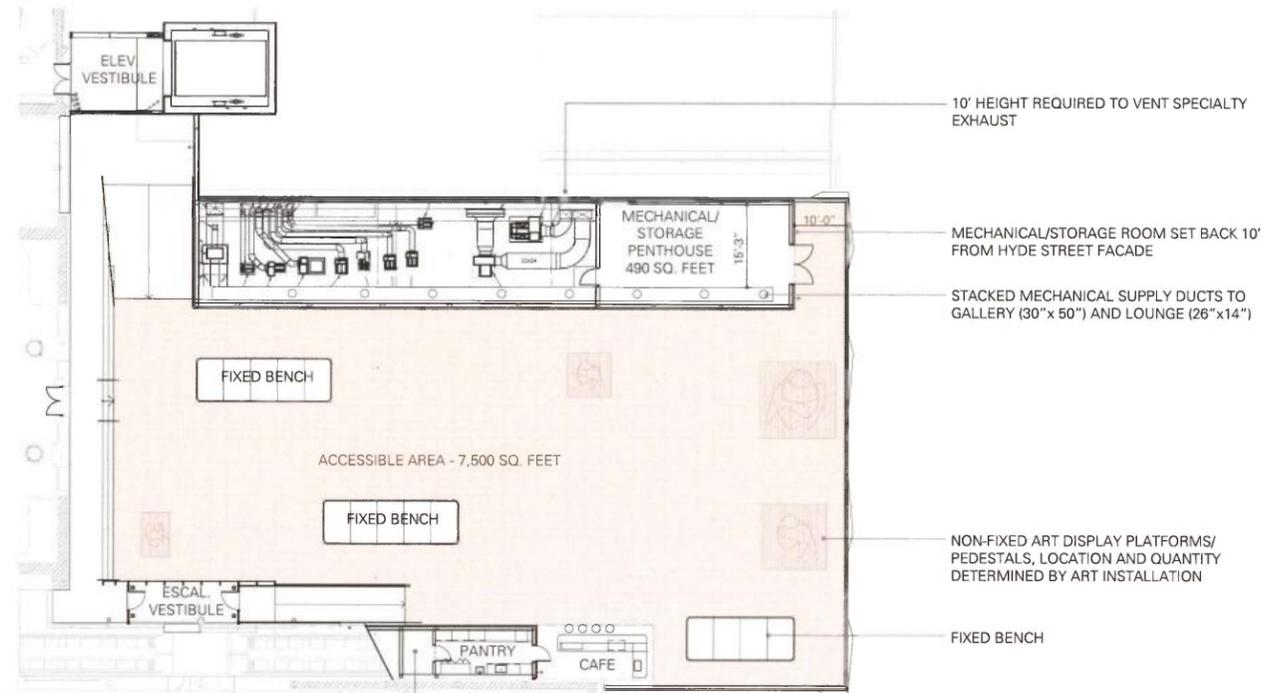
The proposed location and envelope of the rooftop mechanical enclosure is the best response to a wide set of constraints. Firstly, the art terrace needs to stay within a maximum occupiable space of 7500 square feet in order to not trigger new egress requirements. Secondly, mechanical systems (ductwork) need to run into the rooftop and cannot be relocated to provide climate control for the gallery and lounge spaces below. As the opposite southwest corner (underneath the glass escalator enclosure) is taken up by a new cafe and pantry area, the proposed location along the northern edge of the terrace is the most effective with minimal obstruction to views from the street.

A storage room was added to the side of the mechanical enclosure, as a way to use up space that would otherwise be railed off (to stay within the 7500 square foot occupiable area), creating an unsightly corner visible to the street as well as a long corridor leading to the mechanical room.



Enlarged Building Section

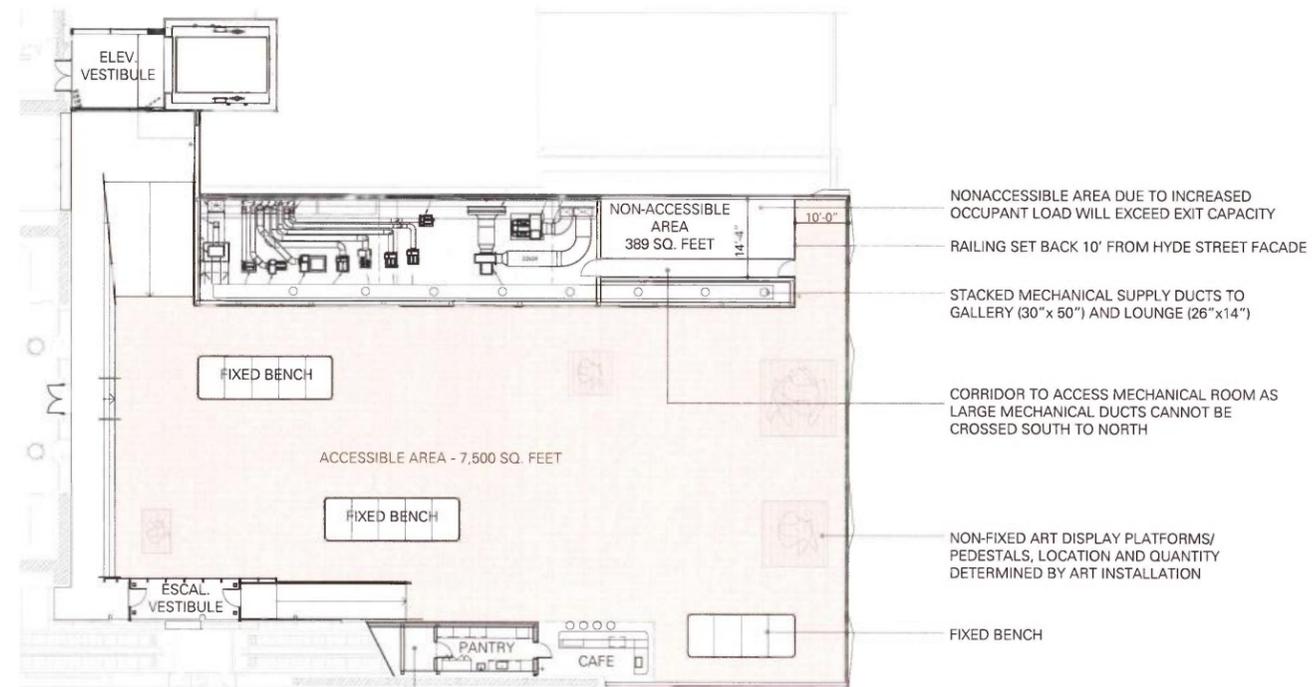
JUNE 23, 2017



Proposed mechanical enclosure envelope



Street and aerial renderings



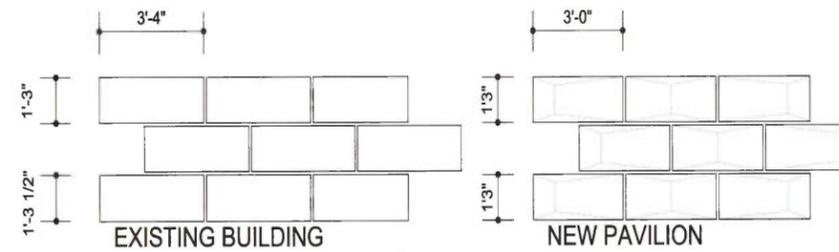
Design alternate with minimum mechanical enclosure area and dead space created to maintain maximum occupiable floor area



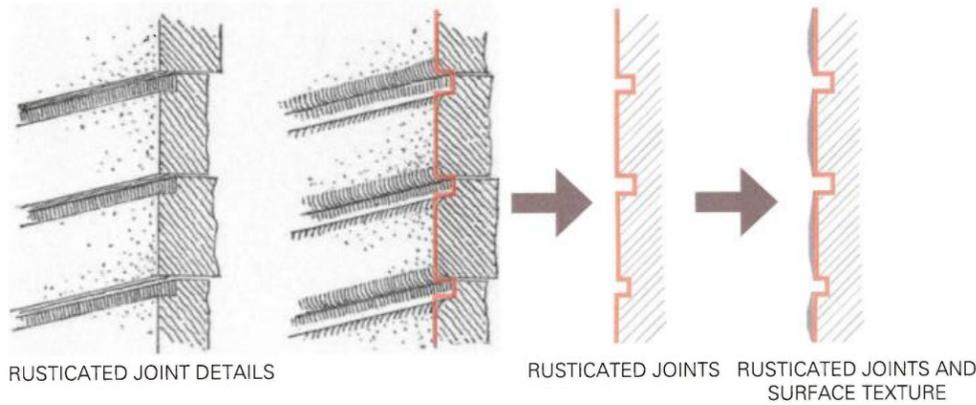
Street and aerial renderings

DESIGN STUDIES: FACADE RUSTICATION

The project proposes to replace the existing non-historic lower level stucco cladding with granite to match the rest of the building, and clad the new pavilion with a terra cotta facade that is compatible with the surrounding Civic Center urban environment. The new pavilion will also include a special cladding treatment that references historic building details, but is expressed in a clearly contemporary way.



Translation of existing masonry geometry into new pavilion terra cotta cladding. The height of the new terra cotta modules on the pavilion facade will match the existing masonry; the width will be 36" which is the maximum for manufacturing constraints.



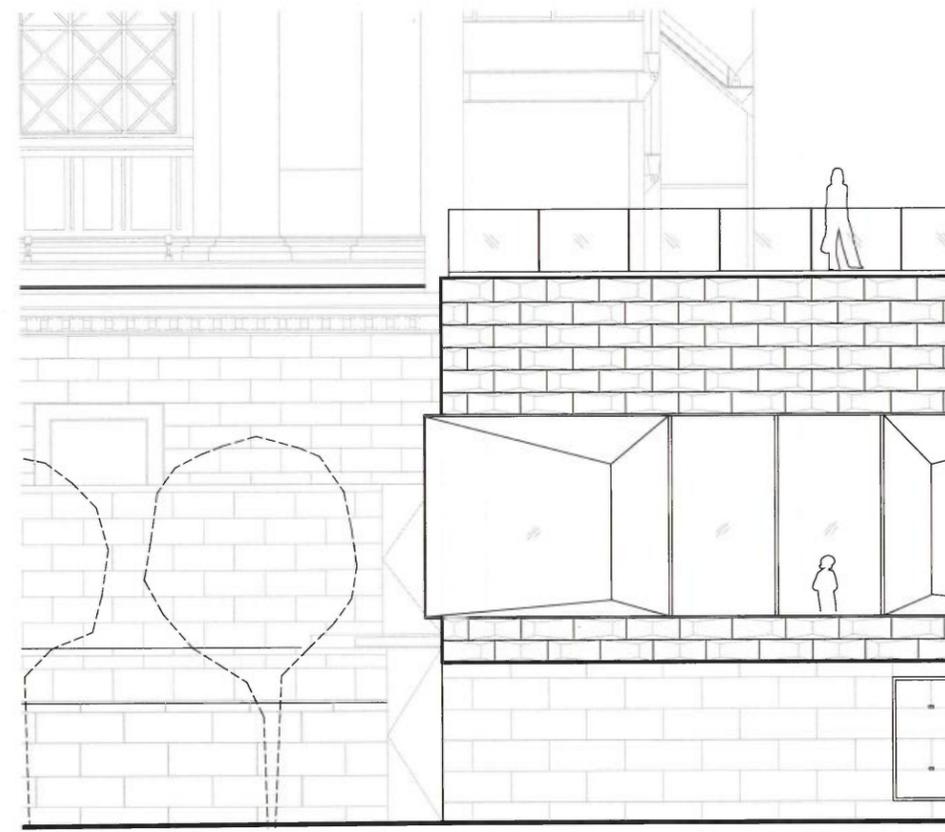
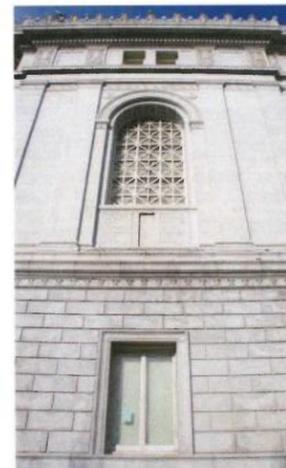
RUSTICATED JOINT DETAILS

RUSTICATED JOINTS

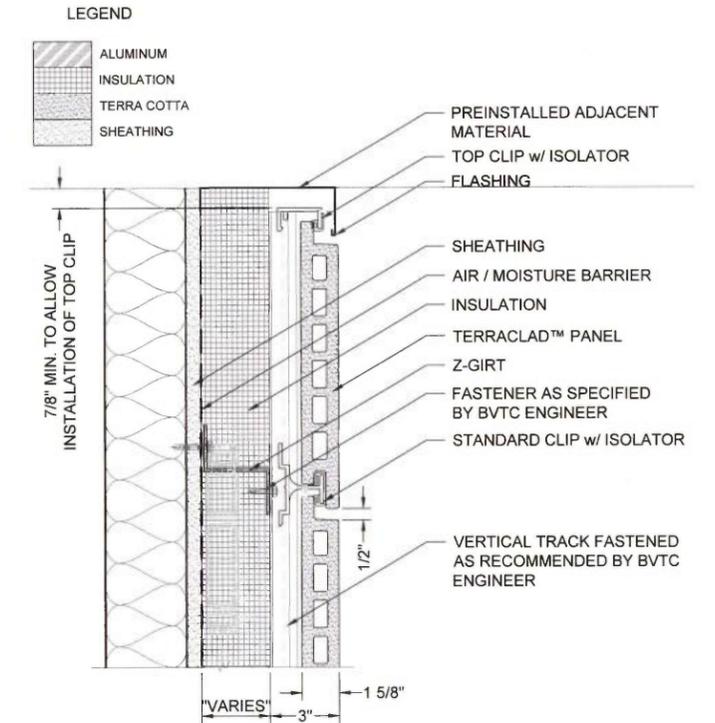
RUSTICATED JOINTS AND SURFACE TEXTURE



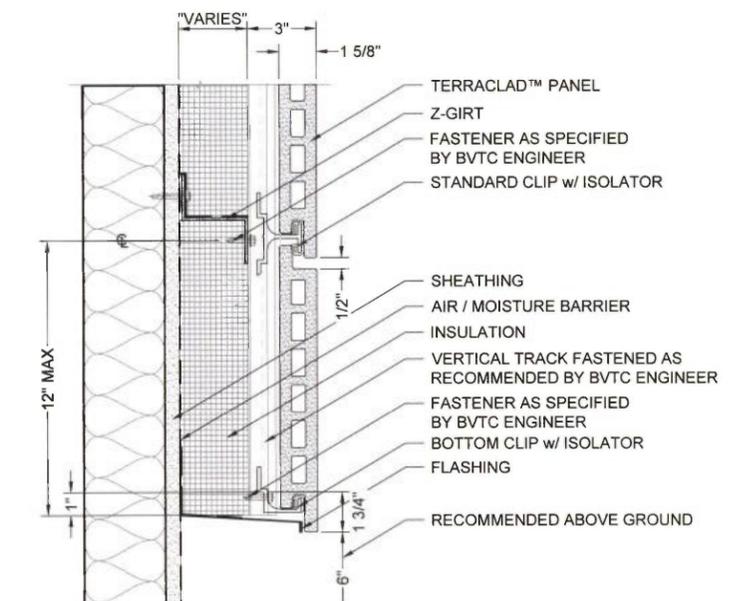
Existing masonry facades



Enlarged elevation showing existing masonry and proposed terra cotta cladding at new pavilion facade



Manufacturer's detail at top of track

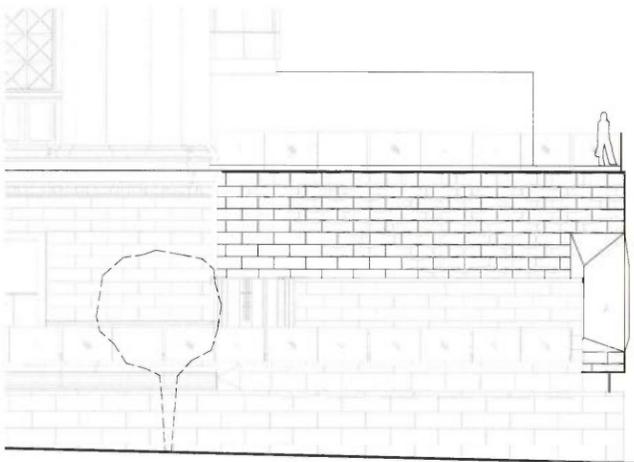


Manufacturer's detail at bottom of track

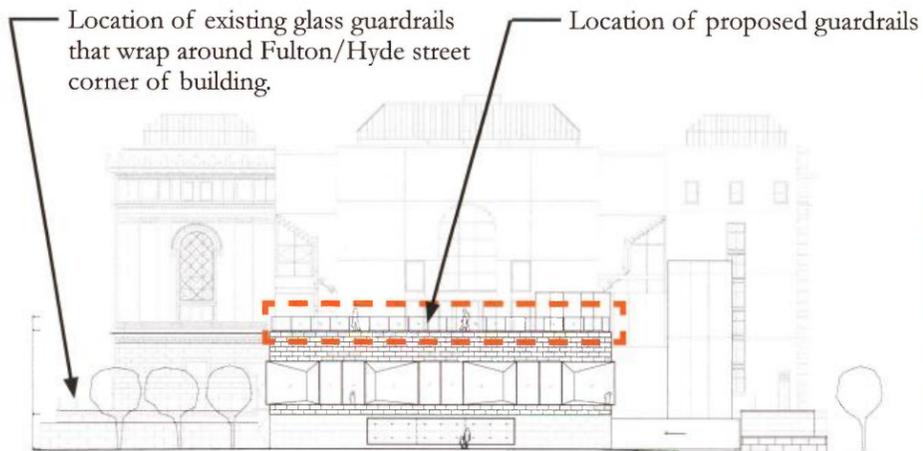
DESIGN STUDIES: GUARDRAILS

GLASS GUARDRAIL

A clear glass guardrail similar to the one on Fulton/Hyde street facades is proposed as an alternative to a new guardrail design. Such a guardrail will be consistent with existing vocabulary of the museum and will not compete with the design of the pavilion. Several design options for the guardrail have been studied, but none of these provides the clarity and simplicity of design as the glass guardrail. Just as it does on Fulton Street, the glass guardrail would provide additional visibility to and from the proposed art terrace, as well as a greater connection to the surrounding environment.

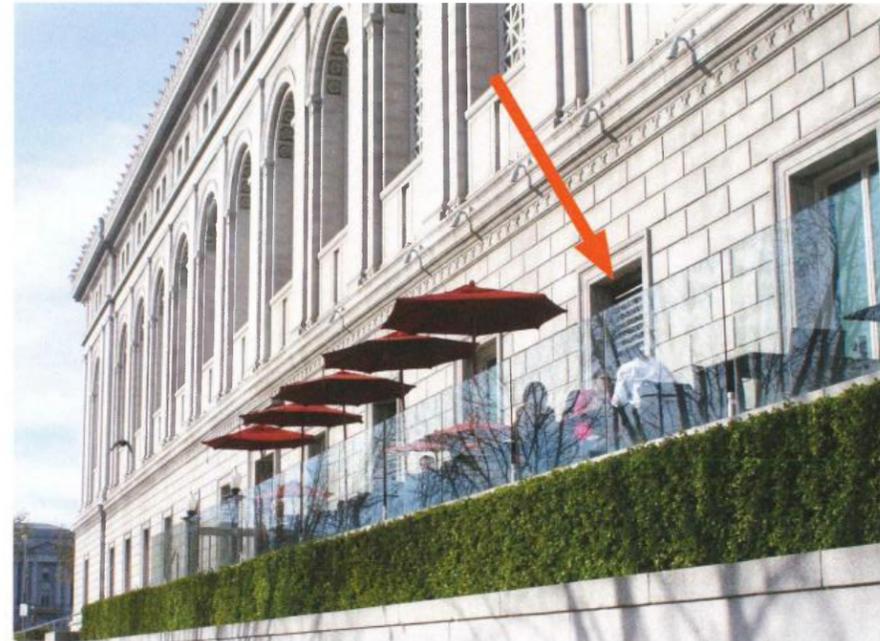


Close-up of Fulton/Hyde corner elevation with glass guardrails to match existing glass guardrails that wrap around Fulton/Hyde Streets corner of building.



Hyde Street elevation

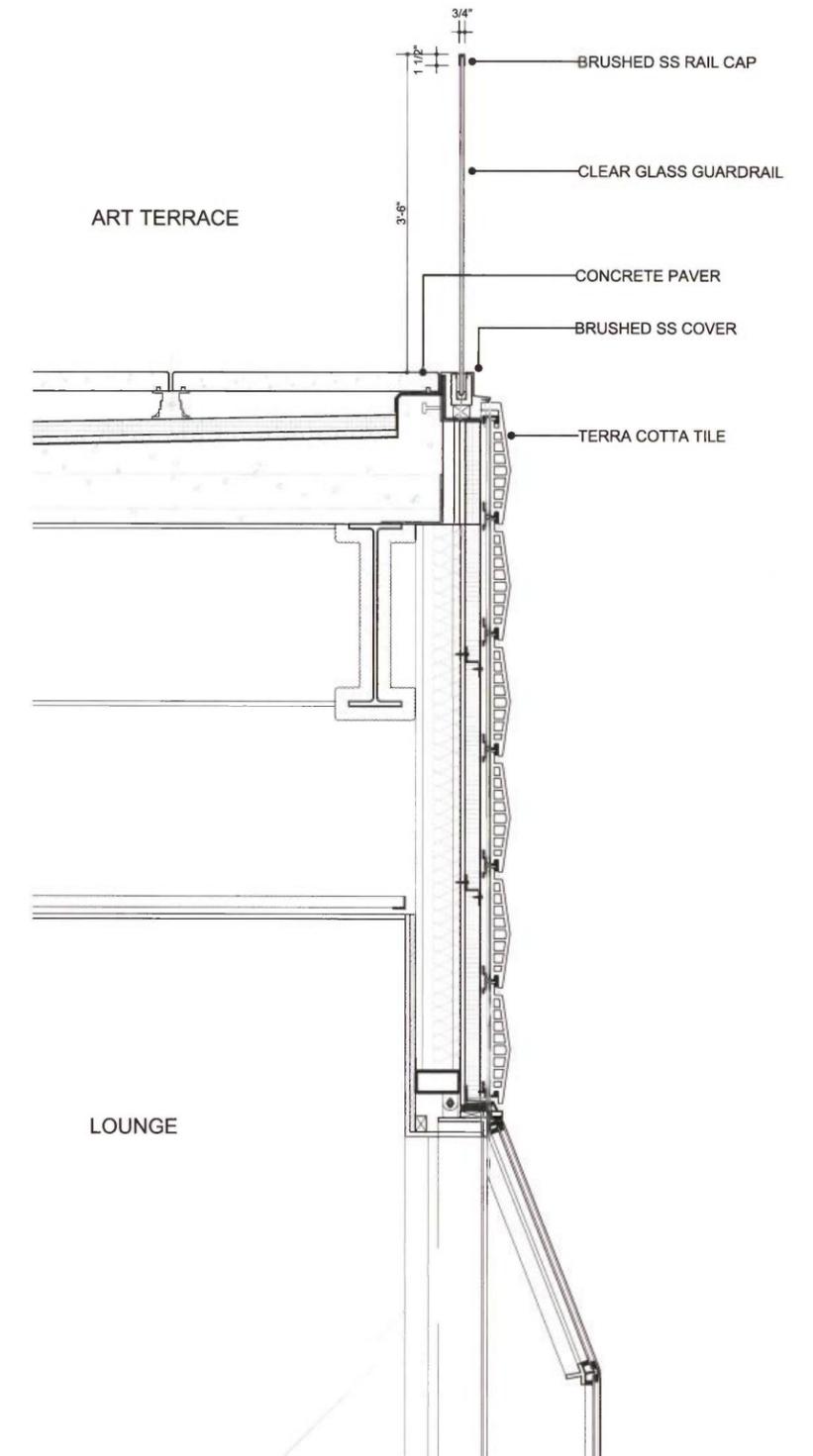
JUNE 23, 2017



Close up view of existing glass guardians along Fulton Street



View of existing outdoor cafe along Fulton Street, with glass guardrails

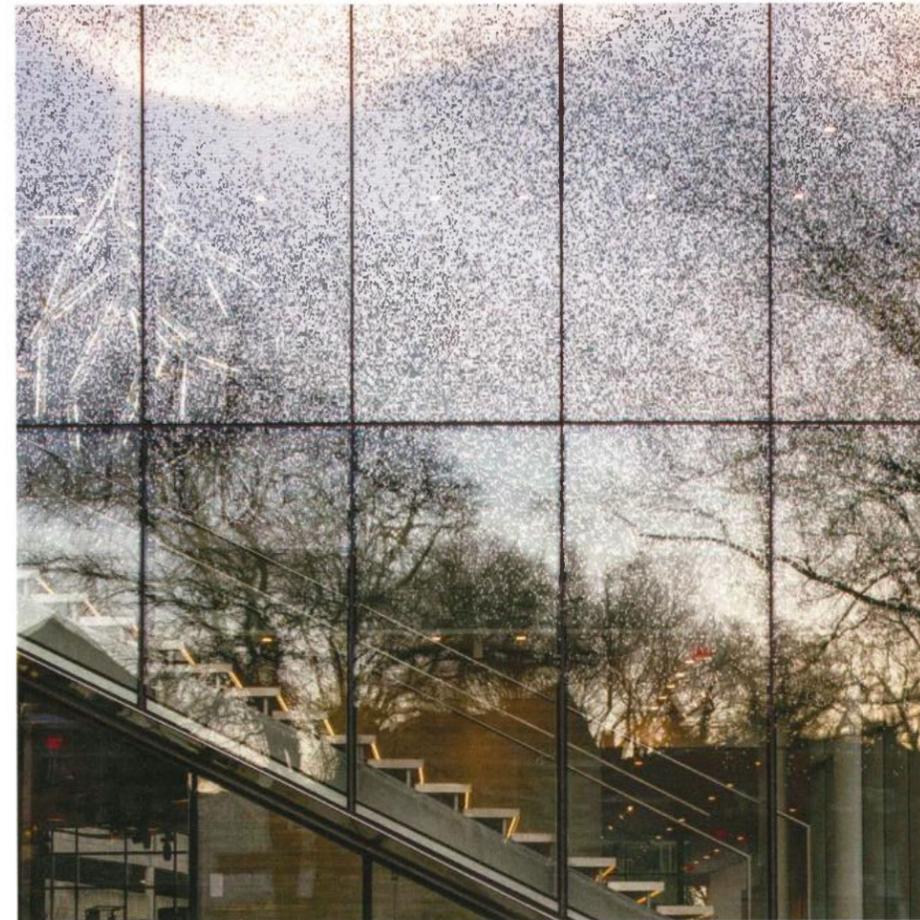


Detail in section of glass guardrail on Hyde Street facade

MATERIALS BOARD



Grey granite and plinth under pavilion: to match existing
(Photograph of Project Material Sample)

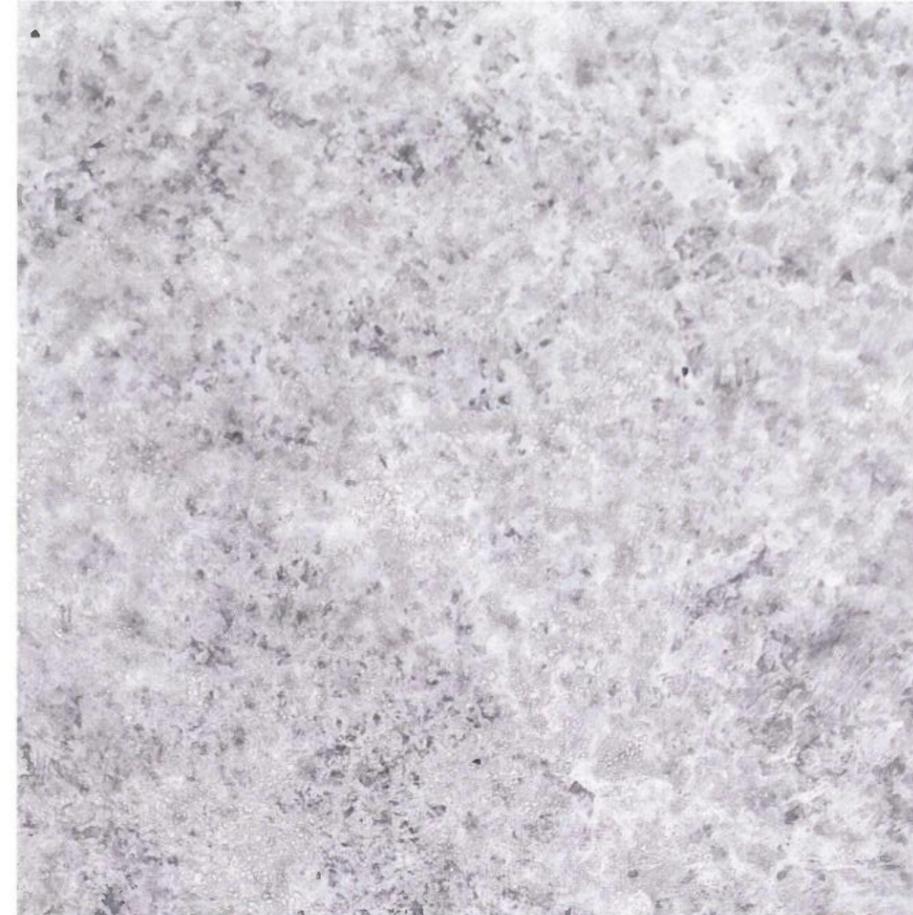


Fritted glass at new elevator connection to north wing

MATERIALS BOARD



Terra cotta wall panels with textured surface
(Photograph of Project Material Sample: to be finalised)
Color and tone to be similar to existing grey granite



Metal Panels - Patinated Zinc
(Photograph of Project Material Sample)
Color and tone to be similar to existing grey granite

PUBLIC REALM IMPROVEMENTS

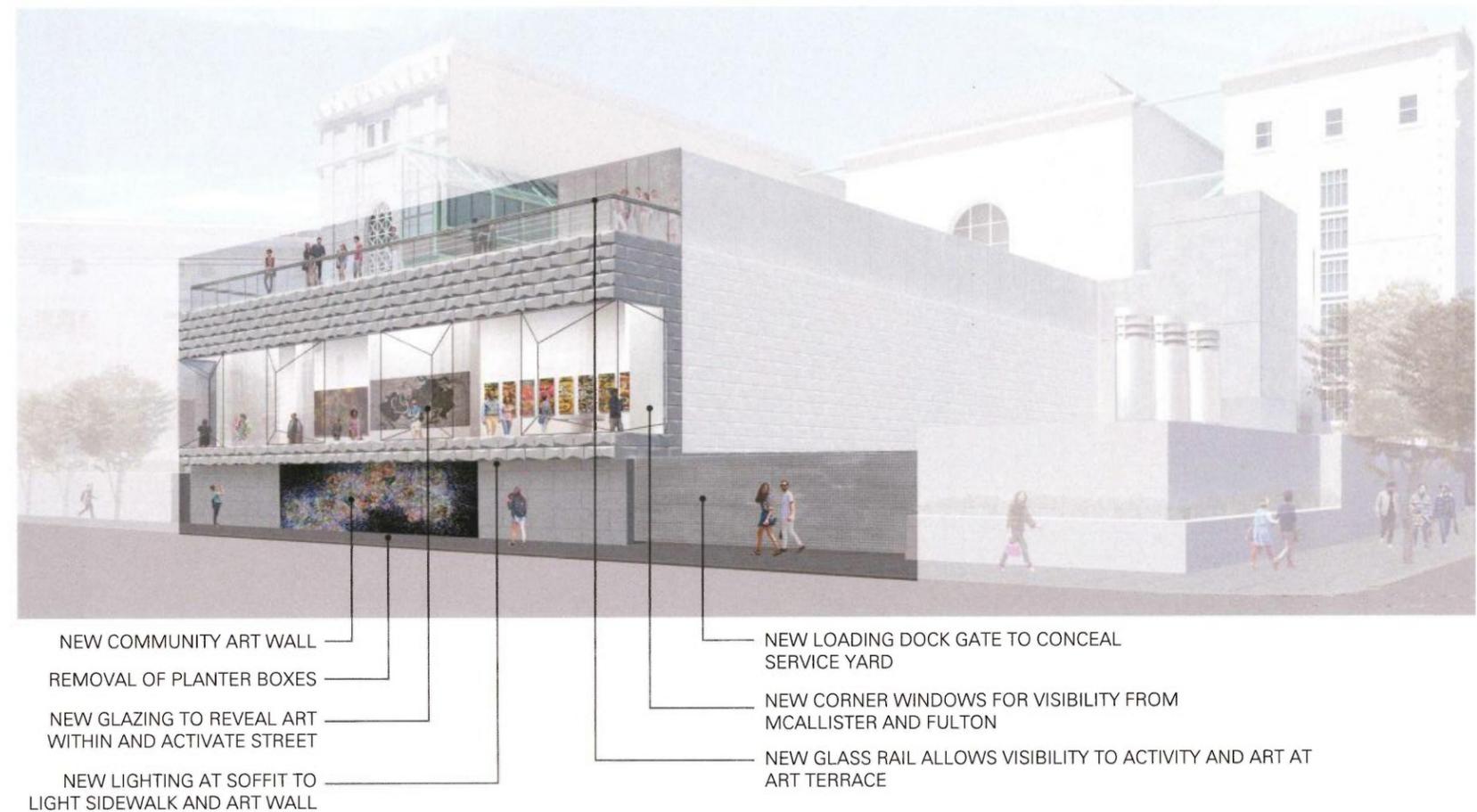
The design team reviewed the cultural landscape reports as well as the draft Civic Center streetscape guidelines and proposed that AAM establish its identity while respecting the historic character of the Civic Center.

The proposal maintains the granite curb and London Plane trees identified as culturally valuable elements of the Civic Center streetscapes. Additionally, we propose the following improvements along Hyde Street to improve the pedestrian experience while creating identity for the Asian Art Museum:

- Removal of the planter at location of new pavilion to provide a clean facade and avoid areas for collecting trash and promoting unwanted activity
- Facade – Windows into the Museum will finally provide pedestrians a view of the art within from the street. During the daytime, pedestrians at UN plaza will be able to see visitors and activity inside the museum. During the nighttime, the light from the gallery will provide additional lighting to the street as well as make it a more welcoming area in general. The facade creates a unique interesting texture and a new public face for the Asian Art Museum rather than the current unfinished back-of-house facade.
- New lighting – In addition to light from the galleries, the soffit underneath the pavilion will have ample light integrated to wash the wall and light the sidewalk to make a more welcoming streetscape. Unwanted activity would be discouraged by the brighter more visible facade.
- Community Art Wall – The sidewalk level facade could be used as a community art wall for a changing dynamic display that is accessible to all.
- New Loading Dock Gate – The new loading dock gate is designed to integrate with the Plinth level walls and conceal the service yard that is currently both an eyesore and a security concern.
- Art Terrace – The new Art Terrace is visible through the glass rail allowing pedestrians to look up and see activity above and for visitors on the terrace to look at the activity below and at UN Plaza. Art is expected to be placed close to Hyde Street to further activate the street and culturally enhance the community.

Vision Zero Pedestrian Safety Features include:

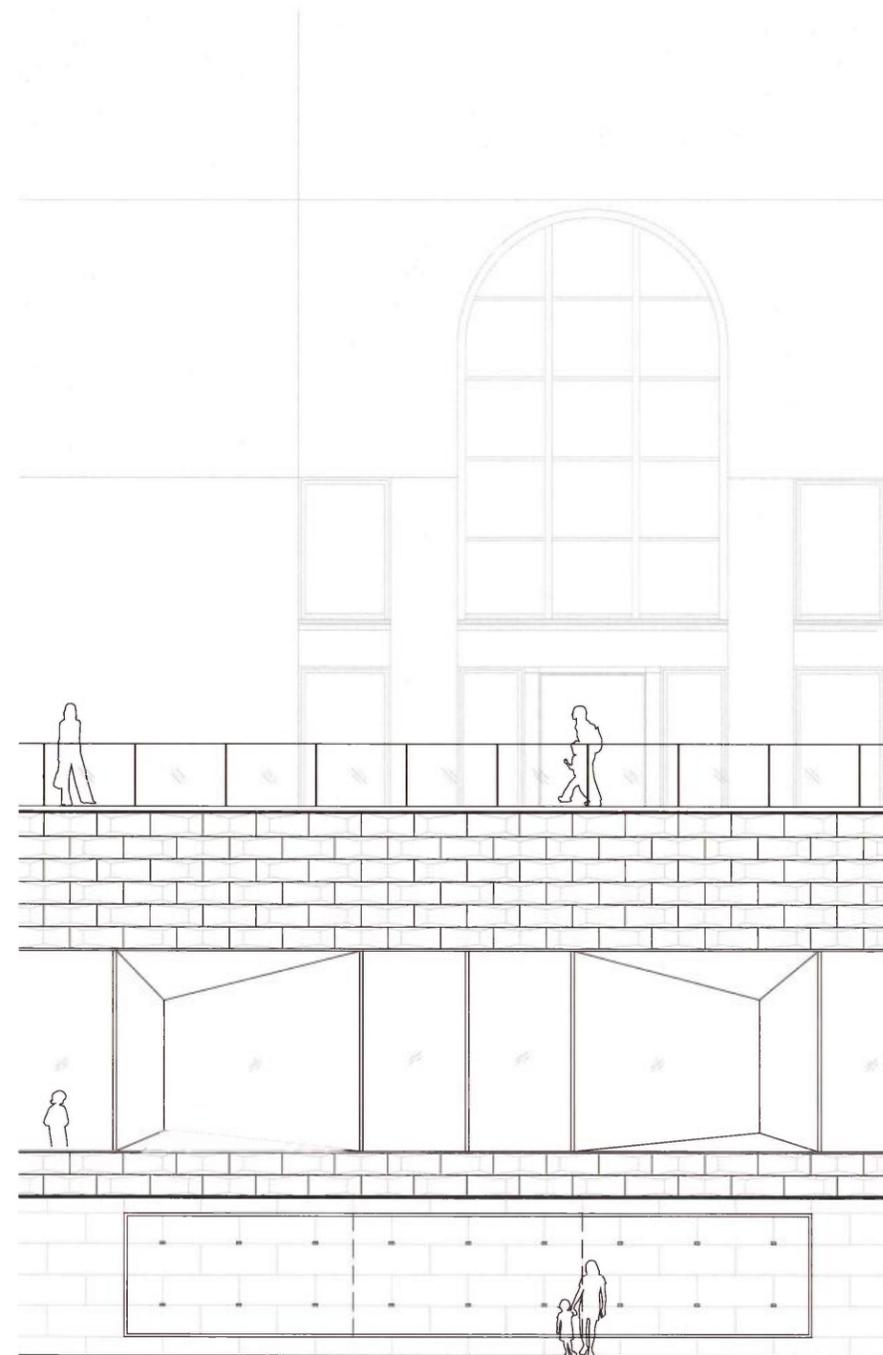
- Illumination at sidewalk
- Audible and visual alarm for truck delivery
- Textured curb cut at loading dock



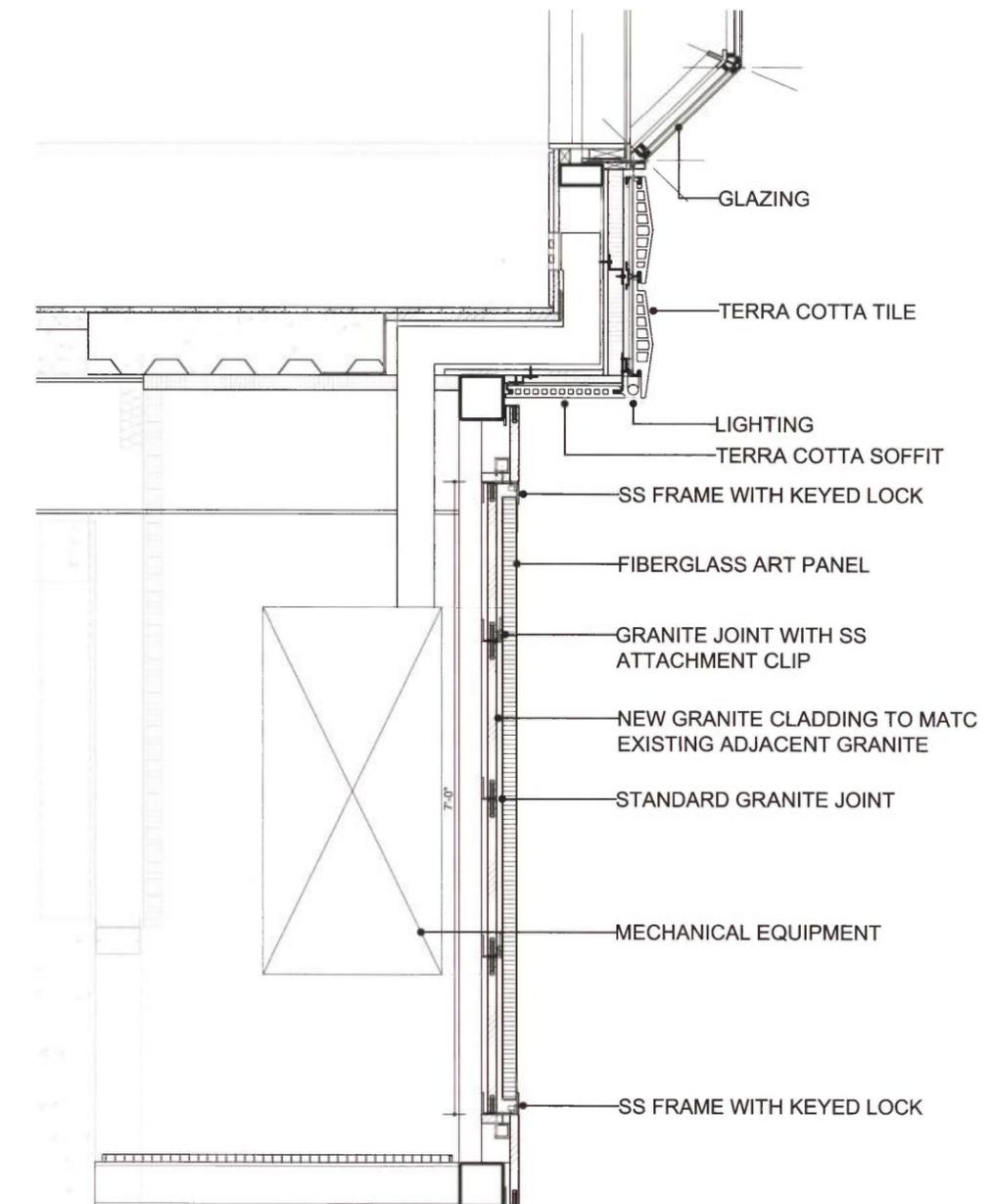
Annotated view of rear addition from Hyde and McAllister

HYDE STREET COMMUNITY MURAL WALL – VISION AND SPECIFICS

- Extending on the success of the Museum’s recently installed The Art/Lit Living Innovation Zone (LIZ), the Hyde Street façade of the museum will feature a changing program of mural art. Our vision is a collaboration with local partners such as the Main Public Library, Civic Center and Tenderloin community groups, and local artists to explore themes developed through community conversations. The murals will help bring the vision of the museum experience out to Hyde street and serve as an introduction to our Civic Center, Mid-Market, and Tenderloin neighbors and visitors.
- Envisioned as a changing display, we plan to replace this mural approximately every two years with new and timely works. Following conversations with community stakeholders, we plan to engage artists’ proposals around timely themes through a competitive process that will allow us to ensure a consistent level of engagement with local people in the creative sector and to build excitement on an ongoing basis.
- The installation mechanism will include an approximately 40’ x 12’ metal-framed space with removable panels on which the murals will be painted. Behind the artwork, the wall surface will be granite in keeping with the surrounding façade material. The panels that support for artists’ works will be removed and offered to the artist at the end of each exhibition period. Artists will create directly onto the inset panels of the mural wall. While potential graffiti or other forms of defacement is a concern, the incorporation of lighting, security cameras, and audible alarms when necessary along Hyde Street will mitigate the impact of the occasional vandalism. The application of graffiti resistant coatings, while not preferred by many artists, will be discussed on a case by case basis.



Enlarged elevation showing art wall with proposed clips



Detail in section

EXTERIOR SIGNAGE

HYDE STREET ELEVATION

Signage text to be determined. Lettering and logo to be fabricated out of waterjet cut metal plate, pin mounted flush to the wall panels. This option could incorporate lighting if it is desired.

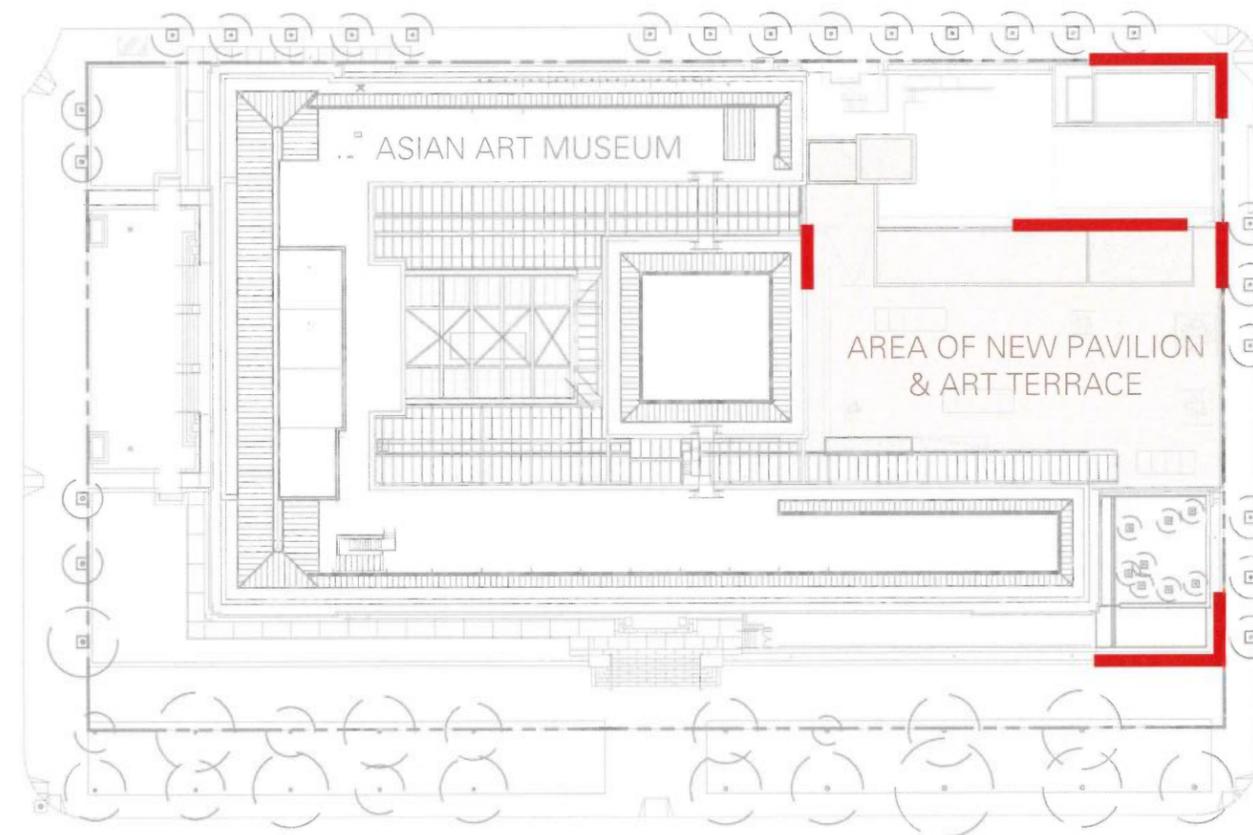
MCALLISTER STREET ELEVATION

The signage text will be logo and "Asian Art Museum", plus donor name.

Lettering and logo to be waterjet cut metal plate, pin mounted to the metal paneling. Exterior lighting to be external, assume a linear uplight fixture to be provided at base of wall to graze entire length.



Existing signage at the corners of McAllister/Hyde and Hyde/Fulton



Proposed signage locations indicated in red

STREET LEVEL SIGNAGE



Proposed signage at granite base at Hyde Street

TERRACE LEVEL SIGNAGE



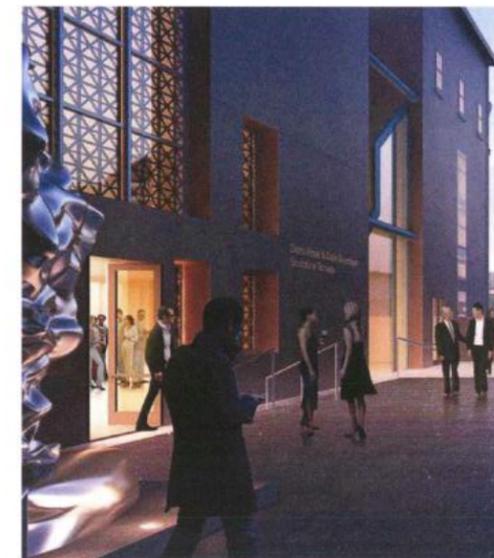
Proposed signage at rooftop enclosure facing McAllister Street



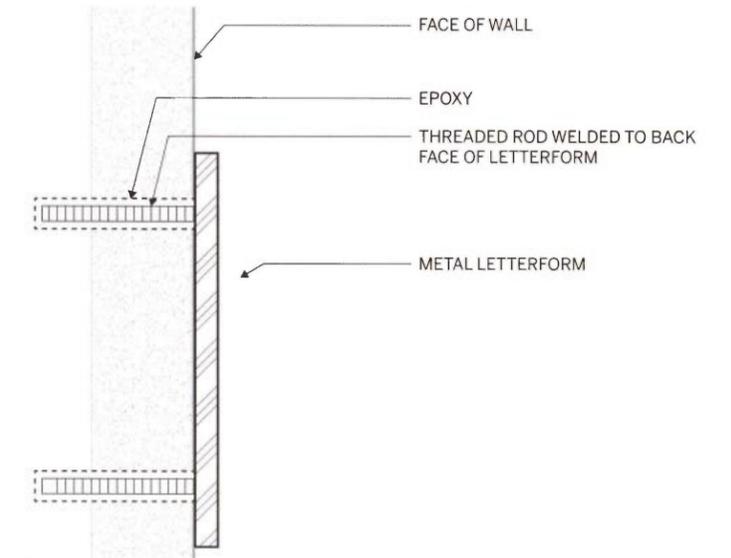
Proposed signage at granite base at corner of Hyde and Fulton Streets



Proposed signage at granite base at corner of Hyde and McAllister Streets



Proposed signage at entry to Art Terrace facing Hyde Street



Signage detail in section

PROJECT RENDERINGS: ART TERRACE



Daytime rendering of Art Terrace, looking east towards Hyde Street

PROJECT RENDERINGS: ART TERRACE



Nighttime rendering of Art Terrace, looking north towards McAllister Street

PROJECT RENDERINGS: CIVIC CENTER CONTEXT



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

VISUAL COMPATIBILITY ANALYSIS

PRESERVATION BRIEF 14: NEW EXTERIOR ADDITIONS TO HISTORIC BUILDINGS

PRESERVATION BRIEF 14

NPS Preservation Brief 14 [New Exterior Additions to Historic Buildings: Preservation Concerns] states that the rehabilitation of a historic building “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, cultural, or architectural values.”

Brief 14 was used as reference in the development of the scale and character of the proposed addition so that the overall character of the historic building and the integrity of the Civic Center Historic District would not be impacted by the proposed work. In accordance with Preservation Brief 14, project goals are to:

- A. Preserve significant historic materials;
- B. Be compatible with the existing historic building;
- C. Be differentiated from the historic building.

Preservation Brief 14 states that:

“A new exterior addition to a historic building should be considered in a rehabilitation project only after determining that requirements for the new or adaptive use cannot be successfully met by altering non-significant interior spaces.”

“Generally speaking, preservation of historic buildings inherently implies minimal change to primary or “public” elevations and, of course, interior features as well. Exterior features that distinguish one historic building or a row of buildings and which can be seen from a public right of way, such as a street or sidewalk, are most likely to be the most significant.”

JUSTIFICATION FOR REAR ADDITION

The Asian Art Museum requires additional exhibition space that cannot be created within the existing building without disrupting historic areas. Therefore, the team determined that an addition was the more sensitive option to increase the overall area for the museum.

In keeping with Preservation Brief 14, the construction of the addition allows the Asian Art Museum additional exhibition space as well as a rooftop art terrace without altering the interior of the building. It will be constructed at the back of the building in an area previously designated for future expansion. It will change the dynamic of the elevation of the building along Hyde and McAllister streets from “back of house” to one that both addresses pedestrians and attracts their interest.



View of northwest corner from Larkin and McAllister Streets, looking southeast



View of southwest corner from Larkin and Fulton Streets, looking northeast

STRATEGIC LOCATION FOR NEW ADDITION

The Asian Art Museum (Old Main Library) was originally designed with three primary facades:

- Main facade along Larkin Street (where entrance is located)
- Facade along Fulton
- Facade along McAllister

The part of of the building facing Hyde Street was originally and intentionally designed as a secondary elevation. Further, the original building was designed as an asymmetrical building: The corner at McAllister and Hyde was originally left unbuilt.

The proposed addition complies with Preservation 14 by locating the addition at a secondary elevation. Consistent with the original design, the addition will be located toward the center of the back of the building, continuing to leave the corner at McAllister and Hyde largely unbuilt.



View of northeast corner from Hyde and McAllister Streets, looking southwest

PRECEDENTS

ADDITIONS TO BEAUX-ARTS CULTURAL INSTITUTIONS

The construction of the Old Main Library started with a competition held by the Library Trustees and the Civic Center Advisory Board. All designs submitted were in the Beaux Arts style. The competition was won by George Kelham. As previously noted in this appendix, the original design of the Old Main Library did not fill the block. The northeast corner of the block was left unconstructed. According to the 1998 HSR by Page & Turnbull, the competition's program did not call for a building large enough to fill the entire block.

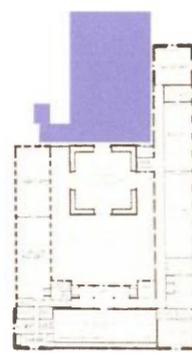
The construction of additions to Beaux-Arts building to accommodate program expansion is not without precedent. The California State Office Building at 350 McAllister Street was originally constructed in 1926 and was designed by Bliss & Faville. The original building was expanded in 1998 with the addition of an adjoin 14-story office tower. This addition was located at the rear of the historic courthouse to retain the appearance of the Beaux-Arts design of the courthouse. The addition is clearly modern in character but uses compatible materials, color and punched windows. The addition is differentiated through its scale and contemporary design.



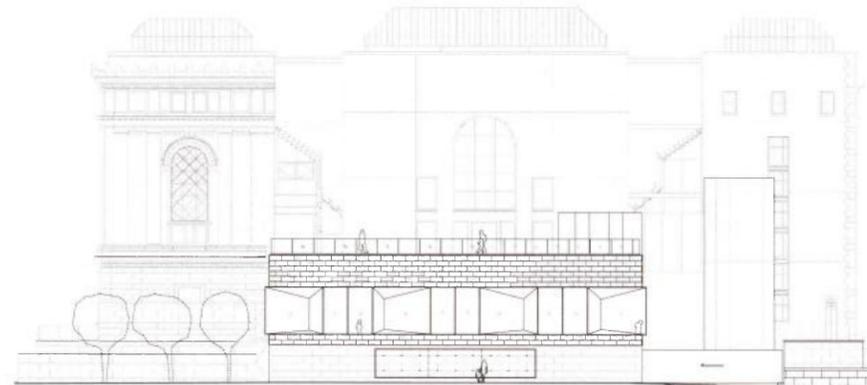
View from Fulton Street, looking east



View of the California State Office Building from Civic Center Plaza



Plan diagrams (not to scale) of Beaux-Arts cultural institutions, outlined in black, and their contemporary additions, indicated in blue: California State Office Building and the Asian Art Museum (old Main Library).



View from Hyde Street, looking west at proposed addition



Rear facade of the California State Office Building (Google Maps, 2017/06/27)

JUNE 23, 2017

COMPATIBILITY ANALYSIS: STANDARDS 9 & 10

ADHERENCE TO THE SECRETARY OF THE INTERIOR STANDARDS #9 AND #10 FOR NEW ADDITIONS

The Secretary of the Interior Standards for the Rehabilitation provide guidance for rehabilitations and additions. Standards 9 and 10 in particular address additions.

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

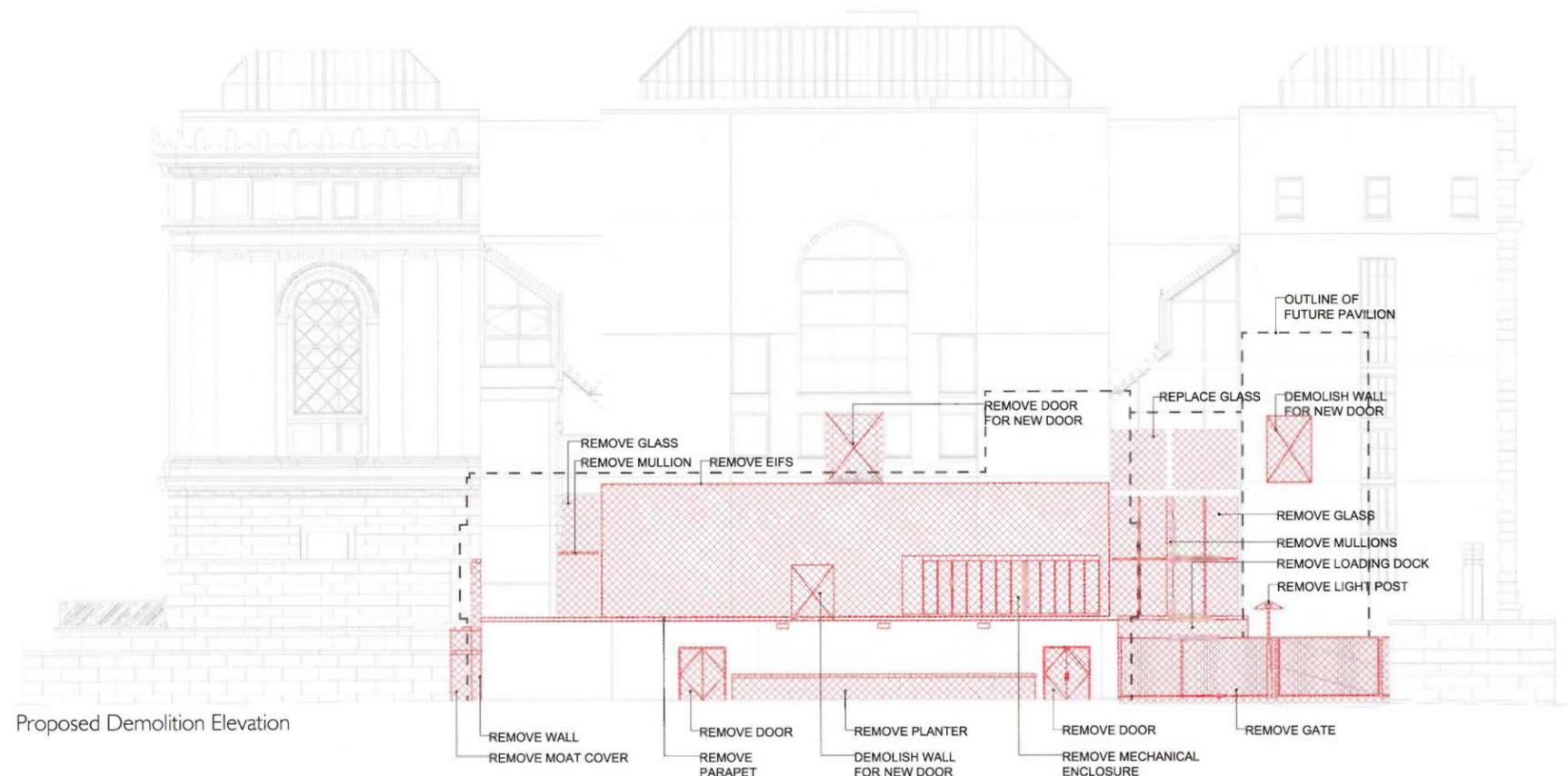
Response

The new addition has been designed so that it does not destroy or obstruct character-defining features of the historic building. The addition will be compatible in massing, height, and scale. The height of most of the addition will align with the base of the historic resource so that it neither obstructs nor diminishes the historic integrity of the original building. The primary material (either terra cotta units or precast stone) of the addition will be compatible but distinguishable from the original granite blocks of the building. The block units proposed for the addition will be faceted and will recall the rustication of the granite blocks of the original building. The blocks will give the addition a “heavy” appearance that is compatible to Beaux-Arts style of the building.



Large portions of the rear facade were removed during the 1998 construction.

Photo of 1998 construction



COMPATIBILITY ANALYSIS: NEW ADDITIONS

STANDARD 10

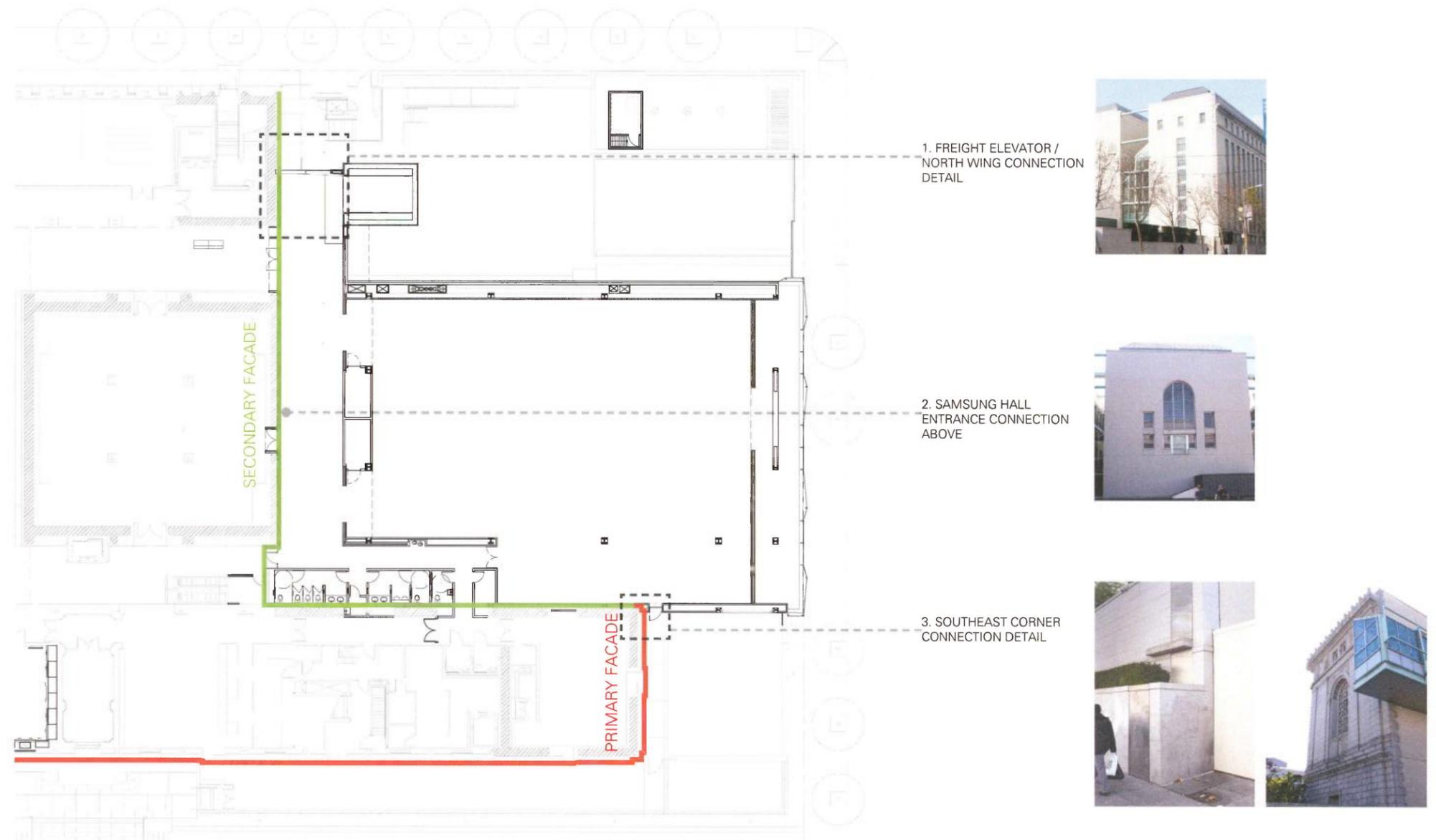
New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Response

The proposed addition will not remove historic fabric and its construction will be undertaken in a way that if removed in the future, the essential form and integrity of the property would be retained. The project will comply with Standard 10.

Portions of the existing building that are required to be removed (such as windows) to provide a point of connection to the new addition are not historic.

The addition will connect to the historic building in a way that does not remove or destroy historic fabric. See following pages for details of the three points of connection, called out in the adjacent plan.



COMPATIBILITY ANALYSIS: NEW ADDITION

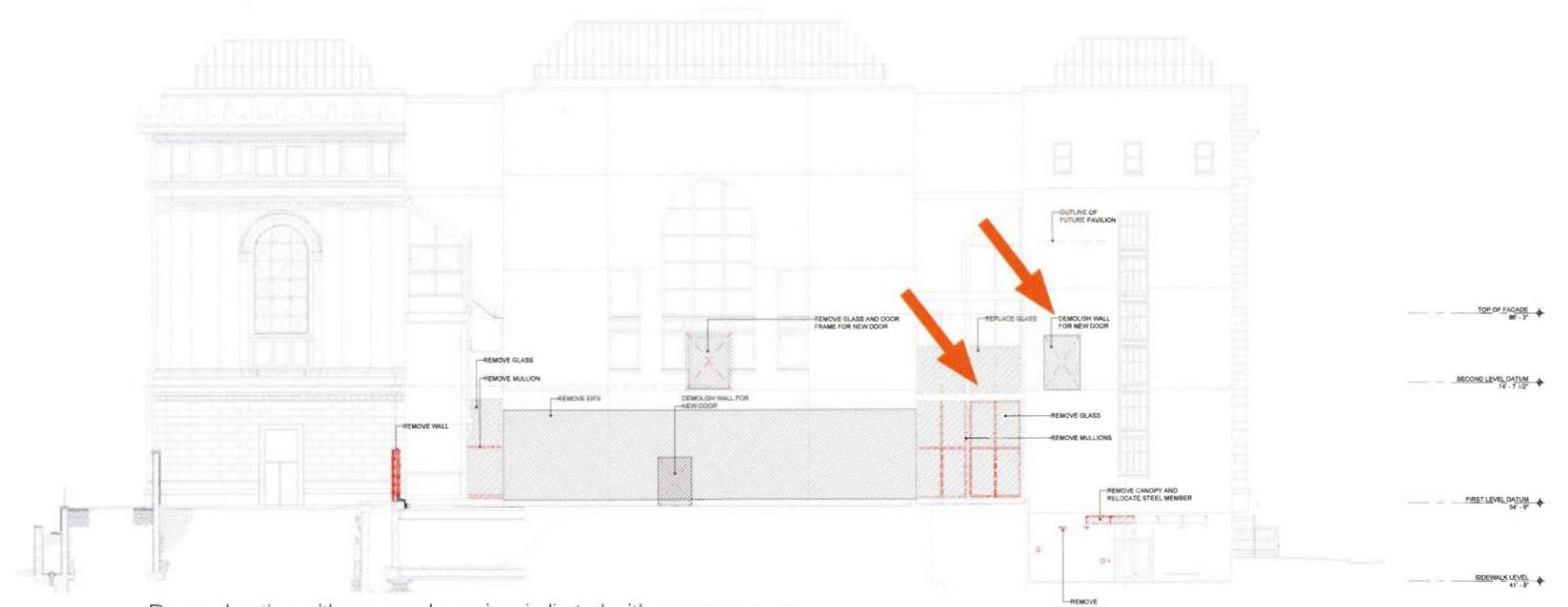
BUILDING CONNECTIONS:

(1) FREIGHT ELEVATOR / NORTH WING CONNECTION DETAIL

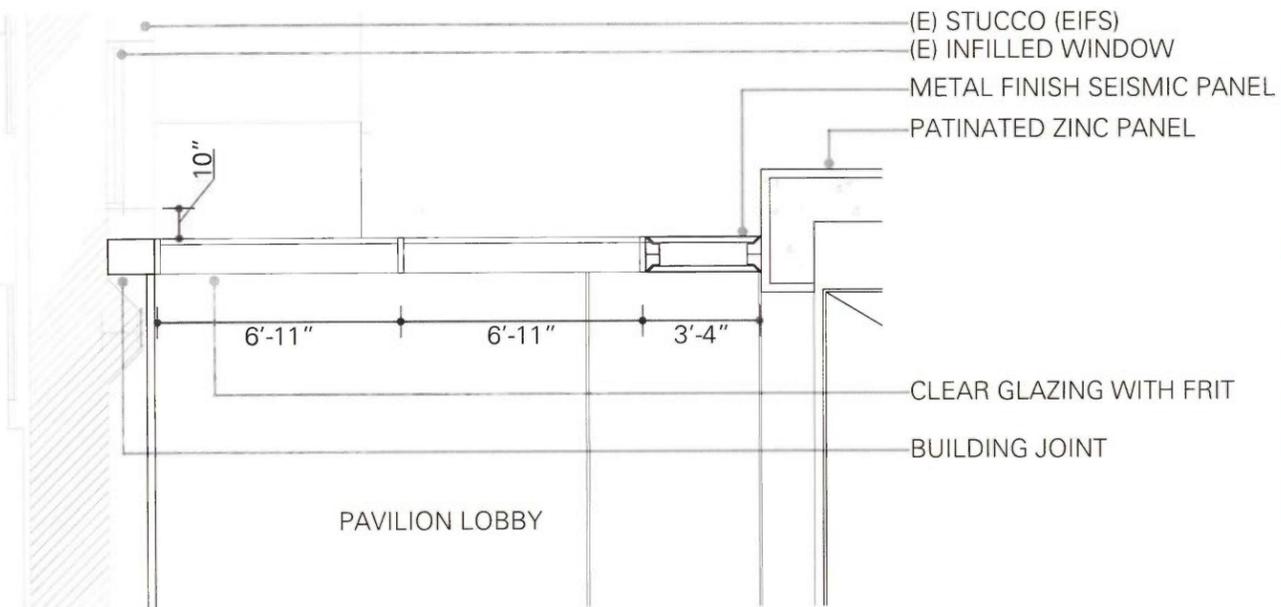
The new freight elevator tower is connected to the north wing of the existing building via a 14 feet long passageway at the second and third floors. Two openings are made at non-historic portions of the building facade. At the ground level, an existing, non-historic curtain wall at the North Court will be removed to create a connection across the freight elevator, existing North Court and new pavilion.

At the second level, an opening will be made in the existing, non-historic stucco facade. The position of the opening was determined during the 1998 construction project, when a large portion of the Hyde Street facades were reconstructed - rebar was deliberately omitted from at this location in the facade to facilitate future demolition.

Where the new elevator tower passageway meets the existing stucco wall, a compressible closed cell foam joint will be installed. It will be covered with a stainless steel cover in non-directional brushed finish.



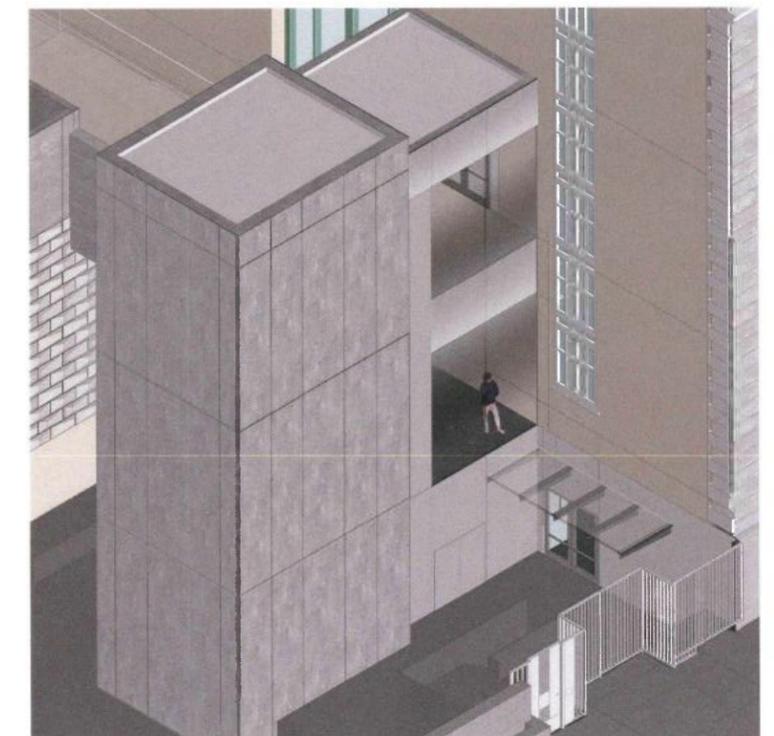
Demo elevation with proposed openings indicated with orange arrows.



Plan detail (Scale: 1/4" = 1'-0")



Existing stucco facade and curtain wall facades, constructed in 1998



Rendering of proposed elevator tower and passageway connection

JUNE 23, 2017

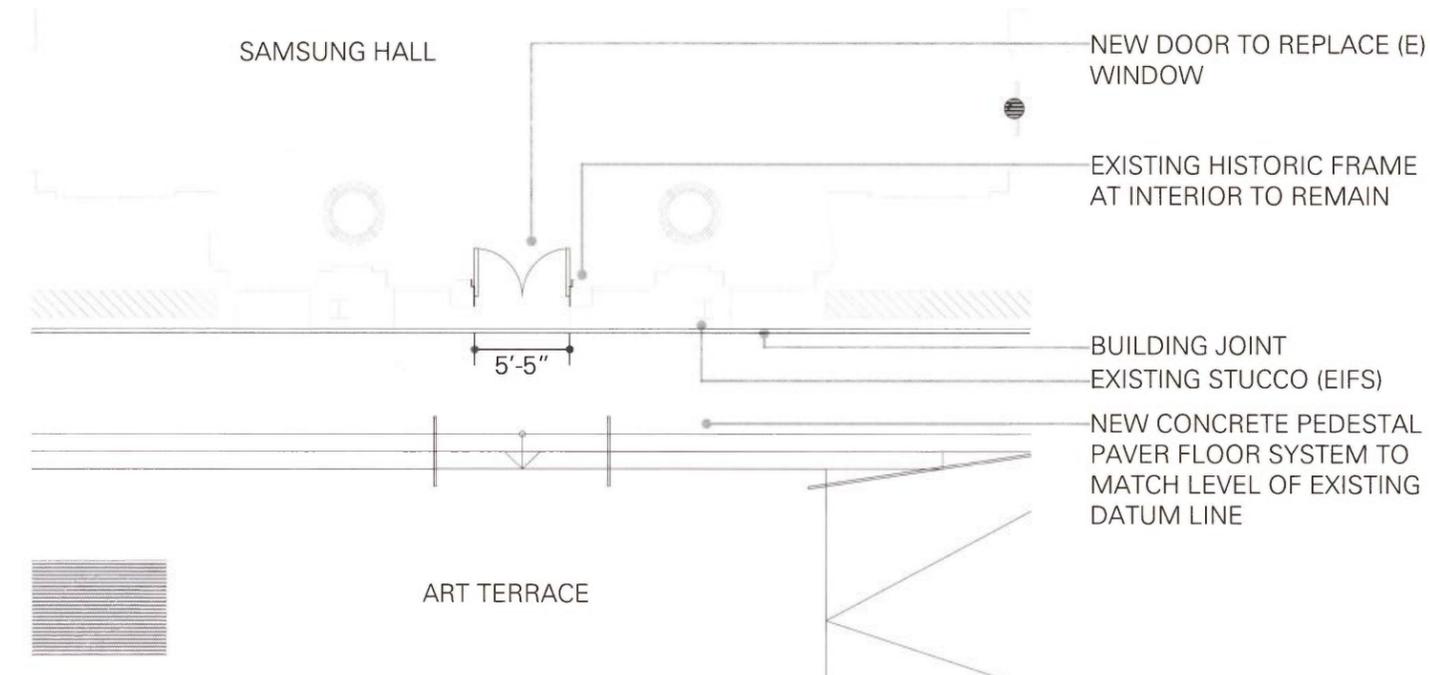
COMPATIBILITY ANALYSIS: NEW ADDITION

BUILDING CONNECTIONS:

(2) SAMSUNG HALL ENTRANCE CONNECTION

From ground level to the proposed pavilion roof level (corresponding to the existing datum line indicated in the adjacent photograph), openings will be made in the existing exterior wall at the ground level and second level. At the Samsung Hall on the second level of the building, an existing non-historic window opening will be replaced by a double door that connects the hall to the new art terrace. The impacted exterior finish is an exterior insulation and finish system (EIFS) constructed during the 1998 building project. The header above the existing windowframe is historic and will be protected and retained.

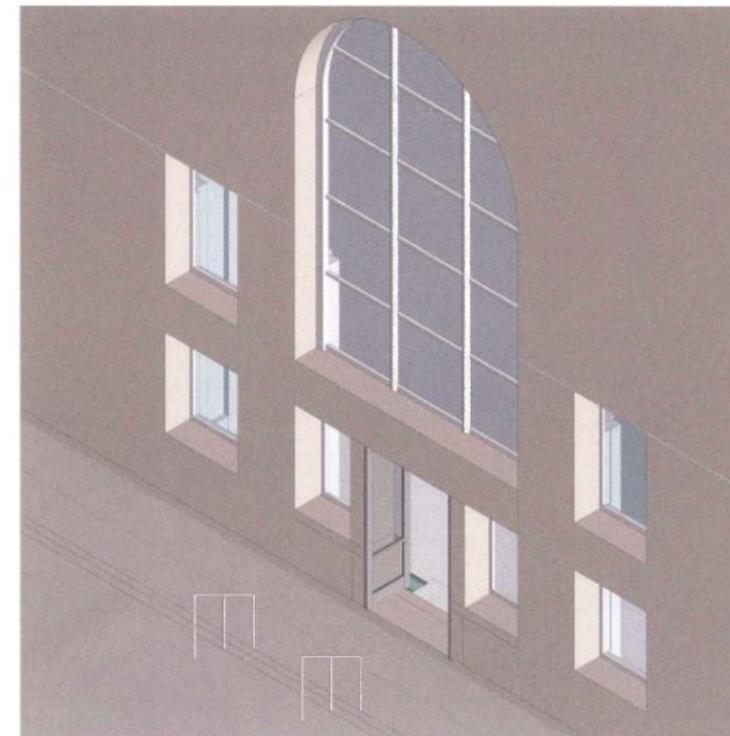
At the third floor level between the rooftop art terrace and existing building, an expansion joint will be installed along the eastern edge of the concrete paver floor of the pavilion.



Plan detail (Scale: 3/8" = 1'-0")



Building facade at Samsung Hall: within the historic window assembly, a non-historic windowframe is proposed to be replaced with a double door



Rendering of proposed double door connecting Samsung Hall to new art terrace

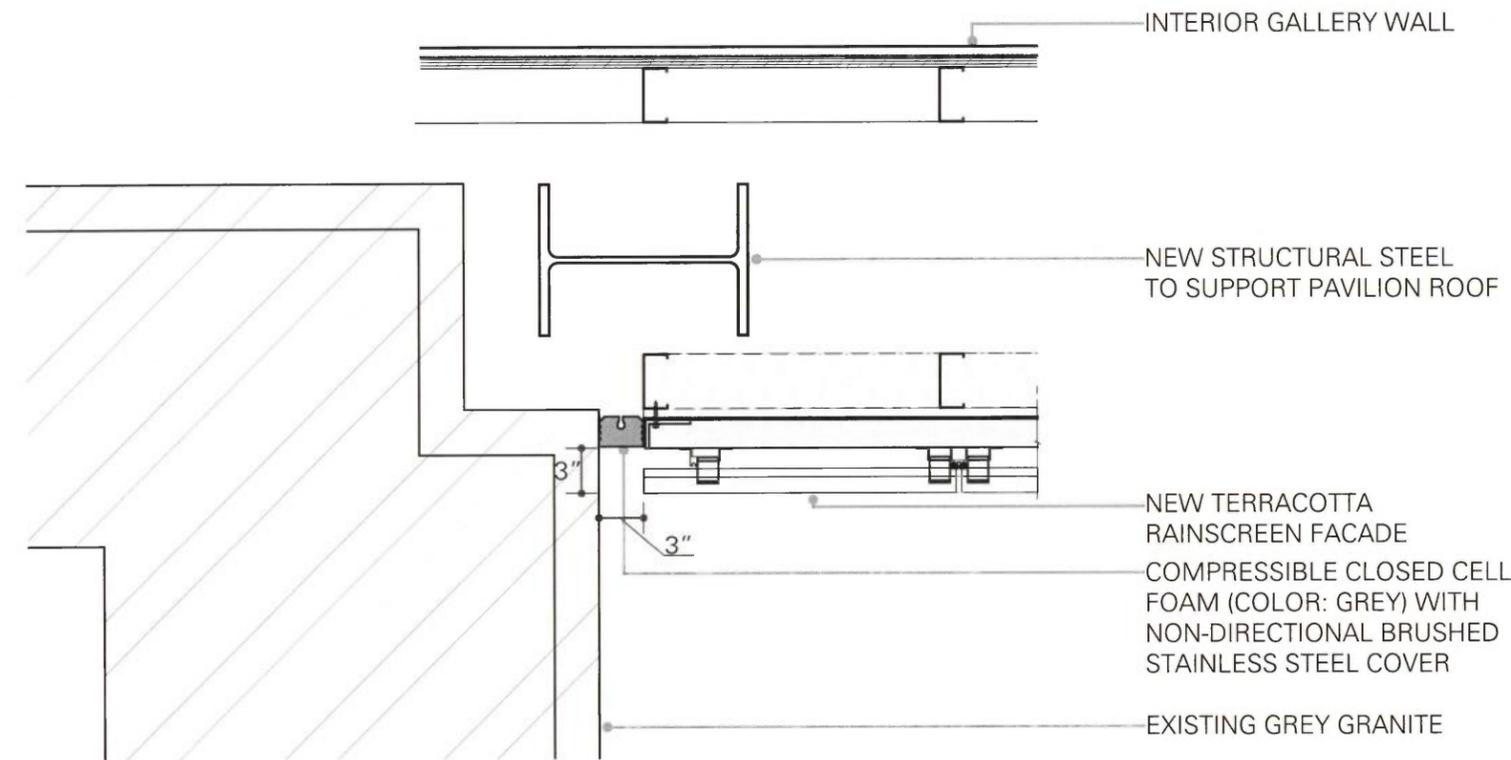
COMPATIBILITY ANALYSIS: NEW ADDITIONS

BUILDING CONNECTIONS:

(3) SOUTHEAST CORNER CONNECTION DETAIL

At the southeast corner of the building, the proposed pavilion facade will wrap around the new volume to terminate at the face of the existing south wing of the building. As the pavilion footprint follows that of the existing plinth, the pavilion will similarly obscure the north edge of the south wing's rusticated base facade.

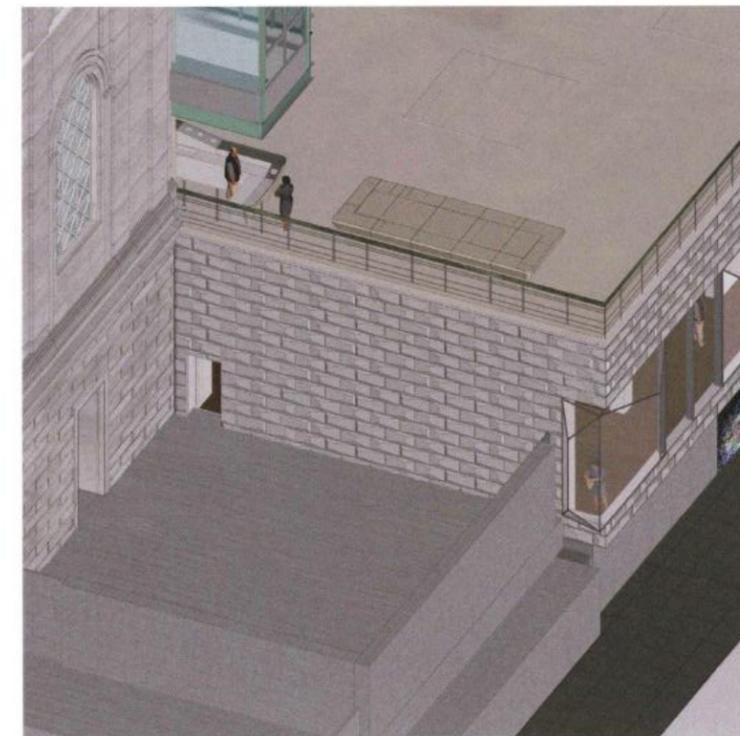
Where the new terra cotta facade meets the existing rusticated base facade, a compressible closed cell foam joint will be installed. It will be covered with a stainless steel cover in non-directional brushed finish.



Plan detail (Scale: 1" = 1'-0")



Existing southeast corner condition



Rendering of proposed southeast corner condition

COMPATIBILITY ANALYSIS: BUILDING

BUILDING ORIENTATION AND FACADES

The Old Main Library was designed with three primary façades. The façade along Larkin Street that contains the building's main entrance and faces City Hall is the most elaborate. The façades along McAllister and Fulton Streets are less ornate, though also designed in the Beaux-Arts style and monumental character of the building. The façade facing Hyde Street was designed as a secondary elevation, and lacks the ornamental hierarchy of the other three façades. It is referred to as the back of the building.

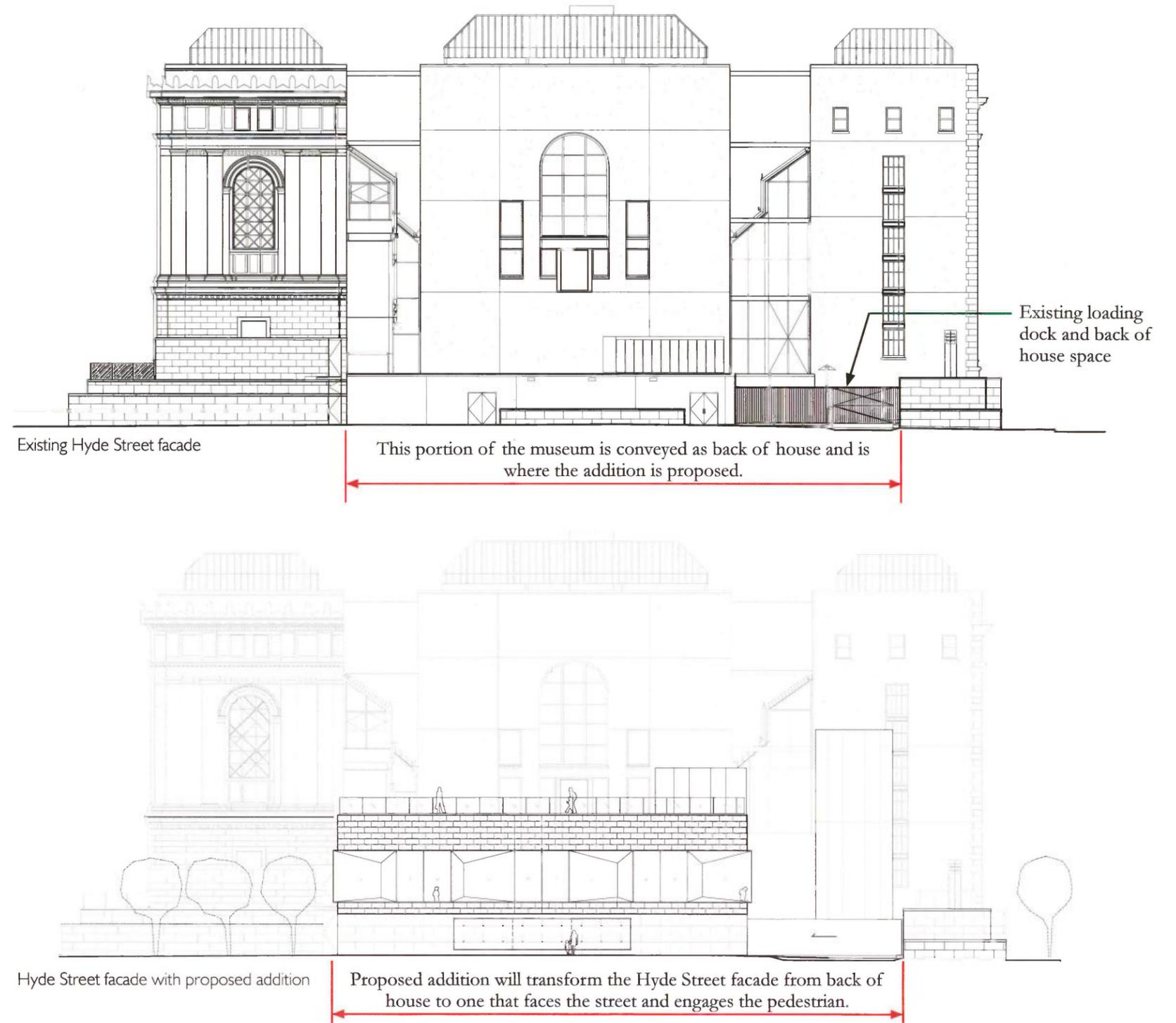
The proposed addition has been strategically located at the Hyde Street façade in an area that was originally unbuilt. Its scale aligns with the base of the Old Main Library and does not obscure originally historic fabric.

- Because of its strategic location, the proposed addition preserves the primary façades of the building;
- The addition enhances the character of the existing building along Hyde Street through:
 - o Aligning the addition with the existing base;
 - o Employing articulation that is compatible with the articulation and materials of the building;
 - o Neither damaging nor destroying existing historic fabric.

In summary, the proposed addition will preserve, enhance, and neither damage or destroy the exterior architectural appearance of the Old Main Library and its site.



View of Hyde Street Facade showing original asymmetrical plan. (SFPL, 1931)
The facade along Hyde Street has a simpler design. Much of this facade was removed during the 1998 construction.



COMPATIBILITY ANALYSIS: BUILDING

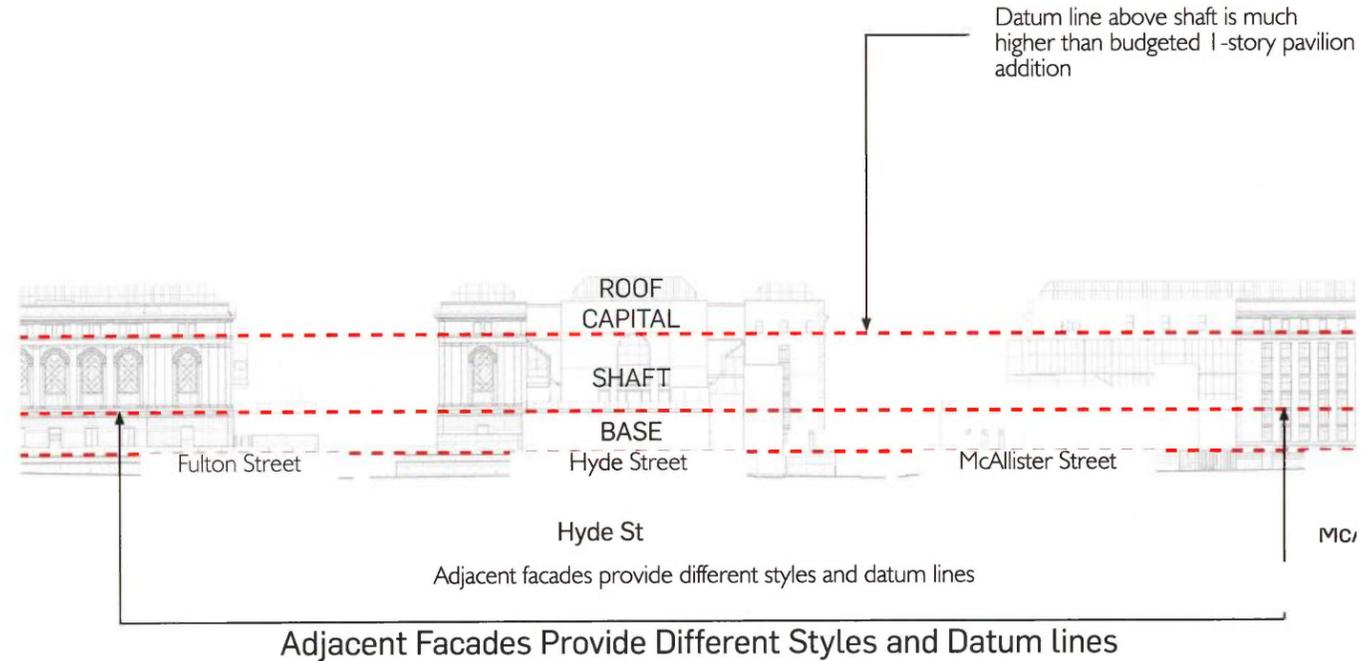
FORM, MASSING, SCALE, PROPORTION, AND HEIGHT

Contributing buildings in the Civic Center Historic District are generally rectangular in form and are expressed as solid. They have a monumental scale and classical proportions. They are generally rectangular and symmetrical in plan, with the exception of the Asian Art Museum (the old Main Library), which was originally designed and built with an asymmetrical, “P-shaped” floor plan.

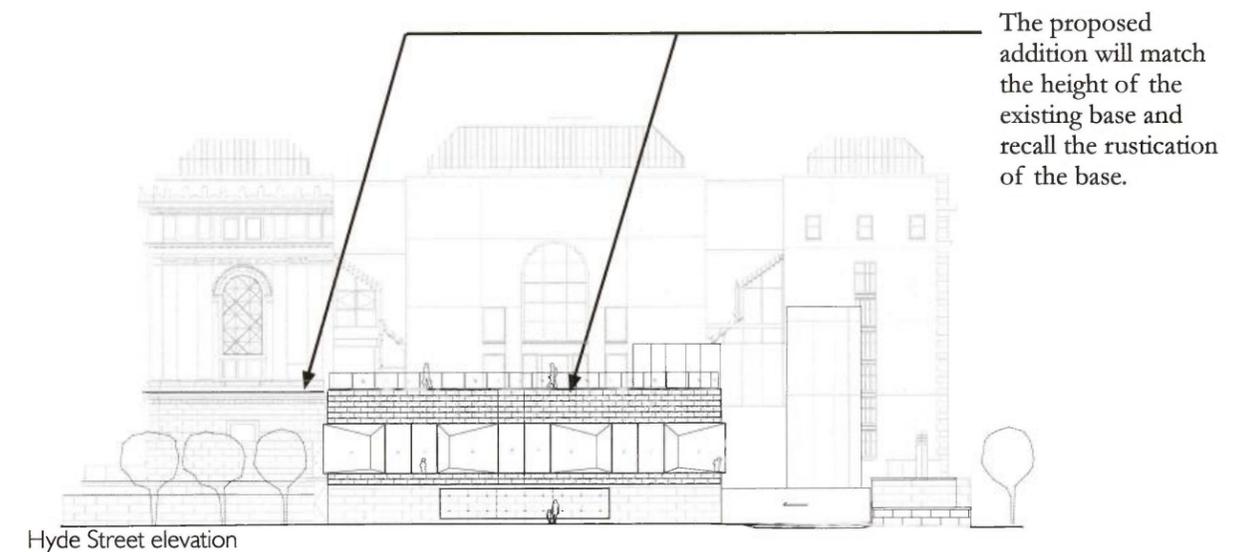
The proposed addition will be rectangular in form, and symmetrical in plan. Its height will match the height of the base of the original building and will fit within the context of the rear of the Asian Art Museum site and will allow for the upper parts of the rear facade to remain visible.

The proposed addition will be clad with tiles that have a size similar to the granite blocks of the existing base. The tiles will have a texture reminiscent of the rustication of granite blocks. The size and texture of the tiles will give the addition a solid character that is comparable with the existing building and the historic district.

Both the height of the addition and the articulation of the tiles will allow the addition to be read as an extension of the historic building’s base.



Design drawing showing the alignment of the proposed addition to horizontal datums along the building’s facades, corresponding to the typical Beaux-Arts hierarchy.



COMPATIBILITY ANALYSIS: BUILDING

SIGNIFICANT INTERIORS

The Asian Art Museum is a contributory building to the Civic Center Historic District. Several interior spaces are noted in the landmark designation of the District including:

- The Monumental Grand Staircase (Room S101);
- The Main Entrance Hall and Vestibule (Rooms 101 and 191);
- The Monumental Public Corridors and Balcony Spaces (190, 192, 193, 290, 291A)
- The Main Program Spaces (Rooms 200, 201, 202, 203, 210 and 218)
- No work is proposed for the Grand Staircase (Room S101);

Of the interior spaces noted in the landmark designation, the entry lobby and grand stair are the most significant. No work is proposed for the grand staircase. Work in the Main Entrance Hall and Vestibule is limited to:

- Removal of the existing ticketing desks that disrupt the historic circulation path.
- Replacement of the existing desk with two new desk that will flank the Grand Stair and restore the historic circulation path. (See page 28)
- Installation of conduit for upgrades to the power/data that will consist of small penetration to accommodate the new conduit.

The proposed interior work will be carried out in a way that will not destroy the historic character of the interior of the property. The extent of removal of historic fabric is limited to select areas where new conduit will be installed. The proposed scope of interior work is outlined on pages 23 – 25. The project will comply with:

- Standards 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 5: Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.



Photograph of historic loggia and main stair

COMPATIBILITY ANALYSIS: BUILDING

SECONDARY FACADES: CIVIC CENTER DESIGN GUIDELINES

The Civic Center Architectural Design Guidelines addresses secondary facades and states, “Several historic buildings (Old Main Library, Civic Auditorium, Department of Public Health) have rear and side facades in a simpler, less elaborate and more functional design and are built in either granite or grey or yellow industrial brick.” The Civic Center Architectural Design Guidelines offers the following recommendations for secondary facades:

1. *They should be inviting and less formal than the primary facades.*

Response

The large faceted glazed opening allows the addition to be inviting. Pedestrians walking along Hyde Street will be able to peer into the museum and see visitor activity and artwork. While the addition is symmetrical, it will be less formal than the original building.

2. *They should be of high architectural quality, respectful and deferential to surrounding historic buildings and neighborhood character, and should not compete with City Hall*

Response

The materials proposed for the new addition will be of high architectural quality. The block units are proposed to be either terra cotta cladding or precast stone cladding. The faceted glass will also be of high quality. The additional has been designed to be compatible with the Old Main Library (Asian Art Museum) and the character of the neighborhood. Its scale is in keep with the immediate context and it will not compete with City Hall.

3. *Secondary facades which exceed the height of primary buildings and can be viewed from Civic Center Plaza or Fulton Mall should serve as background to the rich and monumental Beaux Arts architecture of the Civic Center complex. Any eye-catching features which would compete with City Hall or distract from the architectural character of the civic Center should be avoided.*

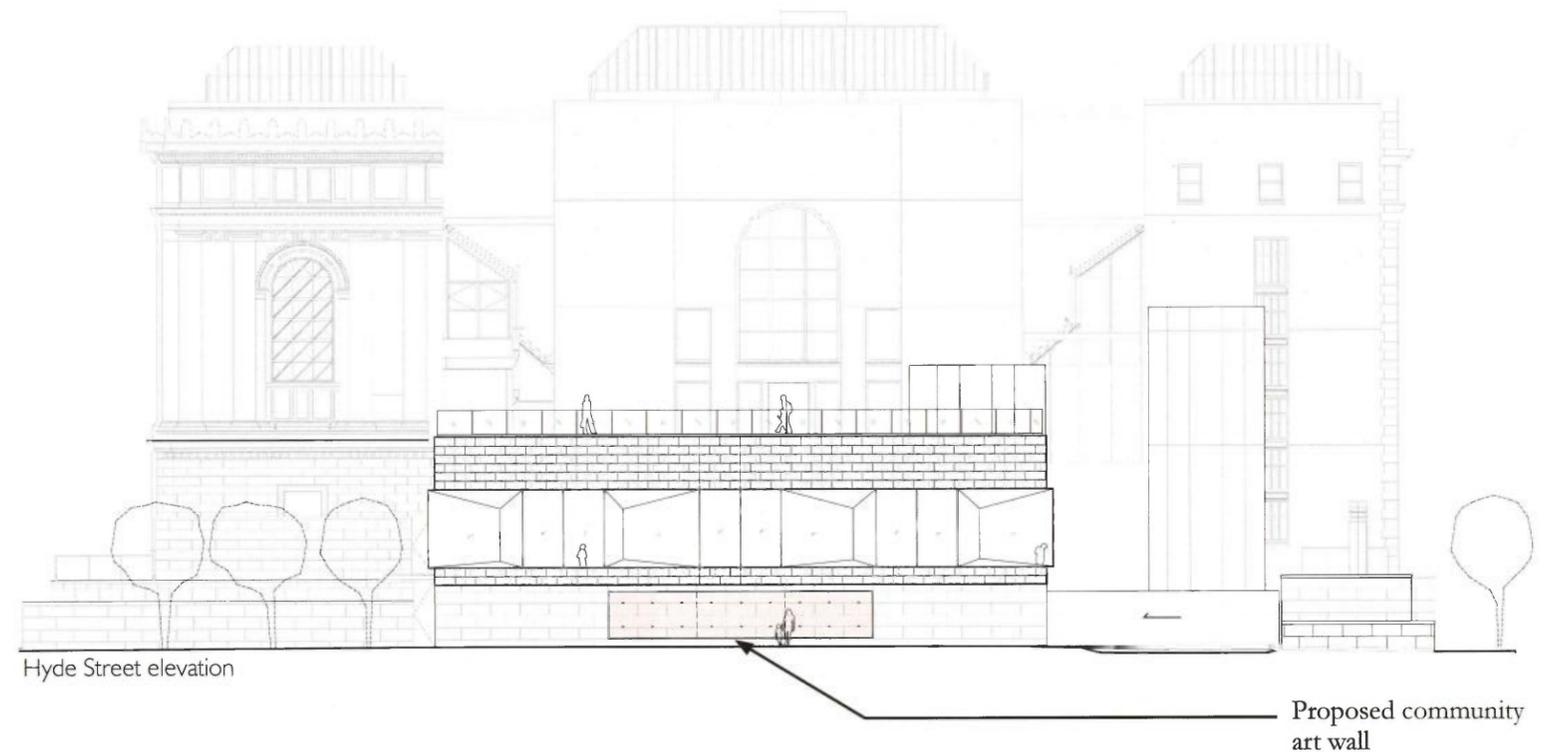
Response

The proposed addition will not exceed the height of the original Old Main Library building. The height of the main portion will not extend past the height of the existing base.

4. *The design should support the symmetry of the historic buildings, and feature materials of similar colors and texture.*

Response

The proposed addition presents a symmetrical façade to Hyde Street. The primary portion of the addition will be clad with terra cotta units that will have a color similar to the existing base and will be faceted in a way that relates to the original base.



COMPATIBILITY ANALYSIS: CIVIC CENTER HISTORIC DISTRICT

CIVIC CENTER HISTORIC DISTRICT

The Civic Center Historic District was designated a historic district in 1994 because of its historical, architectural, and aesthetic value. The Historic District is bounded by Golden Gate Avenue to the north, Franklin Street to the west, Jones Street to the east, and Market Street to the south. As the landmark designation states, "It is an exemplary City Beautiful complex in the best of the American Academic Beaux Arts tradition." Contributing buildings have a Classical Beaux Art style and organization and they are expressed as monumental. Their common features include:

- Height
- Form and Massing
- Scale and Proportion
- Fenestration
- Materials, color and texture
- Architectural detail, style and ornamentation
- Façade line continuity and orientation
- Landscaping and streetscape components

In addition to Article 10, the Civic Center Plan includes Civic Center Architectural Design Guidelines intended to direct appropriate new construction as well as alterations to contributing resources. The following compatibility analysis reviews the proposed addition within the context of the common features listed in Article 10 as well as the Civic Center Architectural Design Guidelines.

CONTRIBUTING BUILDINGS IN THE CIVIC CENTER HISTORIC DISTRICT



The War Memorial Opera House



The Department of Public Health



The Bill Graham Civic Auditorium



San Francisco City Hall

COMPATIBILITY ANALYSIS: CIVIC CENTER HISTORIC DISTRICT

HEIGHT, BULK, AND MASSING

Contributing buildings in the Civic Center Historic District are generally rectangular in form and are expressed as solid. They have a monumental scale and classical proportions. They are generally rectangular and symmetrical in plan, with the exception of the Asian Art Museum (the old Main Library), which was originally designed and built with an asymmetrical, “P-shaped” floor plan.

The Civic Center Architectural Design Guidelines acknowledge the importance of height and bulk as significant design elements. The Guidelines recommend maintaining the predominance of City Hall in the Civic Center complex and using the base wing of City Hall as the standard for new building heights. The Guidelines further recommend that where necessary, an additional story be used to hide mechanical equipment on a roof.

Response

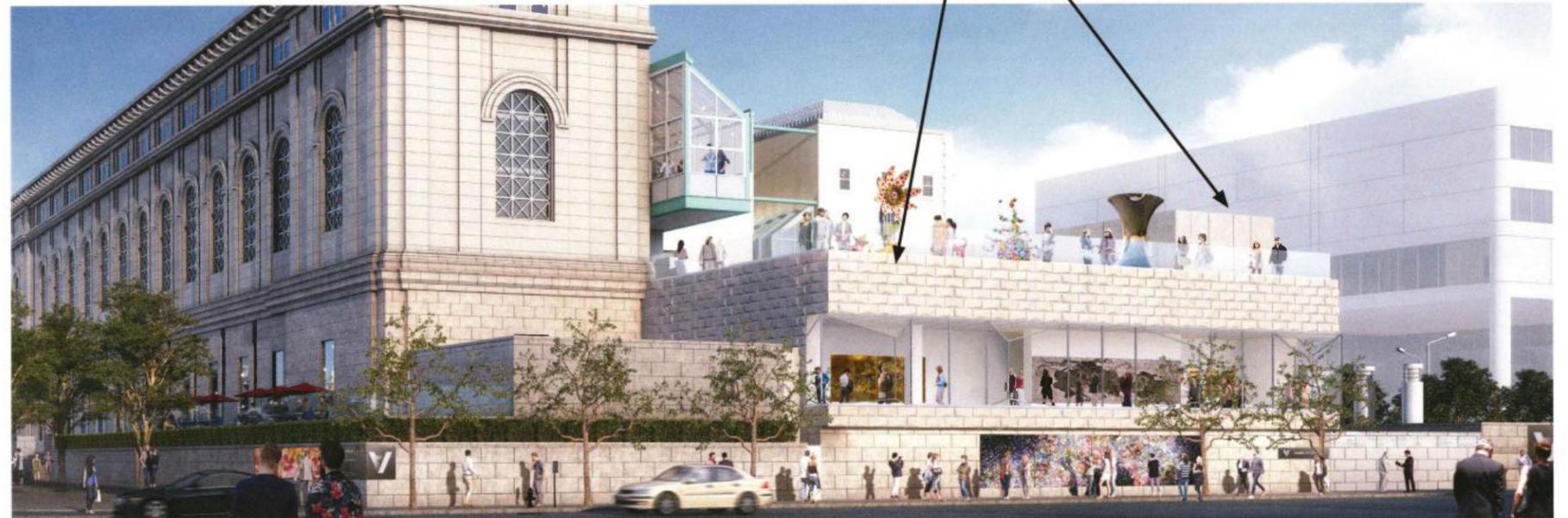
The proposed addition will be rectangular in form, and the terra cotta cladding will give the addition a solid look. Its height will match the height of the base of the original building and will fit within the context of the rear of the Asian Art Museum site and will allow for the upper portions of the rear façade to remain visible.

The height of the proposed addition will align with the base of the historic building. The articulation of the terra cotta cladding will relate to the rustication of the base of the original building. Together, the height and articulation allow the addition to become an extension of the historic building's base; and therefore, compatible with the height and massing of the base component of other contributing buildings in the district. Finally, the proposed height of most of the addition complies with the Civic Center Facade Analysis recommendation that the bulk of the height of the new massing be limited to the height of the base of the building.

As recommended in the Civic Center Architectural Design Guidelines, the mechanical equipment is hidden from view through an additional story at the rooftop of the addition. This story is set back to decrease its visibility from the public right of way. Likewise, the freight elevator is set back from the property line so that it reads as a secondary feature of the property. Both are simply detailed and their size reduced to the greatest extent possible to decrease their prominence.



The proposed addition will not exceed the height of the office wing of City Hall



View from Fulton Street, looking northwest.

The height and appearance of the addition is compatible with the height of the base of the original building and similar to other contributing buildings in the Civic Center Historic District.

The rooftop component is set back to diminish its visibility. The freight elevator is also not visible from this vantage point.

COMPATIBILITY ANALYSIS: CIVIC CENTER HISTORIC DISTRICT

FENESTRATION

Contributing buildings in the Civic Center Historic District have punched windows with a regular rhythmic pattern. The windows are typically recessed and have a symmetrical organization. The Civic Center Architectural Design Guidelines' discussion of windows is within the context of the Beaux Arts design, which includes symmetry and their placement within a tripartite organization. Openings at the base of the buildings contributing to the District are typically rectangular shape or have an arched opening.

Successful contemporary construction includes Davies Symphony Hall which has a large glazed opening at a primary façade. Though the opening is monumental in scale, the concrete surround allows the building to be conveyed as weighty. Similarly, the large opening in the proposed addition will have terra cotta (or pre-cast stone) surround that will give the addition a monumental character that is in keeping with the District.

The glazing will be symmetrical about the addition. Even though the glazing is faceted and the glass panels protrude beyond the face of the building, the opening will read as a punched opening.



The Department of Public Health: Secondary facade



City Hall: Windows at the base level



Rendering of proposed addition, featuring the large glazed opening.



Davies Symphony Hall: Glazed opening at primary facade

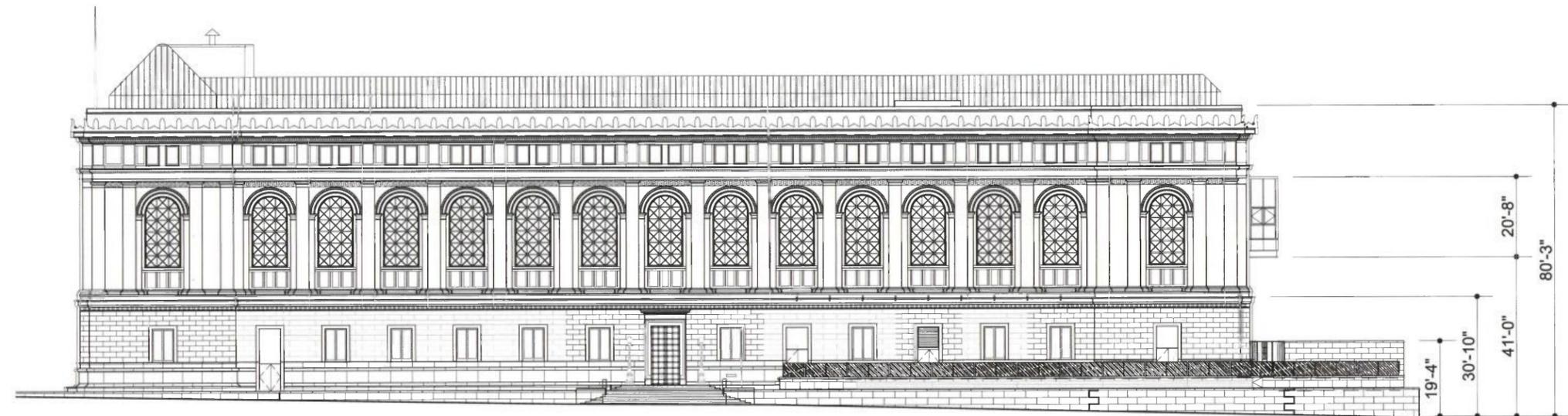
COMPATIBILITY ANALYSIS: CIVIC CENTER HISTORIC DISTRICT

FENESTRATION

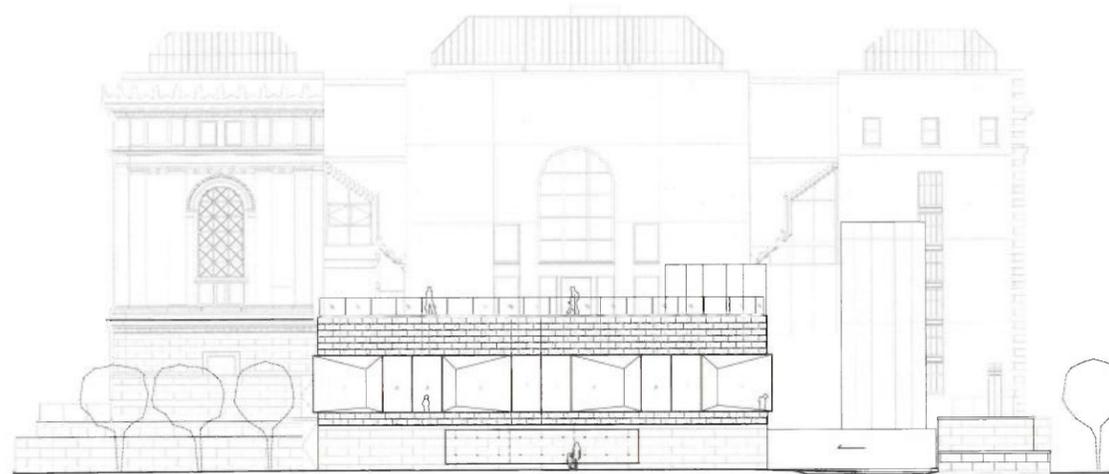
A study of the contributing Civic Center buildings was published in 1987, *The San Francisco Civic Center: A Study in Urban Form*. This study includes a façade analysis of existing buildings in the Civic Center. It identified principles that apply to the primary buildings within the core area, including a deep, horizontally rusticated base in which openings are recessed a maximum of 1'8" and occupy a maximum of 20% of the surface, and a shaft with vertical oriented solids and voids at least 2'6" deep, with a maximum of 50% surface in openings.

The historic base of the Asian Art Museum has windows that make up 17% of the surface. The large opening in the street-facing portion of the proposed addition will make up about 45%. This amount exceeds the perforation percentage typical of contributing building. This differentiates the proposed addition, while the overall expression of rustication and solidity makes the addition compatible. Further, the proposed scale of the opening with its facets will help to activate and add interest along Hyde Street. It also creates a visual connection with the Civic Center public realm. In summary, though the monumental opening is modern, the cladding, scale, and reference to rustication tie the addition back to the building.

Other features of the addition, the freight elevator tower and the mechanical and storage enclosure will not have openings. These are features that do not typically have windows. In the case of the addition, the cladding material of the elevator tower and storage will be a zinc with a patina to add interest. However, both these features will be set back as they are not intended to stand out.



Existing Fulton Street elevation: Openings make up 17% of the wall at the base of the building



Proposed Hyde Street addition: ~Opening makes up 45% of the wall of the pavilion portion of the addition

COMPATIBILITY ANALYSIS: CIVIC CENTER HISTORIC DISTRICT

MATERIALS, COLOR, TEXTURE

According to the Civic Center Architectural Design Guidelines, contributing buildings are visually unified through the appearance and color of common materials. Many of the older buildings used Raymond granite, however, the buildings constructed in the 1930 used terra cotta that had a very similar appearance to the Raymond granite. Precast concrete that has a similar appearance to the Raymond granite has also been successfully used.

The proposed addition will be clad with tiles that have a size similar to the granite blocks of the existing base. The tiles will have a faceted design that recalls the rustication of granite blocks. They will be constructed of either terra cotta or precast stone, two materials that have been noted as compatible alternatives to the Raymond granite in the Civic Center Architectural Design Guidelines. The size and texture of the tiles will give the addition a solid character that is compatible with the existing building and the historic district.

Other materials proposed include:

- **Glass faceted window:** Though the expanse of glass is larger than typical for the district, its facets provide a modern interpretation of the rusticated base features in other contributing buildings in the district. The terra cotta (or precast stone) places the faceted window within a compatible context that provides a solidity to the addition in spite of the large window.
- **Glass railings:** The proposed design includes a glass railing with a frit pattern that aligns with the articulation of the belt course above the base on the east facing façade of the building. A glass railing has been used along Fulton Street. This railing turns the corner and is visible on Hyde Street. The proposed glass railing does not introduce a new material; but continues the use of a feature that has successfully been used on the building.
- **Patinated Zinc:** The elevator tower and mechanical and storage enclosure will be clad with zinc panels that have a patina. Otherwise, these features will have no other articulation as they are not intended to be prominent features.



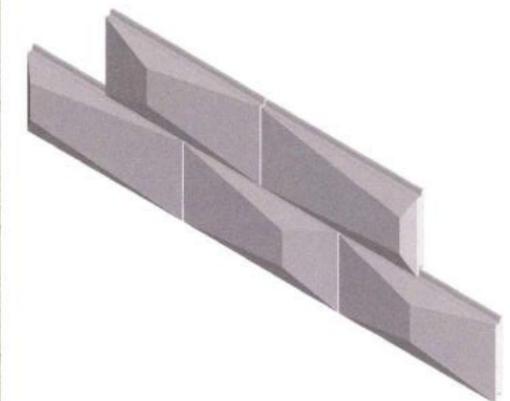
Close-up of the existing masonry and recessed openings on Fulton Street elevation



The San Francisco War Memorial Veteran's Building: its historic facades were constructed of terra cotta units with a similar color and texture to Raymond granite.



Existing granite base



Proposed terra cotta cladding



Close-up view of the San Francisco War Memorial Opera House: its historic facades were constructed of terra cotta units with a similar color and texture to Raymond granite.

COMPATIBILITY ANALYSIS: CIVIC CENTER HISTORIC DISTRICT

SCALE, PROPORTION AND STYLE

Contributing buildings in the Civic Center Historic District have classical and uniform proportions, a monumental scale and a Beaux Arts style. Their proportions have a tripartite organization that include a base (often on a plinth), a shaft and a capital. Beaux Arts features such as arched grand columns and pilasters; highly sculptural and ornamental features; arched and pedimented openings are common throughout the district. Contributing buildings are mostly symmetrical and employ a hierarchical organization both on the exterior and interior.

The Old Main Library exemplifies the scale, proportion, and style that is found throughout the district. Its scale is monumental. Organization includes a base, shaft and capital. The proposed addition is intended to fit within the vocabulary of both the district and the historic building. As noted before, the addition will align with the datum line of the base of the Asian Art Museum. It will be articulated with faceted terra cotta (or precast stone) units of similar size as the granite blocks found in the base of the historic building. While its articulation and scale will relate to the rusticated base of the building, the addition will be recognized as distinct.



Rendering of proposed addition: the pavilion roof height is aligned with the top of the existing building's rusticated base.



Rusticated base facade at the Department of Public Health Building



Rusticated base facade at 50 UN Plaza Building

APPENDIX A
PROJECT DRAWINGS

PROJECT DRAWINGS



PROPOSED WORK

1. REMOVE FIRST 2 SOUTHERN SEGMENTS OF EXISTING CANOPY
2. REMOVE EXISTING PARAPET
3. REMOVE EXISTING SCREEN ENCLOSURE
4. REMOVE EXISTING SKYLIGHT
5. REMOVE EXISTING ROOFING SYSTEM AND DRAINS
6. REMOVE EXISTING WINDOWS
7. REMOVE EXISTING EXTERIOR WALL
8. REMOVE EXISTING INTERIOR WALL
9. REMOVE EXISTING CABINETS, SINKS AND CLOSETS
10. REMOVE EXISTING RECEPTION DESK, NO WORK TO HISTORIC FABRIC
11. REMOVE EXISTING SECURITY BAG CHECK
12. MILLWORK, NO WORK TO HISTORIC FABRIC
13. RELOCATE EXISTING CEILING SCREEN TO OTHER SIDE
14. REMOVE WINDOW SEGMENTS
15. DEMO EXISTING WOOD FLOOR

First Level Demo Plan

JUNE 23, 2017

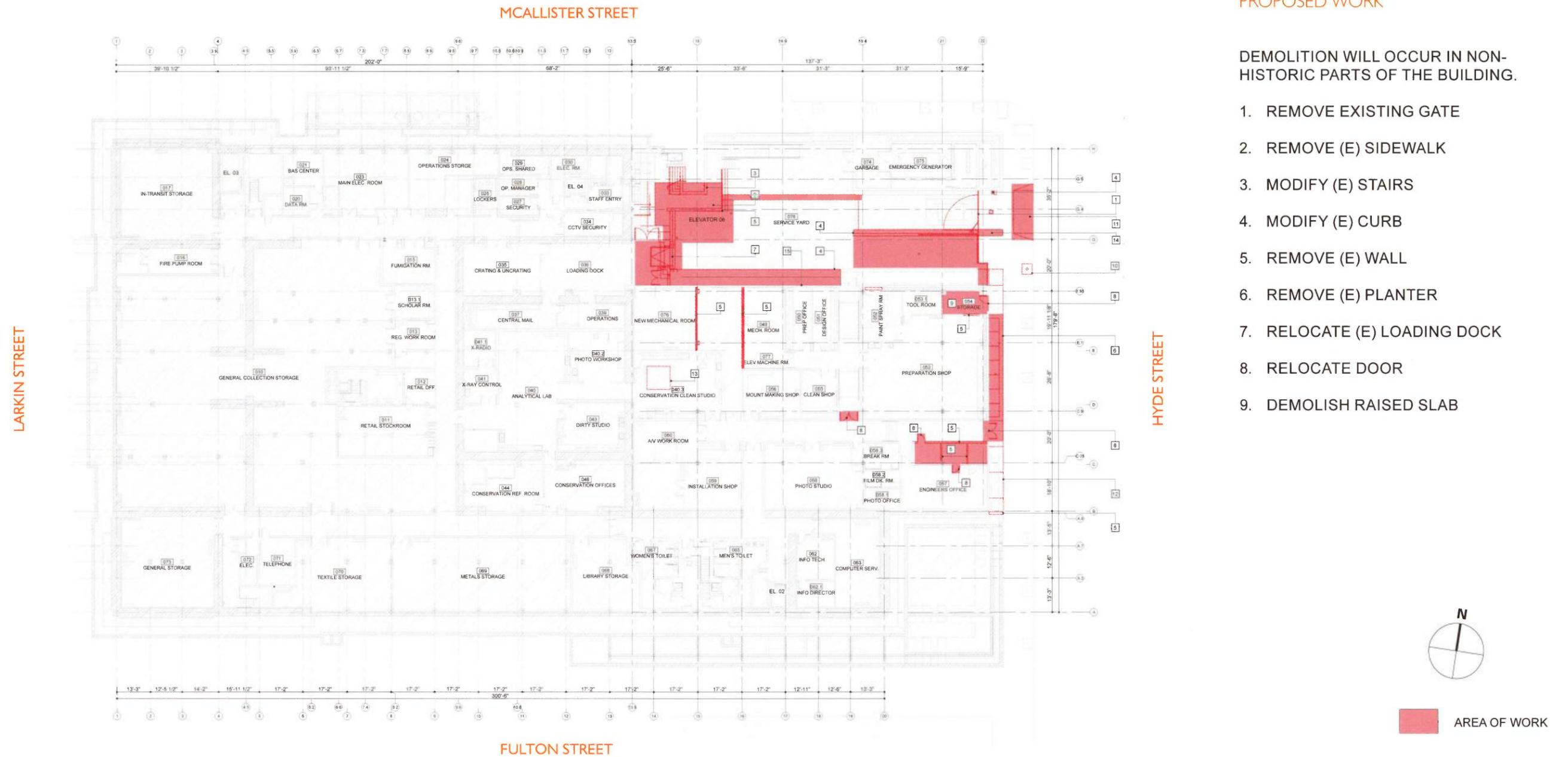


PROJECT DRAWINGS: FLOORPLANS

PROPOSED WORK

DEMOLITION WILL OCCUR IN NON-HISTORIC PARTS OF THE BUILDING.

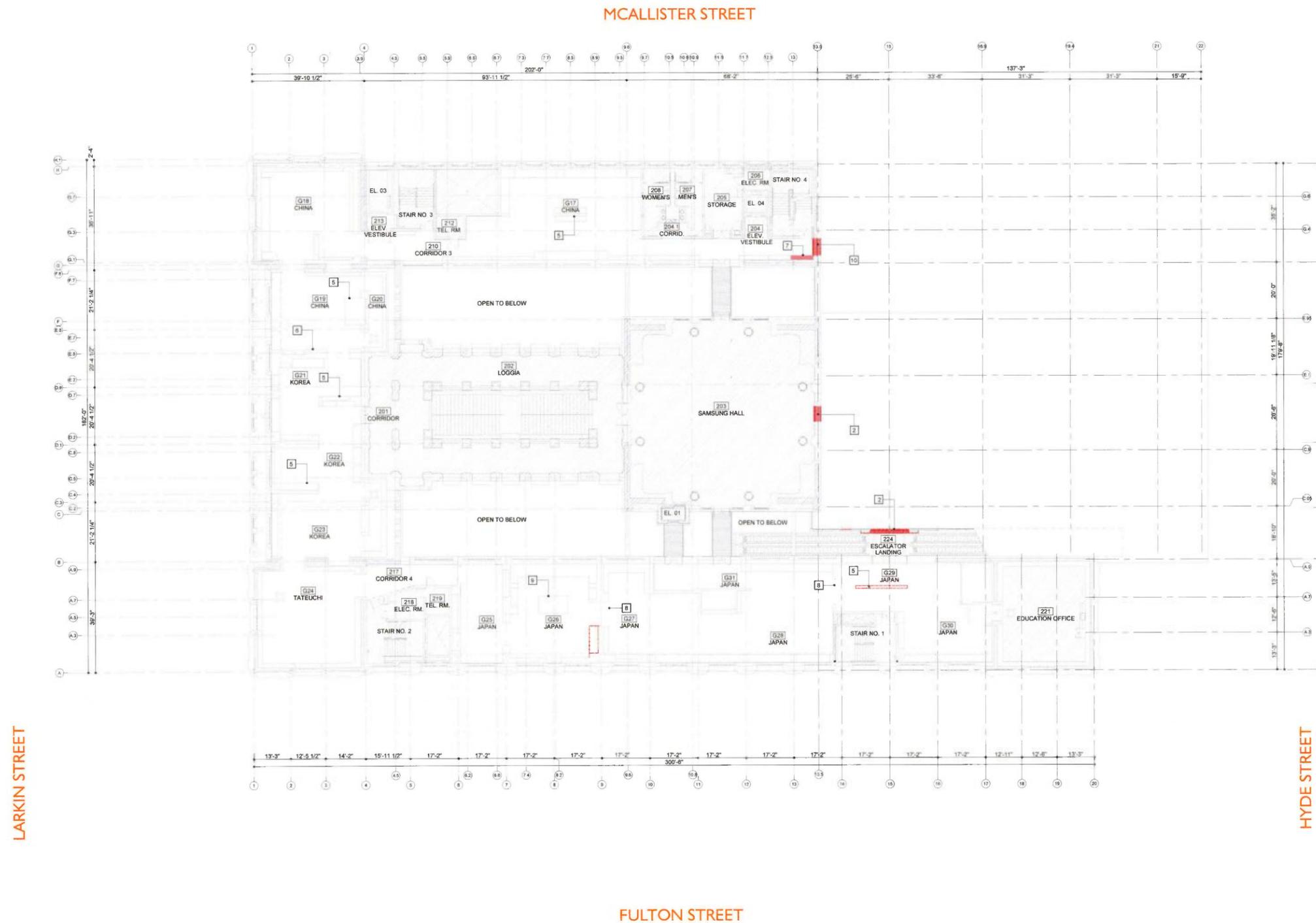
1. REMOVE EXISTING GATE
2. REMOVE (E) SIDEWALK
3. MODIFY (E) STAIRS
4. MODIFY (E) CURB
5. REMOVE (E) WALL
6. REMOVE (E) PLANTER
7. RELOCATE (E) LOADING DOCK
8. RELOCATE DOOR
9. DEMOLISH RAISED SLAB



Lower Level Demo Plan

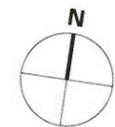
JUNE 23, 2017

PROJECT DRAWINGS



PROPOSED WORK

1. REMOVE EXISTING WINDOW FOR NEW DOOR, HISTORIC DOOR AT SAMSUNG TO REMAIN
2. REMOVE EXISTING GLAZING, MODIFY AND REMOVE STEEL TUBE HEADER FOR NEW DOOR
3. REMOVE EXISTING METAL GRATE BRIDGE FLOOR, RETAIN BRIDGE STRUCTURE
4. REMOVE INTERIOR PARTITION IN GALLERY
5. REMOVE INT. PARTITION AND INTEGRATED CASEWORK
6. PARTIAL DEMOLITION OF INT. PARTITION IN GALLERY
7. REMOVE CASEWORK
8. REMOVE (E) HEADER
9. REMOVE PEDESTAL/PLATFORMS
10. REMOVE EXISTING WALL FOR NEW DOOR (KNOCK OUT PANEL, SEE STRUCTURE)



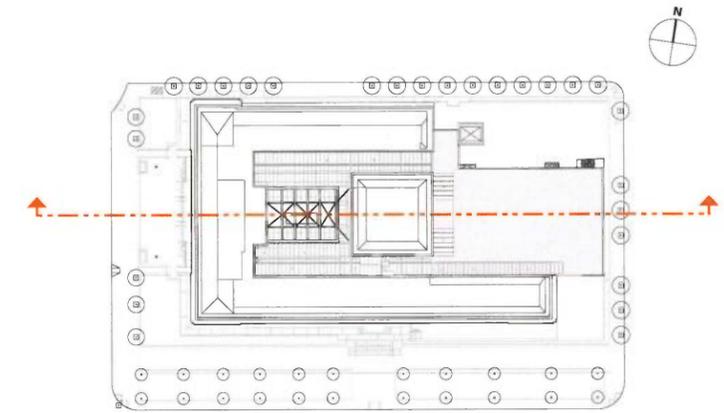
AREA OF WORK

Second Level Demo Plan

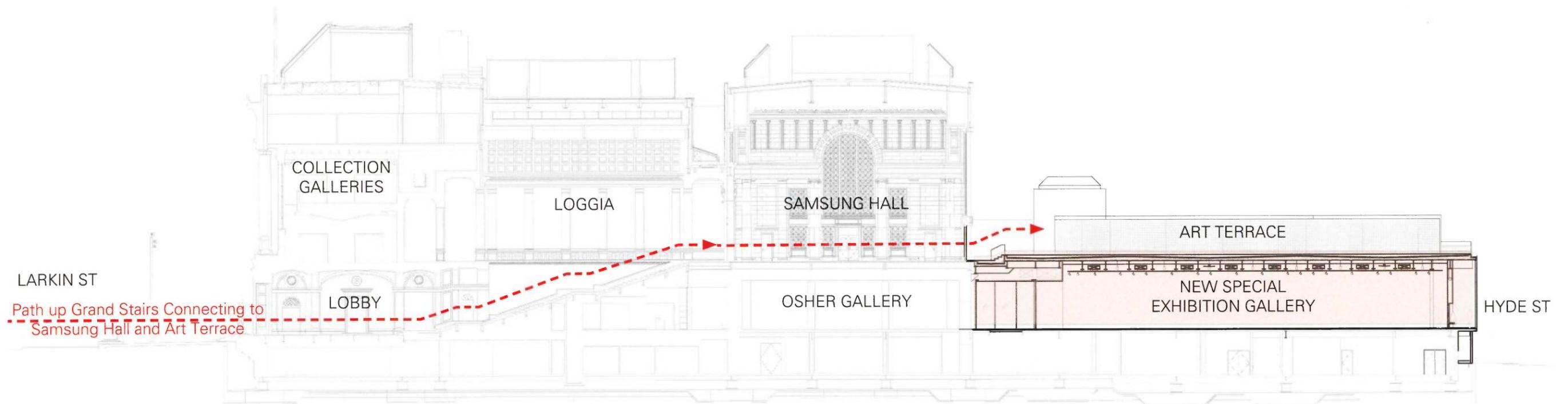
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PROJECT DRAWINGS: SECTIONS



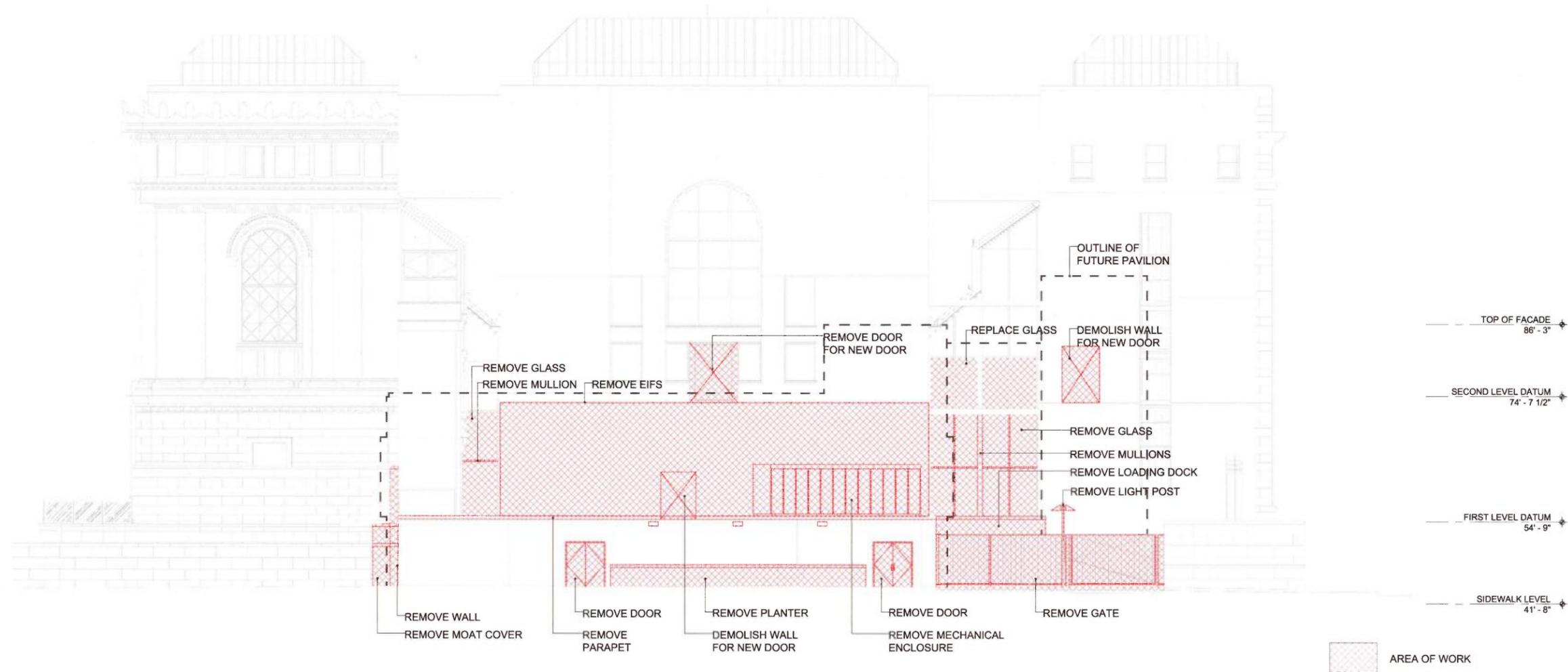
Key Plan



Building Section

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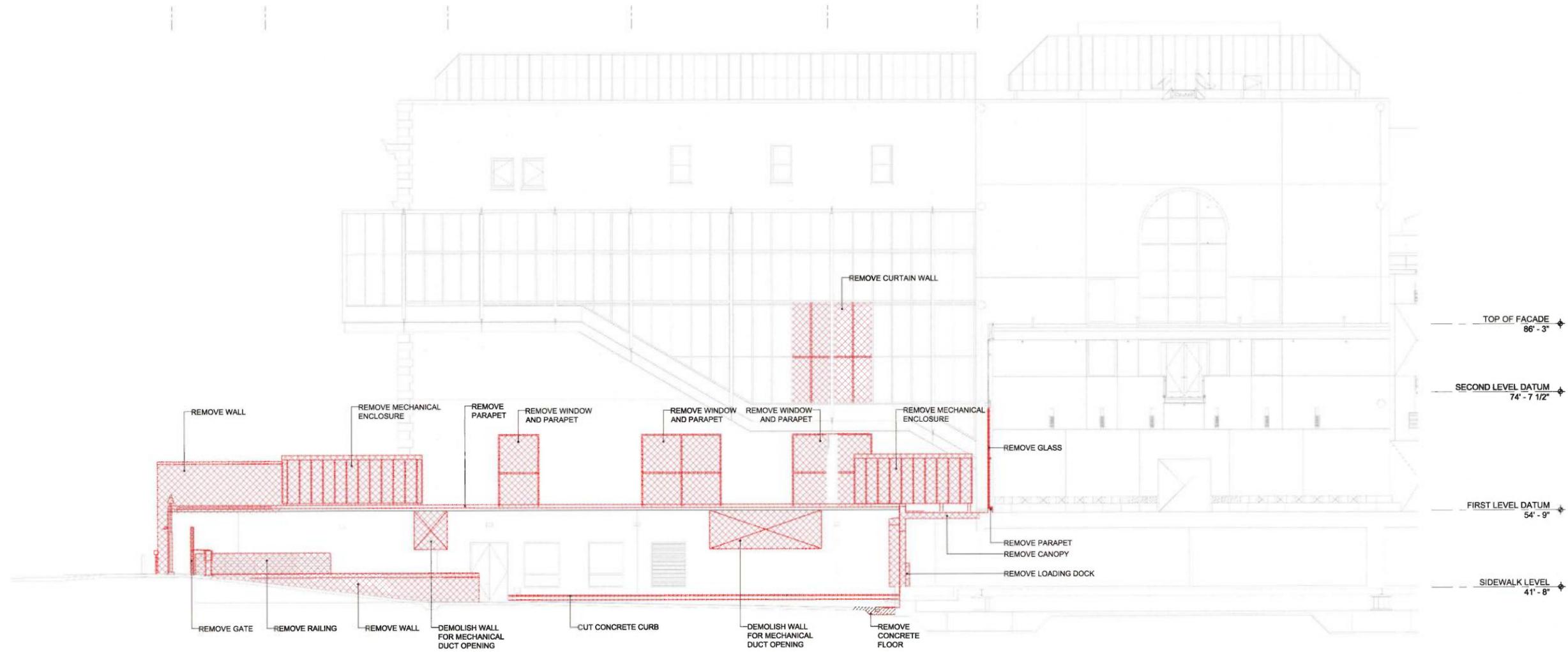
PROJECT DRAWINGS: DEMO ELEVATIONS



Demo Exterior Elevation, Hyde Street With Loading Dock

JUNE 23, 2017

PROJECT DRAWINGS: DEMO ELEVATIONS



Demo Exterior Elevation, Mcallister Street

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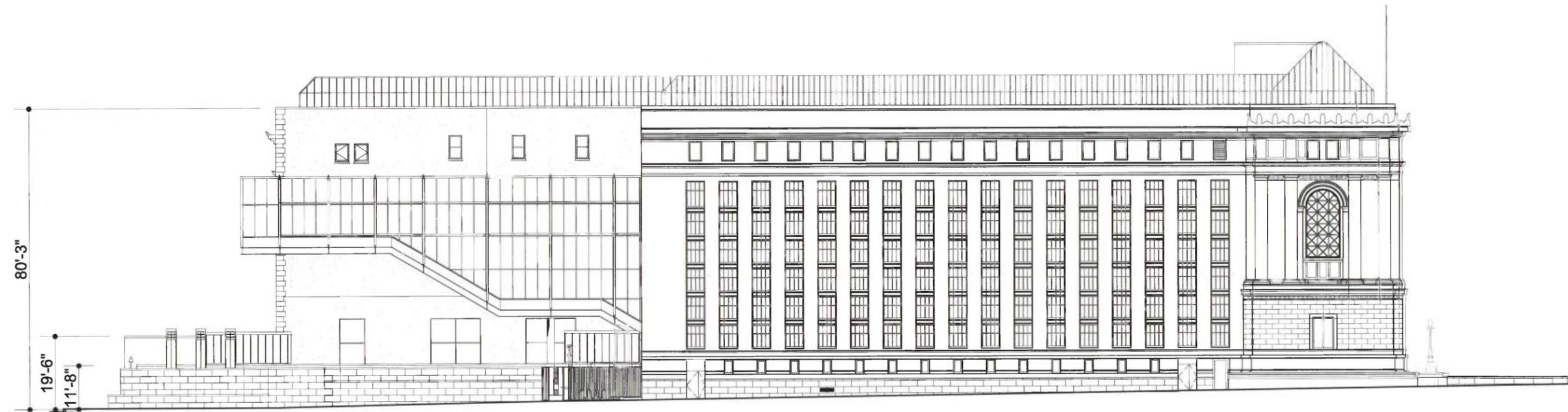
PROJECT DRAWINGS: ELEVATIONS



Hyde Street Elevation, Existing

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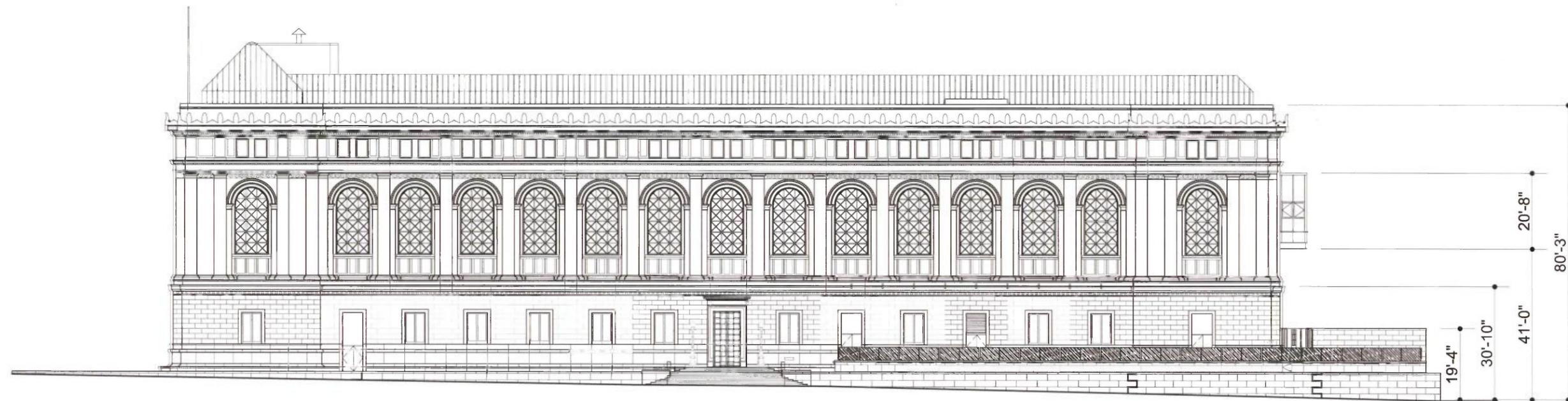
PROJECT DRAWINGS: ELEVATIONS



Mcallister Street Elevation, Existing

JUNE 23, 2017

PROJECT DRAWINGS: ELEVATIONS



Fulton Street Elevation, Existing

JUNE 23, 2017

